



BUTTERFIELD BUSINESS CENTER

Lots Available for Sale
Tucson, Arizona



CUSHMAN &
WAKEFIELD



PICOR



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PROPERTY OVERVIEW



Butterfield Business Center

Butterfield Business Center is the premier corporate location in Tucson. Outstanding location, competitive pricing and distinctive facilities have attracted many of Tucson's top corporate businesses including high tech businesses, teleservices, national distributors, hotels, and restaurants.

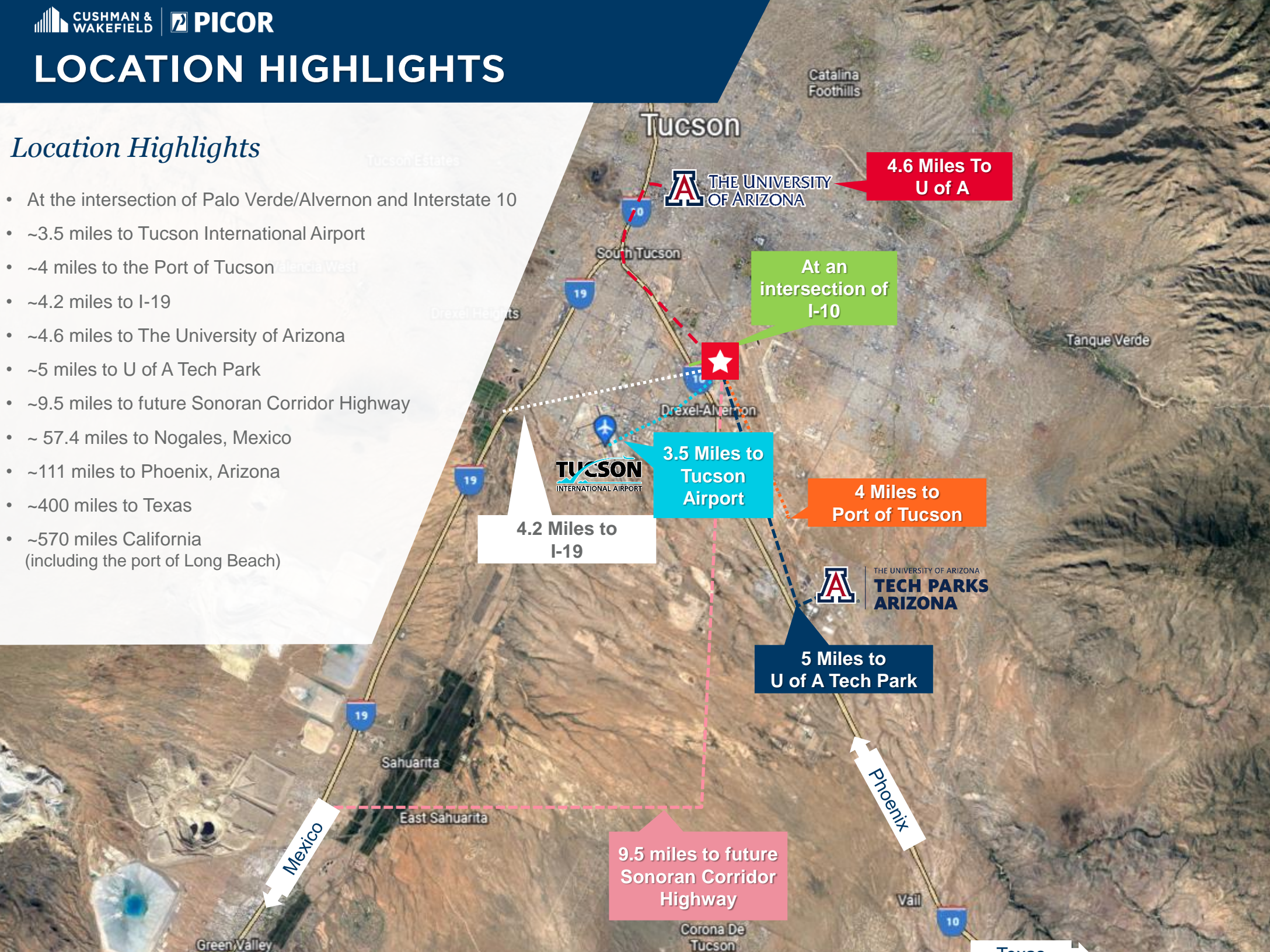
Frontage along four major corridors, including Interstate 10, provides direct access to downtown, Tucson International Airport, and Tucson's largest labor pools. Because of lower rental tax rates than in competing business centers, Butterfield users incur lower operating costs and are more competitive in the marketplace.

- Located in the heart of Tucson
- Class "A" business park
- Excellent access to I-10 & major corridors, airport area, and labor pools
- Lots are ready for development
- Competitively priced
- Fiber optic infrastructure
- Public transportation

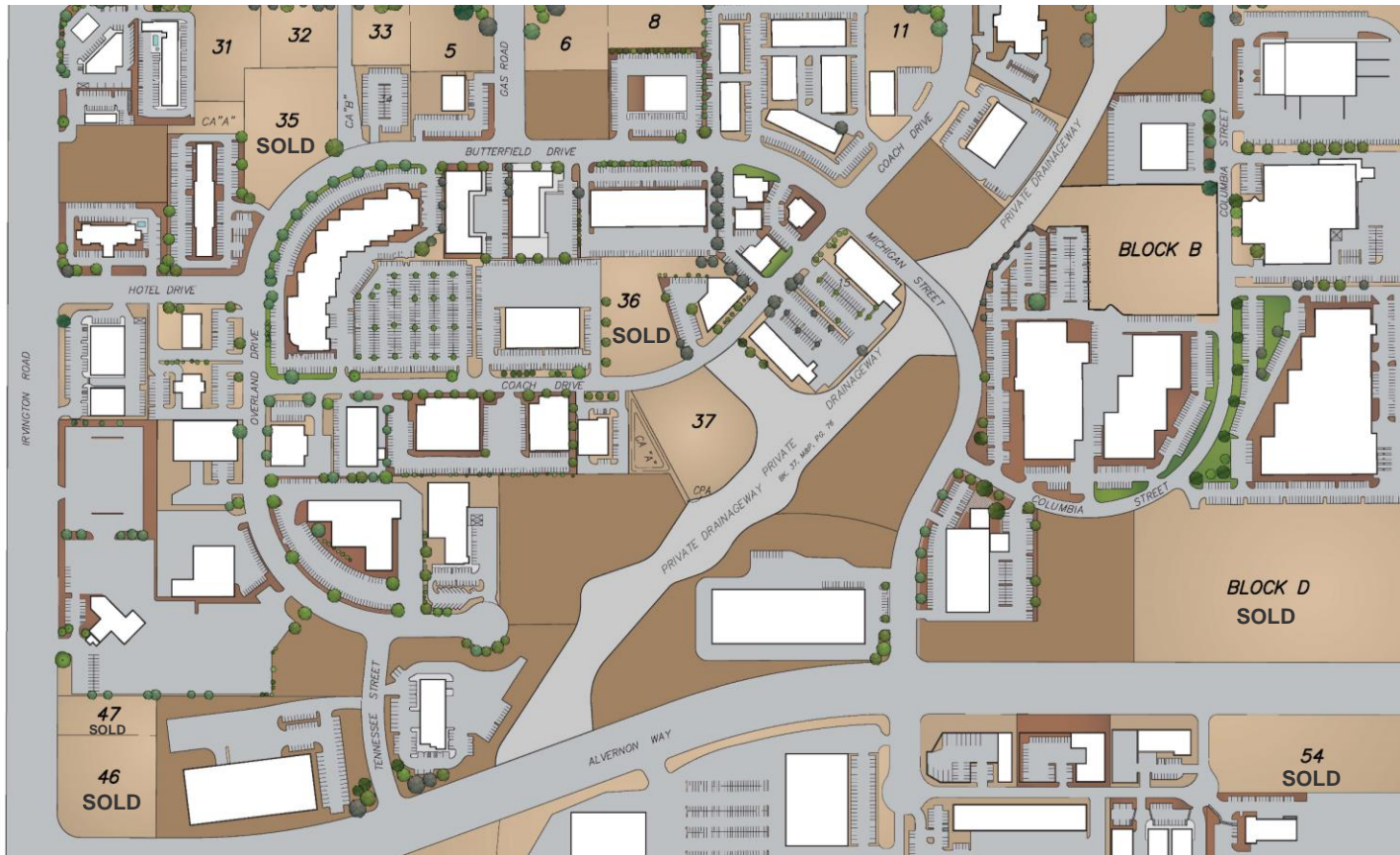
LOCATION HIGHLIGHTS

Location Highlights

- At the intersection of Palo Verde/Alvernon and Interstate 10
- ~3.5 miles to Tucson International Airport
- ~4 miles to the Port of Tucson
- ~4.2 miles to I-19
- ~4.6 miles to The University of Arizona
- ~5 miles to U of A Tech Park
- ~9.5 miles to future Sonoran Corridor Highway
- ~ 57.4 miles to Nogales, Mexico
- ~111 miles to Phoenix, Arizona
- ~400 miles to Texas
- ~570 miles California (including the port of Long Beach)



AVAILABLE LOTS



LOT	SF	ACRES	COST PER SF		LOT	SF	ACRES	COST PER SF
5	52,541	1.21	\$6.95		36	94,642	2.17	SOLD
6	52,541	1.21	\$6.95		37	83,642	1.92	\$4.95
8	45,982	1.06	\$6.95		46	87,742	2.01	SOLD
11	46,445	1.07	\$6.95		47	32,959	0.76	SOLD
31	51,500	1.18	\$6.95		B1	70,132	1.61	\$4.95
32	43,202	1.04	\$6.95		B2	72,310	1.47	\$4.95
33	33,200	0.76	\$6.95		D	395,265	9.07	SOLD
35	89,929	2.06	SOLD		54	142,720	3.28	SOLD

PROPERTY PHOTOS

