



FOR LEASE – NEW INDUSTRIAL BUILDINGS  
Old Vail Commerce Center  
Tucson, Arizona 85747



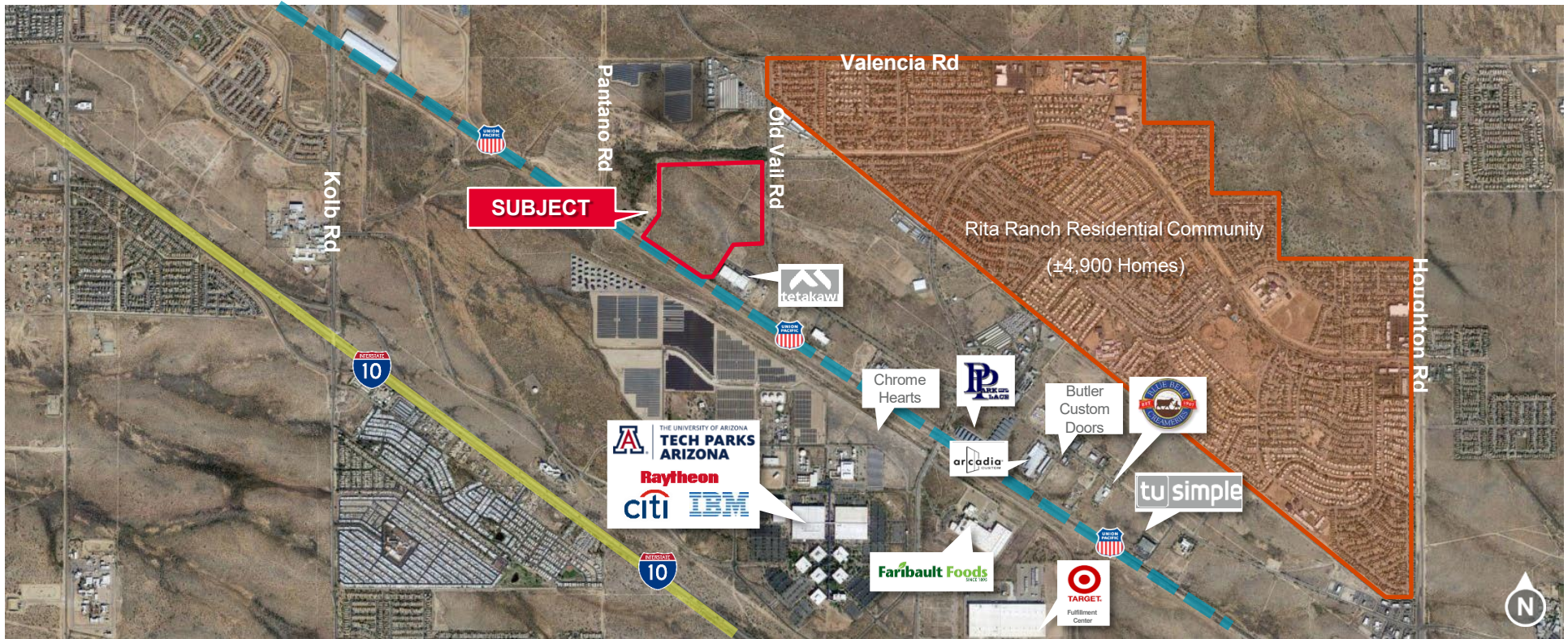
**Stephen D. Cohen**  
Principal, Industrial Properties  
+1 520 546 2750  
[scohen@picor.com](mailto:scohen@picor.com)

**Kameron Norwood**  
Investment Sales & Leasing  
+1 520 360 8510  
[knorwood@picor.com](mailto:knorwood@picor.com)

**PICOR Commercial Real Estate Services**  
5151 E. Broadway Blvd, Suite 115  
Tucson, Arizona 85711  
phone: +1 520 748 7100  
[picor.com](http://picor.com)

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. 6/1/2023



## 1,270,000 SF of New Warehouse Space

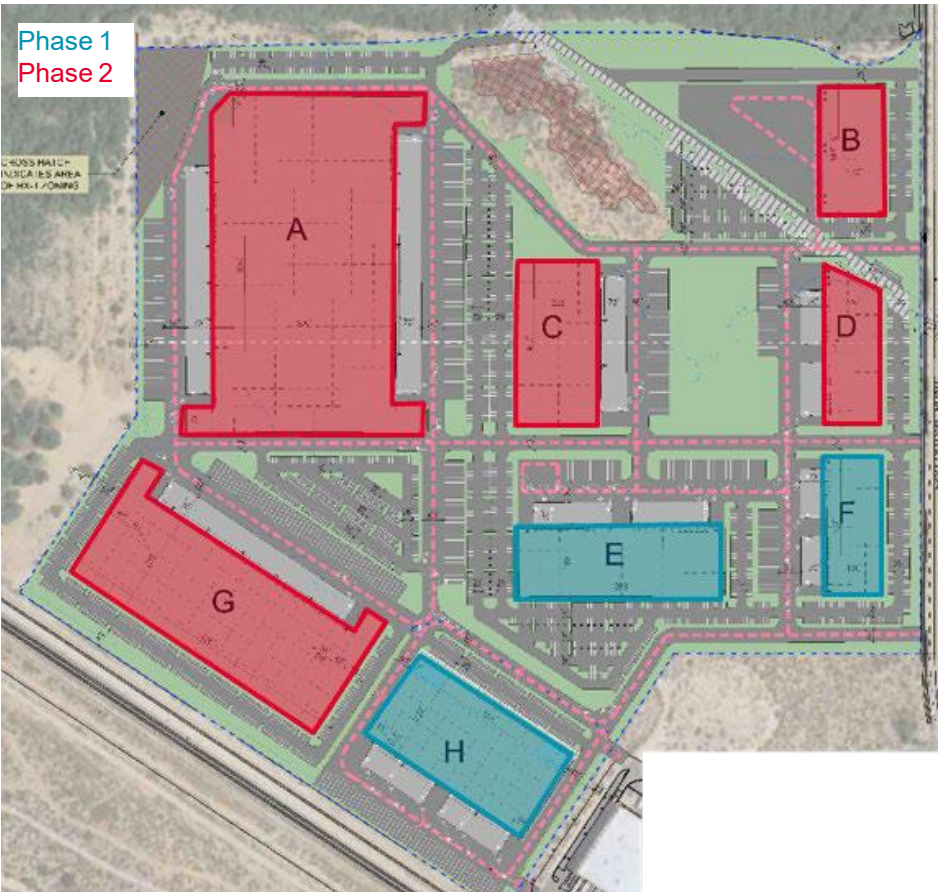
### Property Highlights

- Phased project
- Q4 2025 Delivery
- Located in Rita Ranch, a 3,300-acre mixed use project with a residential population of 14,645
- Developed by Buzz Oates, one of the largest privately held commercial real estate investment management companies in the country
- Near the University of Arizona Tech Park Arizona
- Close to Rita Road and Kolb Road interchanges with Interstate 10
- Accessible to the area's largest labor force on the East Side of Tucson

### Property Details

Acres	95.78
Clear Height	32'
Sprinkler	ESFR
Construction	Concrete Tilt-Up
Delivery Date	Q4 2025

Site Plan



Bldg.	Building SF	Site SF	Parking	Ratio / 1,000	Dock Stalls	Grade Level O.H.	Trailer Parking
<b>A</b>	<b>464,500</b>	<b>31.99</b>	<b>501</b>	<b>1.08</b>	<b>80</b>	<b>4</b>	<b>99</b>
<b>B</b>	<b>58,820</b>	<b>8.05</b>	<b>86</b>	<b>1.46</b>	<b>To Suit</b>	<b>6</b>	<b>To Suit</b>
<b>C</b>	<b>101,250</b>	<b>10.19</b>	<b>175</b>	<b>1.73</b>	<b>24</b>	<b>2</b>	<b>30</b>
<b>D</b>	<b>87,983</b>	<b>6.13</b>	<b>55</b>	<b>0.63</b>	<b>20</b>	<b>2</b>	<b>31</b>
<b>E</b>	<b>103,600</b>	<b>13.21</b>	<b>320</b>	<b>3.09</b>	<b>28</b>	<b>2</b>	<b>79</b>
<b>F</b>	<b>55,800</b>	<b>5.22</b>	<b>122</b>	<b>2.19</b>	<b>18</b>	<b>2</b>	<b>19</b>
<b>G</b>	<b>267,600</b>	<b>12.89</b>	<b>140</b>	<b>0.52</b>	<b>39</b>	<b>2</b>	<b>69</b>
<b>H</b>	<b>131,040</b>	<b>8.26</b>	<b>194</b>	<b>1.48</b>	<b>28</b>	<b>4</b>	<b>46</b>
<b>TOTAL</b>	<b>1,270,593</b>	<b>95.94</b>	<b>1,593</b>	<b>1.25</b>	<b>237</b>	<b>24</b>	<b>373</b>

Phase 1: Buildings E, F, and H

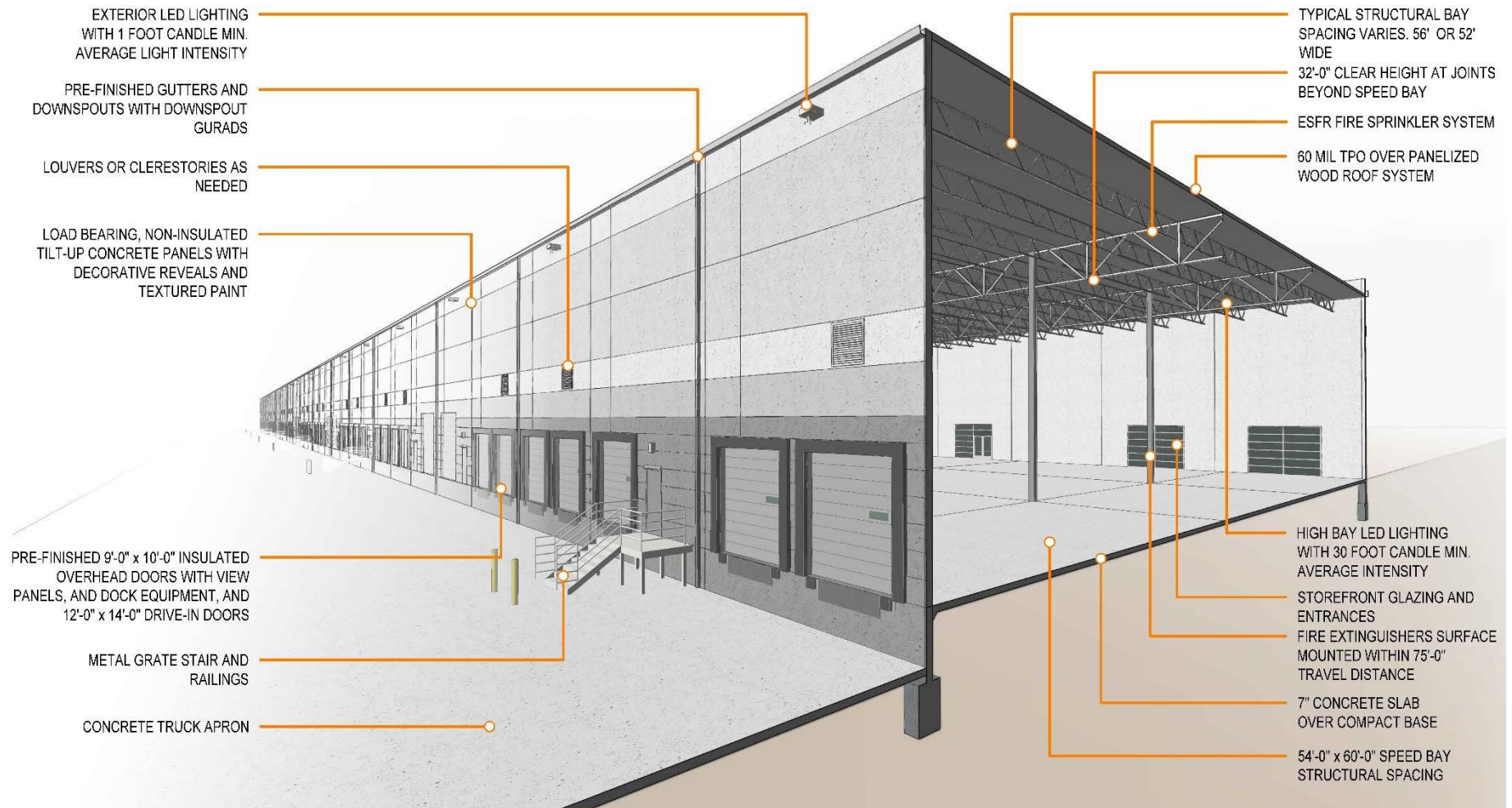
Phase 2: Buildings A, B, C, D and G

**Stephen D. Cohen**  
 Principal, Industrial Properties  
 +1 520 546 2750  
[scohen@picor.com](mailto:scohen@picor.com)

**Kameron Norwood**  
 Investment Sales & Leasing  
 +1 520 360 8510  
[knorwood@picor.com](mailto:knorwood@picor.com)

**PICOR Commercial Real Estate Services**  
 5151 E. Broadway Blvd, Suite 115  
 Tucson, Arizona 85711  
 phone: +1 520 748 7100  
[picor.com](http://picor.com)

**Architectural Rendering**



**Stephen D. Cohen**  
 Principal, Industrial Properties  
 +1 520 546 2750  
[scohen@picor.com](mailto:scohen@picor.com)

**Kameron Norwood**  
 Investment Sales & Leasing  
 +1 520 360 8510  
[knorwood@picor.com](mailto:knorwood@picor.com)

**PICOR Commercial Real Estate Services**  
 5151 E. Broadway Blvd, Suite 115  
 Tucson, Arizona 85711  
 phone: +1 520 748 7100  
[picor.com](http://picor.com)

Employment Map



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance  
Cushman & Wakefield Copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

# TUCSON MARKET OVERVIEW



**1.08M**

TUCSON MSA  
POPULATION



**456,600**

TOTAL  
HOUSEHOLDS



**35%**

COLLEGE  
EDUCATION



**0.6%**

POPULATION  
GROWTH RATE (YOY)



**\$74,000**

MEDIAN HOUSEHOLD  
INCOME



**4.2%**

UNEMPLOYMENT  
RATE



**±54,384**

UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2025

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BEST COLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY

## LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,000
4. STATE OF ARIZONA - 8,580

## RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY