



*BUILD-TO-SUIT FOR SALE/LEASE*

# **PALISADES CORPORATE CENTER**

**N/NEC ORACLE & HARDY ROADS, ORO VALLEY, ARIZONA**

Thomas J. Nieman / Principal, Office Properties  
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# FEATURES

- SHOVEL-READY PAD & LAND BUILD TO SUIT SITES
- Zoned C-1, Town of Oro Valley
- Retail, office, medical, and other commercial uses
- ±300 lineal feet of Oracle Road frontage
- ±46,000 vehicles per day on Oracle Road
- Can accommodate up to ±24,000 SF of design build
- Abundant parking available
- Prominent existing monument signage available
- Ideal corporate setting with panoramic mountain views
- Abundant retail amenities nearby
- **NEGOTIABLE PRICING ON SALE OR LEASE OF BUILDINGS UNDER A BUILD TO SUIT SCENARIO**

Concept Site Plan



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# PAD Site Concept Site Plan and Elevations



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# 2.04 Acre Concept Elevations



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