

# Southwest Corner Valencia & Craycroft Rds

Tucson, AZ 85756



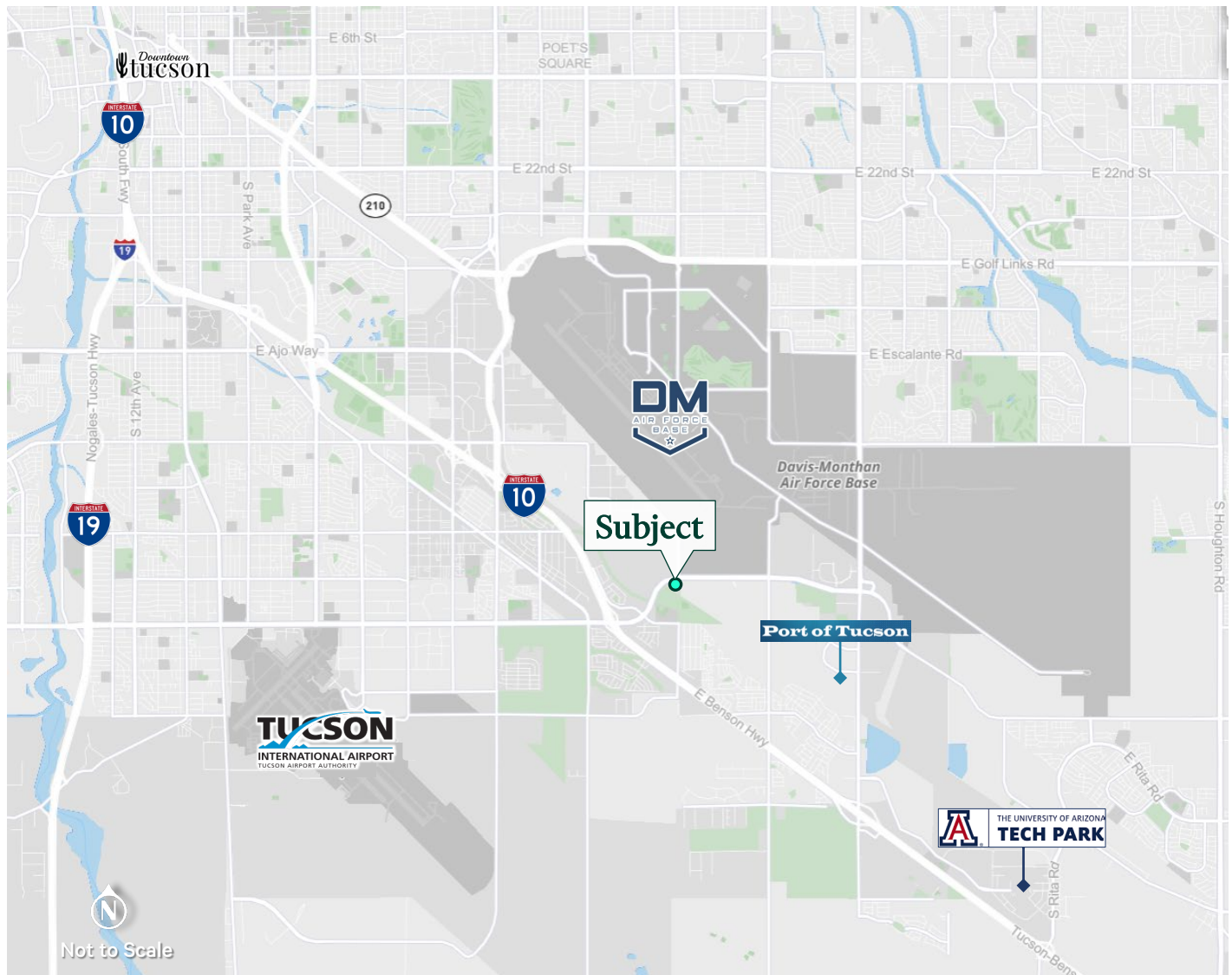


## Property Highlights

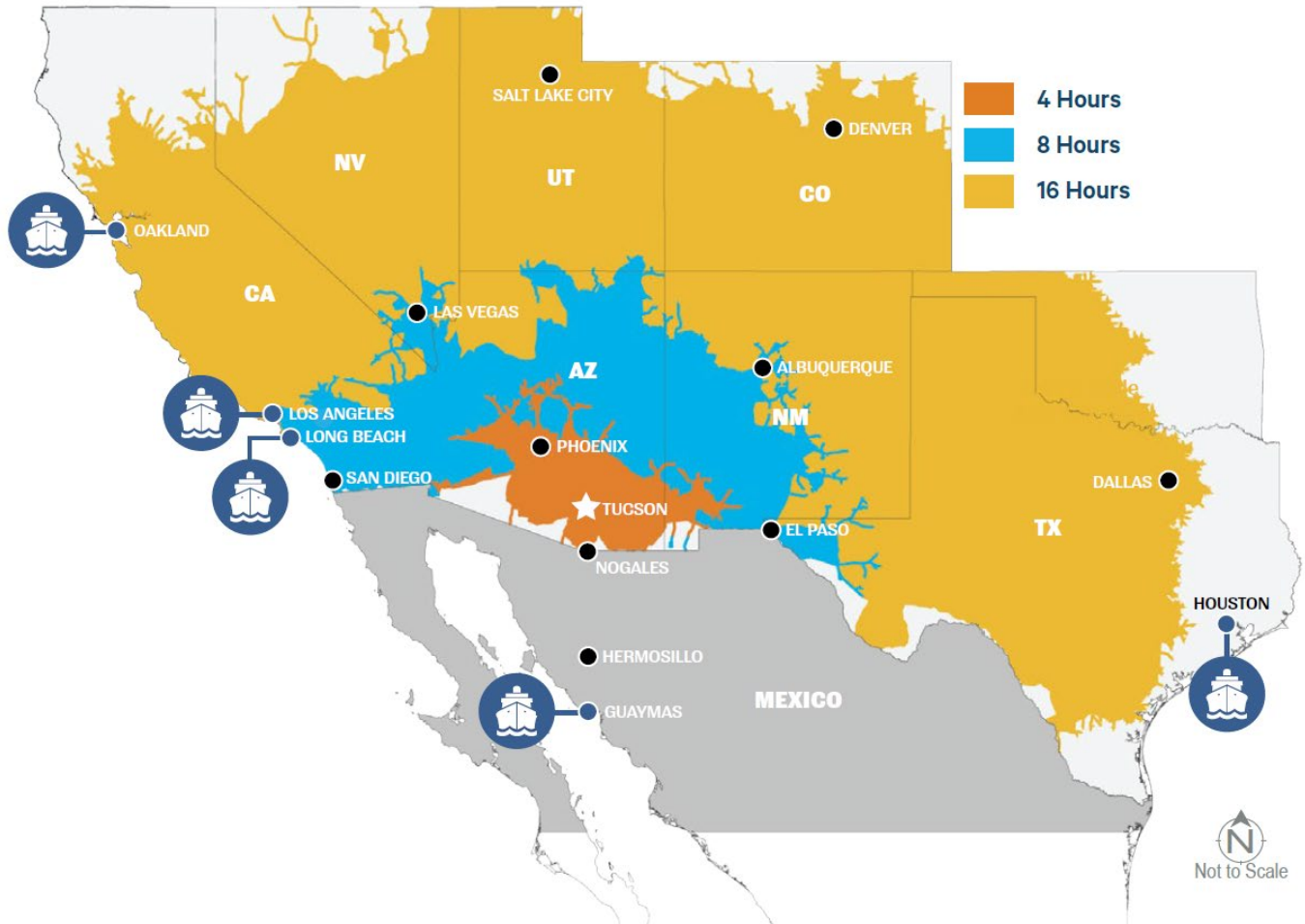
- + Industrial yard: can accommodate 2-4 acres of industrial yard use.
- + This property provides for an excellent industrial yard or industrial development opportunity.
- + Approximately 2 minutes to the I-10, 5 minutes to the airport industrial submarket, and 2 minutes from industrial warehouses surrounding TEP.
- + Close proximity to I-10/Valencia ramp
- + Excellent visibility and frontage off of the major East/West artery Valencia Rd.
- + Industrial development: Can accommodate up to 55,000 SF warehouse.
- + Site is adjacent to a secure national guard facility.

## Property Details

|                     |   |
|---------------------|---|
| Lease Rate          | \$1,000/Acre, NNN   |
| Land Size           | ±5.82 acres   |
| Electric            | Located in Tucson Electric Power Service Area   |
| Assessor Parcel No. | 140-36-010A   |
| Sale Price          | \$850,000   |
| Zoning              | CI-1 Pima County (per assessor's site). Allows for a wide variety of industrial uses including warehousing, manufacturing, aviation, and heavy equipment storage. |



## Regional Drive Times & Wages



### 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          |

SOURCE: BUREAU OF LABOR STATISTICS



