



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



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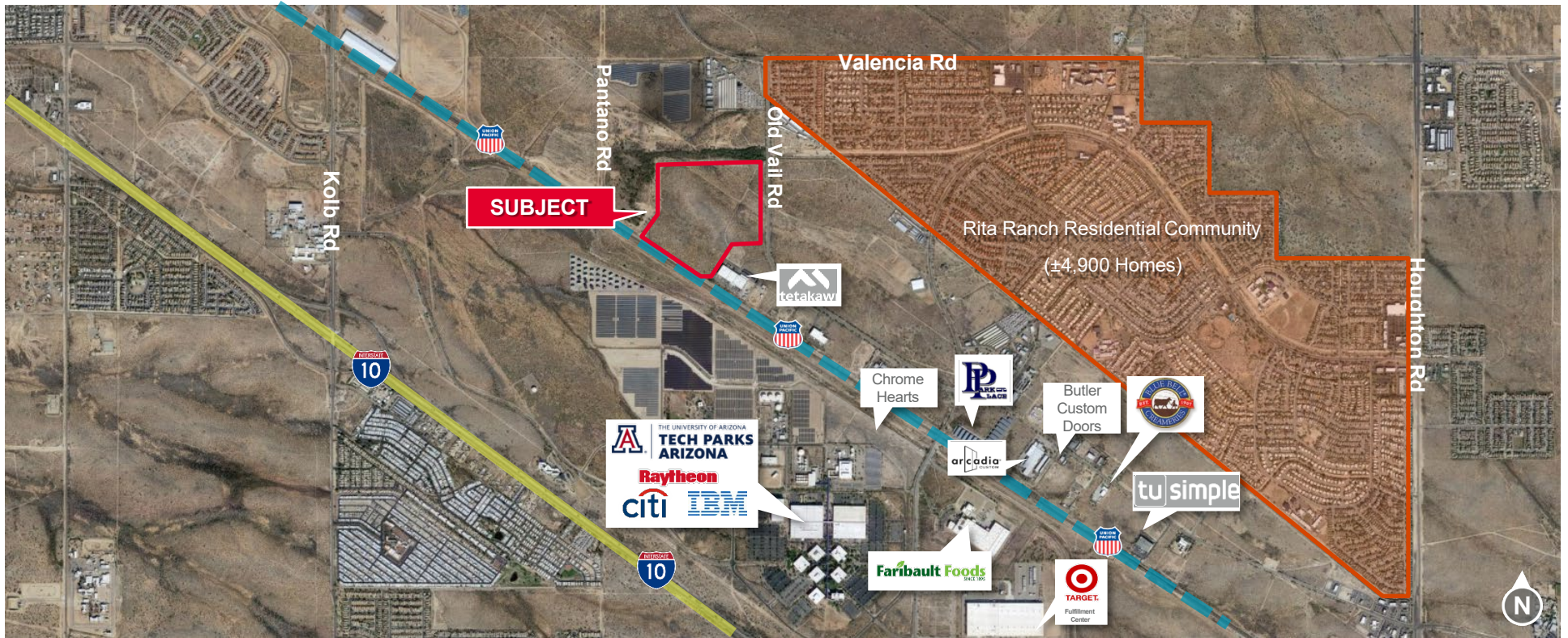
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6/1/2023



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

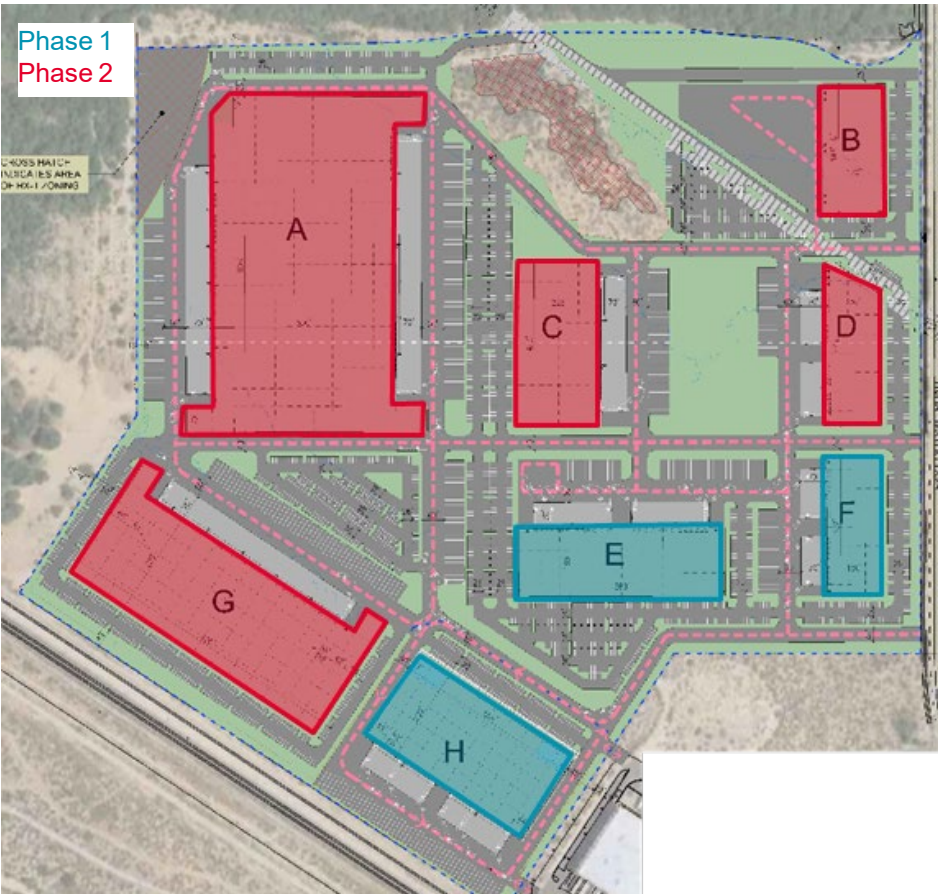
### Property Highlights

- Phased project
- 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

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

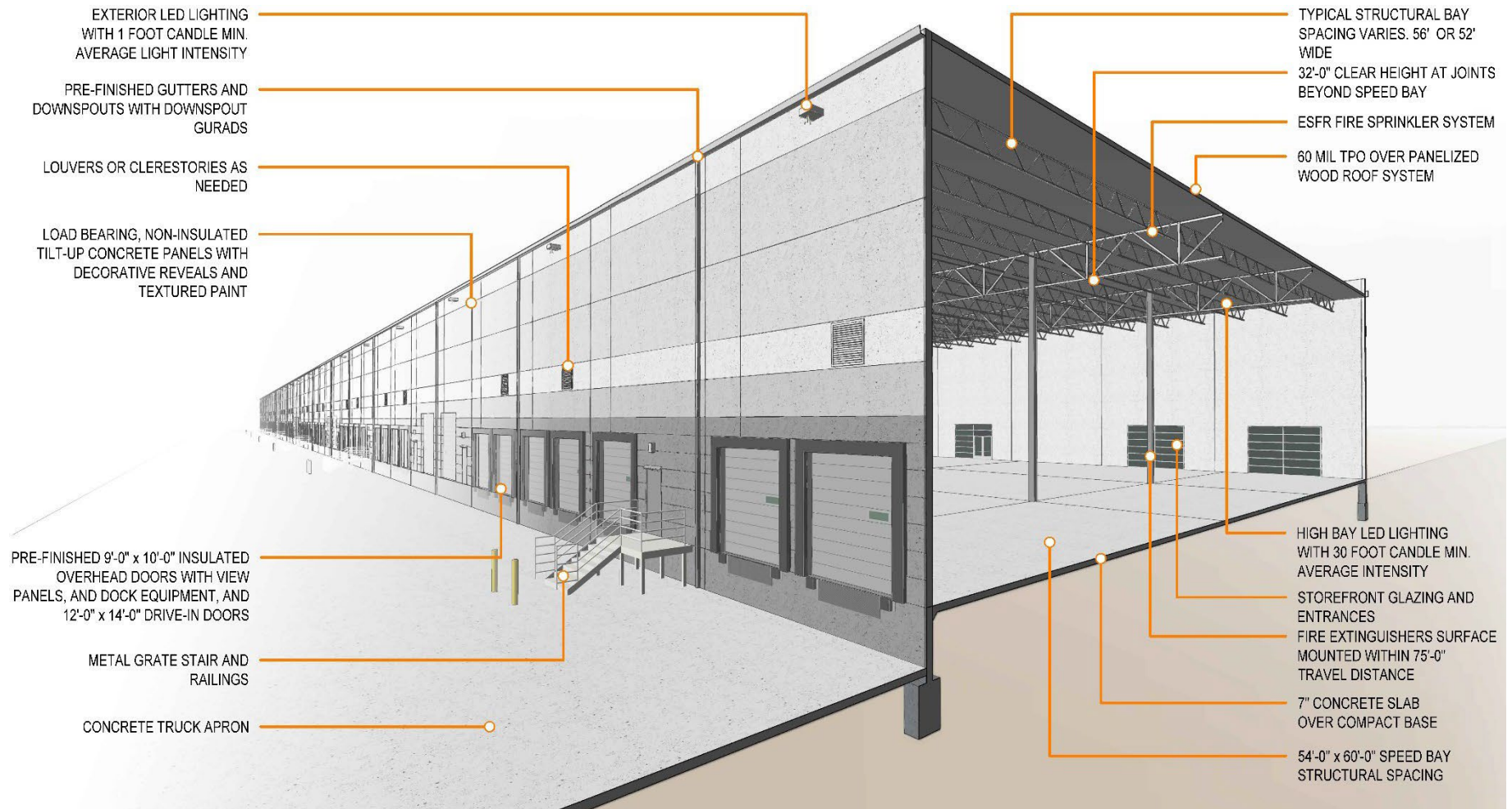
Phase 2: Buildings A, B, C, D and G

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**Architectural Rendering**



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Employment Map



# TUCSON MARKET OVERVIEW



**1.08M**

TUCSON MSA  
POPULATION



**459,300**

TOTAL  
HOUSEHOLDS



**37%**

COLLEGE  
EDUCATION



**0.5%**

POPULATION  
GROWTH RATE (YOY)



**\$76,000**

MEDIAN HOUSEHOLD  
INCOME



**4.2%**

UNEMPLOYMENT  
RATE



**54,384**

UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2026

- TIER 1 - PRIMARY CARE & TIER 2 - RESEARCH
- #2 MANAGEMENT INFORMATION SYSTEMS
- #4 BEST FOR VETERANS
- #8 SPACE SCIENCE (GLOBAL)
- #32 BEST UNDERGRAD BUSINESS PROGRAM
- TOP 50 PUBLIC UNIVERSITY
- #115 BEST GLOBAL UNIVERSITY

## LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 15,000±
2. RAYTHEON MISSILE SYSTEMS- 12,000±
3. DAVIS-MONTHAN AFB- 11,000±
4. BANNER HOSPITAL - 7,000±

## RECENT INDUSTRY ARRIVALS & EXPANSIONS

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

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