



THREE HIGH CUBE WAREHOUSES

EASY ACCESS TO INTERSTATE 10

AVAILABLE FOR LEASE 2Q 2023



SWC ALVERNON WAY & VALENCIA ROAD | TUCSON, ARIZONA 85756

**Building 1 - 3610 E Valencia Rd
±302,443 SF (divisible)**

**Building 2 - 3780 E Valencia Rd
±259,274 SF (divisible)**

**Building 3 - 6690 S Alvernon Way
±244,889 SF (divisible)**

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TUCSON COMMERCE CENTER



BLDG.	BLDG. SF	DIMENSIONS	PARKING SPACES	DOCK DOORS	TRAILER SPACES	DRIVE-IN DOORS	COLUMN SPACING	CLEAR HEIGHT
1	302,443	260' x 1,163'	241	30	78	2	54'0" x 50'0"	32'
2	259,274	260' x 997'	209	26	63	2	54'0" x 50'0"	32'
3	244,889	260' x 941'	203	24	55	2	54'0" x 50'0"	32'
TOTAL	806,606		653	80	196	6		



TUCSON COMMERCE CENTER

	BUILDING 1	BUILDING 2	BUILDING 3
Building SF	±302,443 SF	±259,274 SF	±244,889 SF
Total Site Area	±17.35 AC	±15.25 AC	±14.98 AC
Auto Parking	241 spaces	209 spaces	203 spaces
Trailer Parking	78	63 spaces	55 spaces
Clear Height	32'	32'	32'
Column Spacing	54' x 50' 54' x 60' speed bay	54' x 50' 54' x 60' speed bay	54' x 50' 54' x 60' speed bay
Exterior Walls	Reinforced tilt-up concrete wall panels with textured painted finish	Reinforced tilt-up concrete wall panels with textured painted finish	Reinforced tilt-up concrete wall panels with textured painted finish
Structural Steel	10 x 10 columns/ Steel bar joists / White roof deck	10 x 10 columns/ Steel bar joists / White roof deck	10 x 10 columns/ Steel bar joists / White roof deck
Slab Construction	7" unreinforced 4,000 PSI	7" unreinforced 4,000 PSI	7" unreinforced 4,000 PSI
Vapor Barrier	15 mil Under the slab at entire front bay	15 mil Under the slab at entire front bay	15 mil Under the slab at entire front bay
Dock Doors	30	26	24
Drive-in Doors	2	2	2
Roofing	45 mil white TPO with R-38 insulation	45 mil white TPO with R-38 insulation	45 mil white TPO with R-38 insulation
HVAC	Make-up air units to maintain 55 degrees minimum	Make-up air units to maintain 55 degrees minimum	Make-up air units to maintain 55 degrees minimum
Fire Protection	ESFR	ESFR	ESFR
Electrical Service	2000 amps 480/277V	2000 amps 480/277V	2000 amps 480/277V

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 International 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

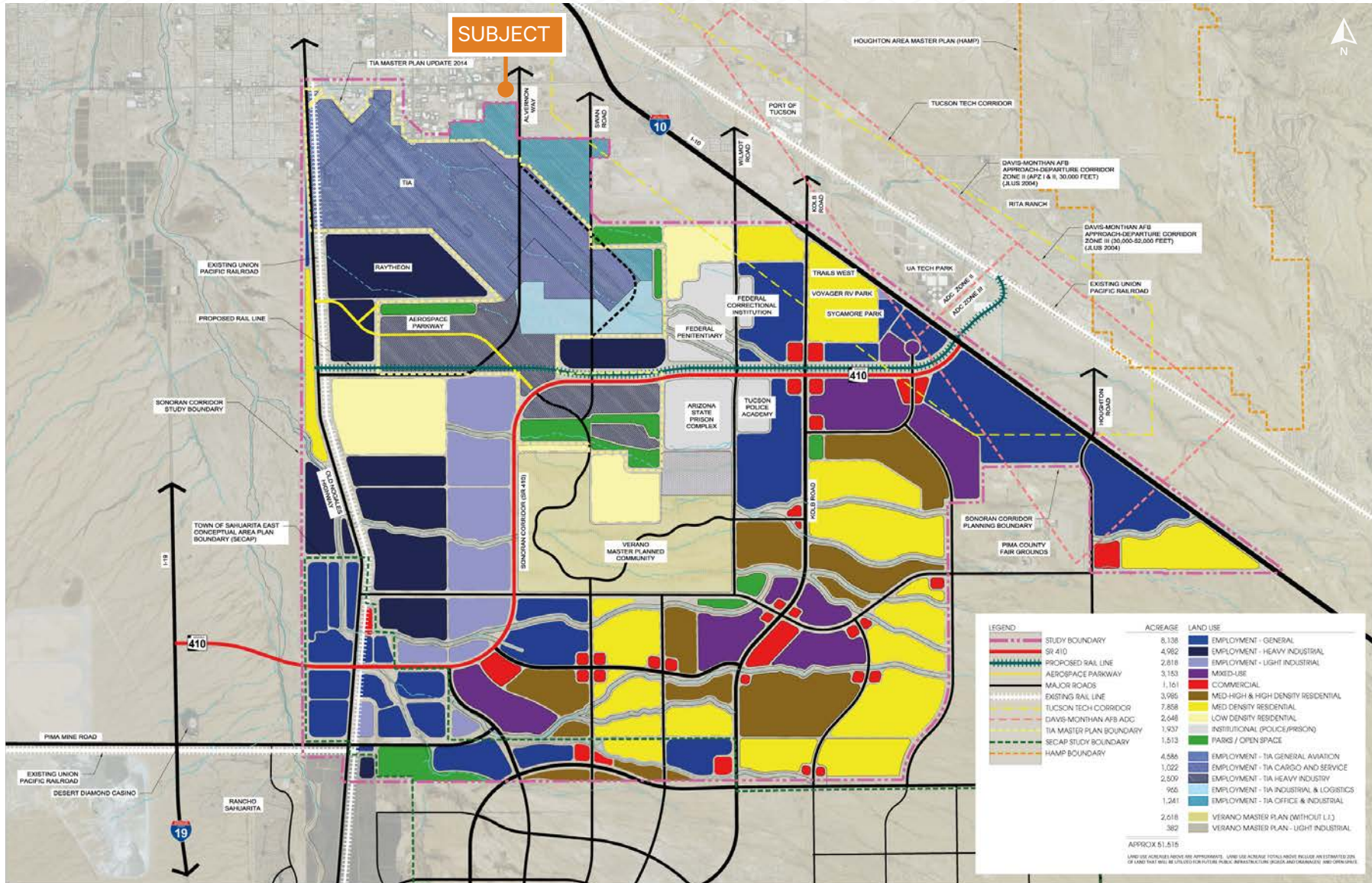
±47,000
STUDENTS

±16,000
EMPLOYEES

\$11 BILLION
IMPACT



TUCSON COMMERCE CENTER



SONORAN CORRIDOR



TUCSON COMMERCE CENTER

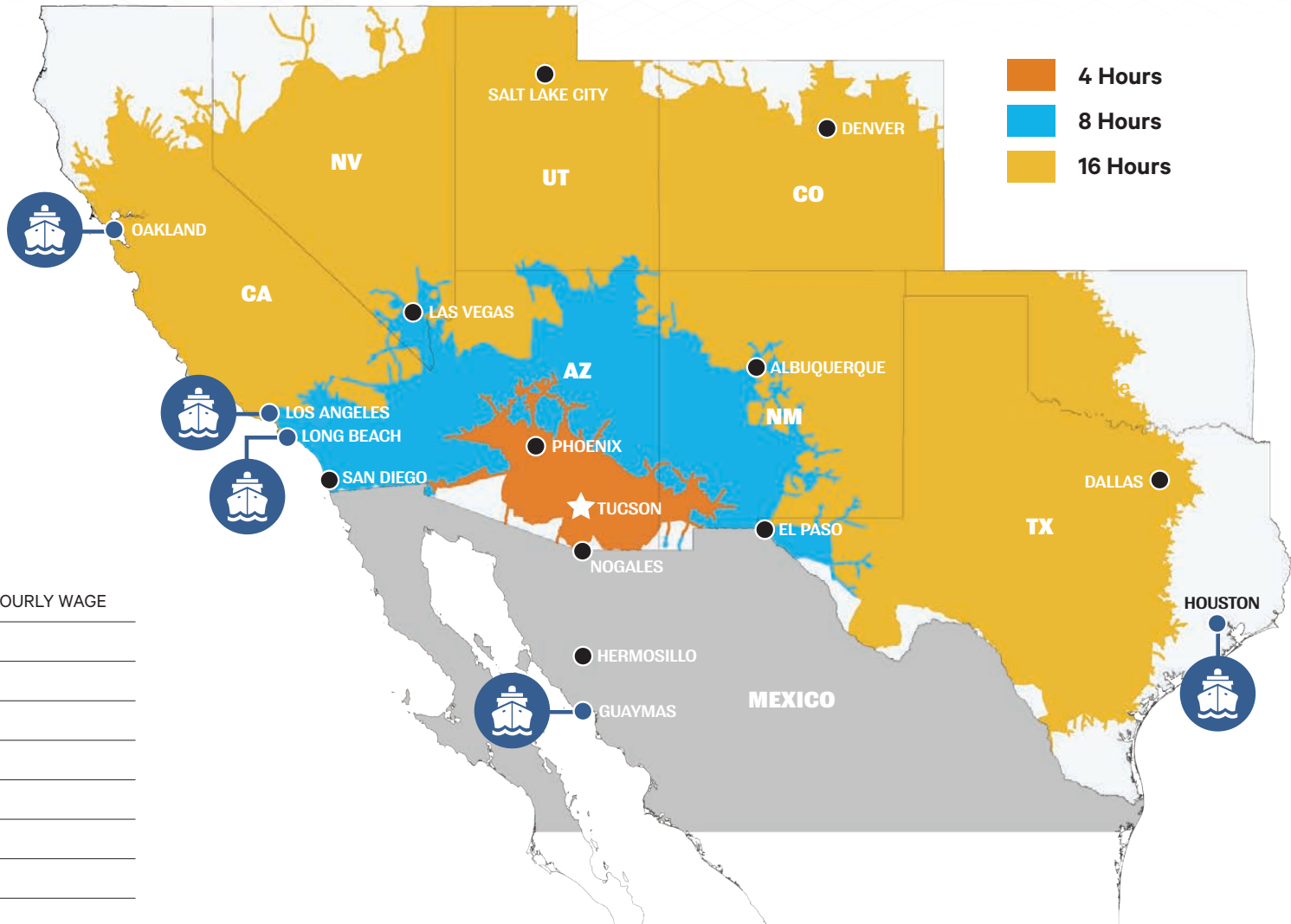
HIGHWAY DRIVE TIMES FROM TUCSON

LOCATION	MILES	HOURS
Nogales	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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