



THREE HIGH CUBE WAREHOUSES

EASY ACCESS TO INTERSTATE 10

AVAILABLE FOR LEASE 2Q 2023



SWC ALVERNON WAY & VALENCIA ROAD | TUCSON, ARIZONA 85756

Building 1
±294,840 SF (divisible)

Building 2
±252,720 SF (divisible)

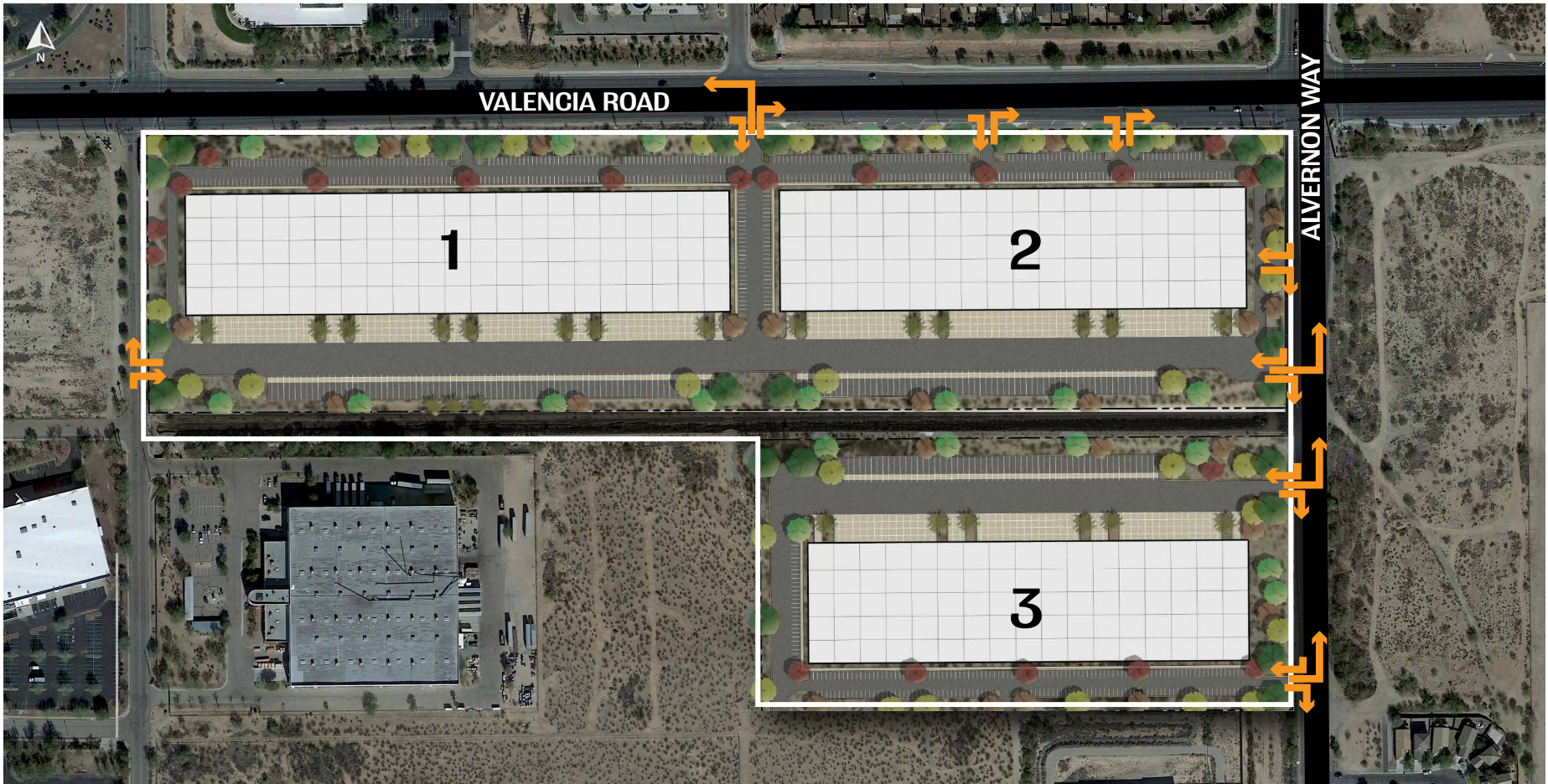
Building 3
±238,680 SF (divisible)

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TUCSON COMMERCE CENTER



BLDG.	BLDG. SF	DIMENSIONS	PARKING SPACES	DOCK DOORS	TRAILER SPACES	DRIVE-IN DOORS	CLEAR HEIGHT
1	294,840	260' x 1,134'	254	52	78	8	32'
2	252,720	260' x 972'	213	46	63	6	32'
3	238,680	260' x 918'	198	42	55	6	32'
TOTAL	786,240		665	140	196	20	

ALL MEASUREMENTS ARE APPROXIMATE



TUCSON COMMERCE CENTER

exterior LED lighting with 1 foot candle min. average light intensity

louvers or clerestories as needed

prefinished gutters and downspouts with downspout guards

load bearing, non-insulated tilt-up concrete panels with decorative reveals and textured paint

prefinished 9'-0" x 10'-0" insulated overhead doors with view panels, and dock equipment and 12'-0" x 14'-0" drive-in doors

metal grate stairs and railings

concrete truck apron

54'-0" x 50' x 0" typical structural bay spacing

32' -0" clear height at joists beyond speed bay

45 mil TPO roof with R-38 insulation

ESFR fire sprinkler system

metal deck shop primed white

high bay LED lighting with 30 foot candle min. average light intensity

storefront glazing and entrances

fire extinguishers surface mounted within 75'-0" travel distance

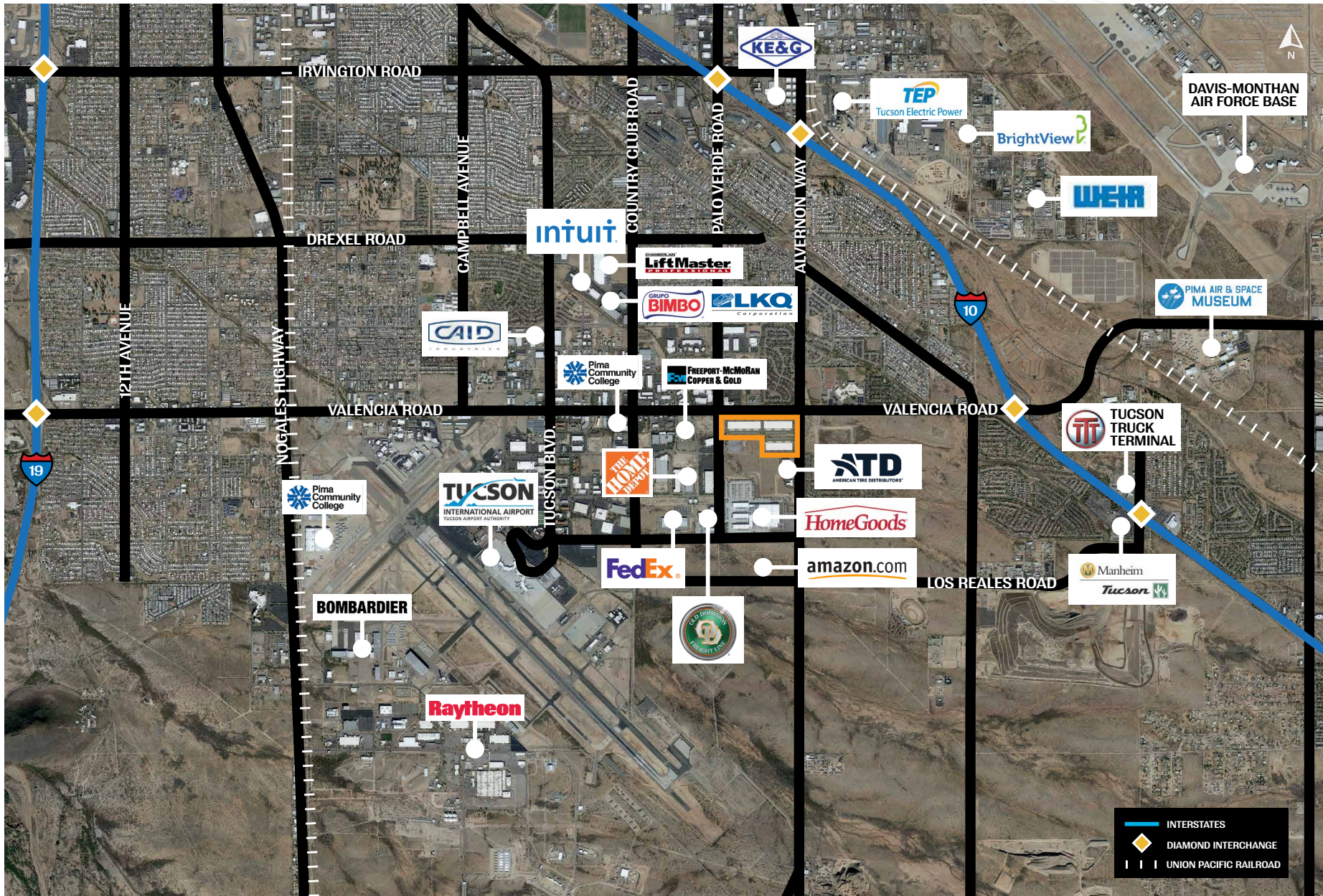
7" concrete slab over compacted base

54'-0" x 60'-0" speed bay structural spacing

ALL MEASUREMENTS ARE APPROXIMATE



TUCSON COMMERCE CENTER





TUCSON COMMERCE CENTER



DRIVE TIMES

I-10	±5 mins
Tucson Int'l Airport	±5 mins
Port of Tucson	±8 mins
I-19	±11 mins
Downtown Tucson	±15 mins
Davis-Monthan Air Force Base	±15 mins
University of Arizona	±17 mins
US/Mexico Border	±1 hr 4 mins
Phoenix Sky Harbor Int'l Airport	±1 hr 42 mins



2021 ESTIMATED DEMOGRAPHICS



POPULATION GROWTH
0.67% 1 mile
0.62% 5 miles



AVG. HOUSING VALUE
\$180,318 1 mile
\$178,329 5 miles



AVG. HOUSEHOLD INCOME
\$54,364 1 mile
\$52,060 5 miles

SOURCE: ESRI 2021

THE UNIVERSITY OF ARIZONA

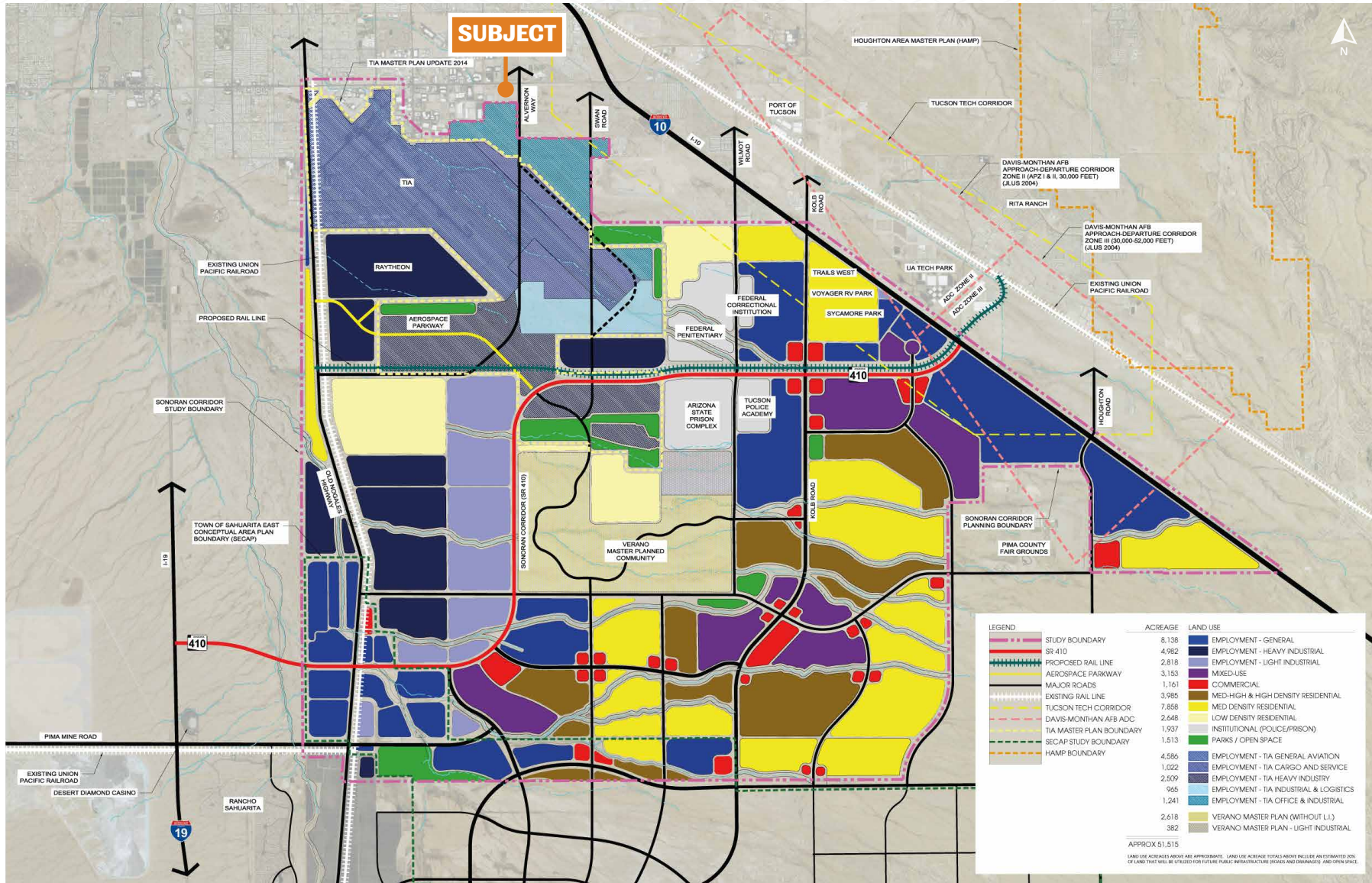
±47,000
STUDENTS

±16,000
EMPLOYEES

\$11 BILLION
IMPACT



TUCSON COMMERCE CENTER



SONORAN CORRIDOR



TUCSON COMMERCE CENTER

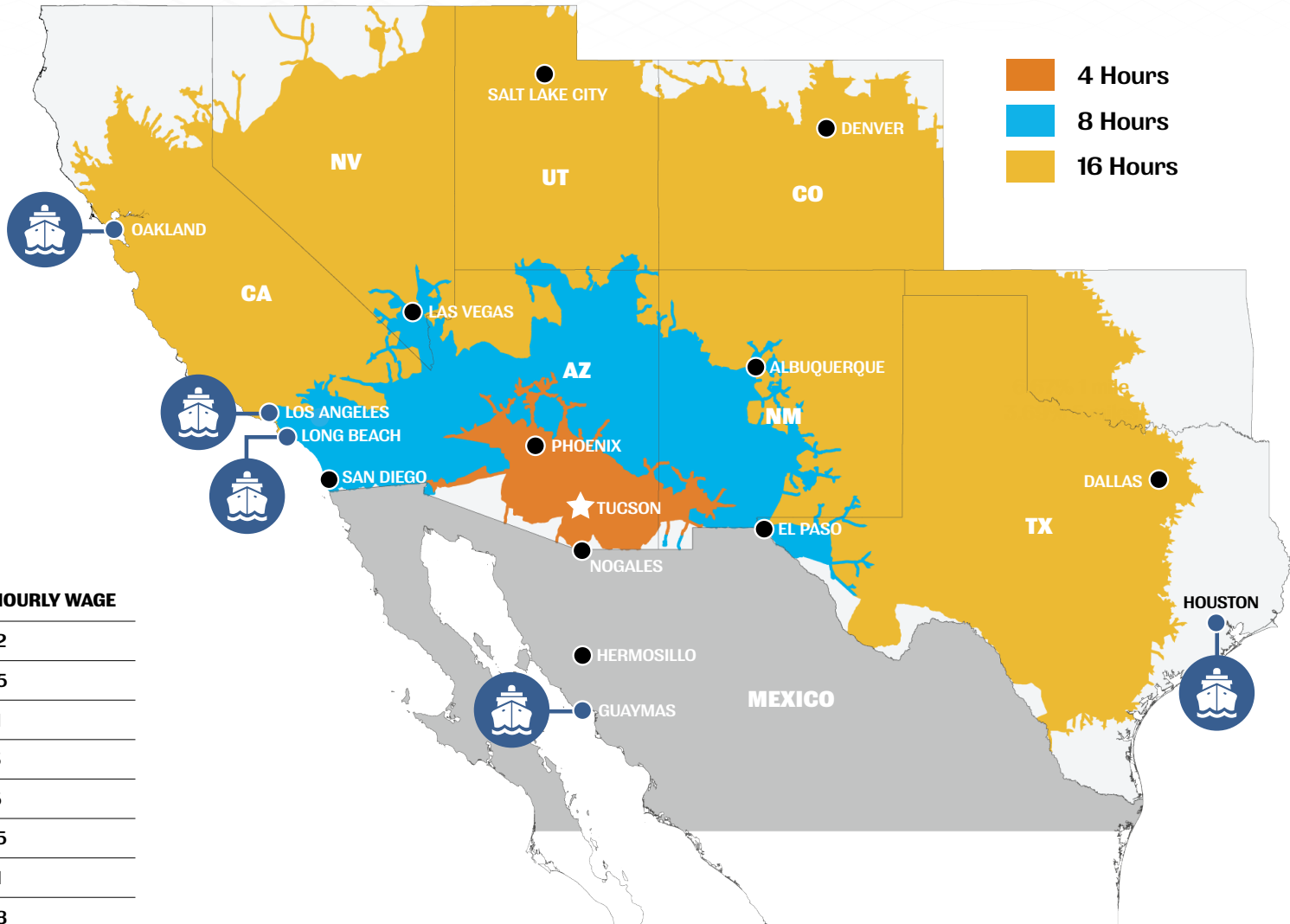
HIGHWAY DRIVE TIMES FROM TUCSON

LOCATION	MILES	HOURS
Noğales	83	1
Phoenix	94	1.5
Hermosillo	241	4.5
El Paso	336	5
Guaymas	329	6
San Diego	388	6
Las Vegas	395	6
Albuquerque	468	6
Los Angeles	485	7
Long Beach	495	7
Salt Lake City	757	11
Oakland	838	13
Dallas	971	13
Houston	1,082	15

COMPARABLE WAGE RATES

COMMUNITY	AVG. HOURLY WAGE
Tucson, Arizona	\$26.82
Phoenix, Arizona	\$30.45
Albuquerque, New Mexico	\$25.31
Salt Lake City, Utah	\$31.23
Denver, Colorado	\$35.15
El Paso, Texas	\$20.85
San Diego, California	\$35.21
Los Angeles, California	\$35.48
Reno, Nevada	\$27.78
Las Vegas, Nevada	\$27.22

SOURCE: BUREAU OF LABOR STATISTICS





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CBRE

FLINT
DEVELOPMENT

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