



CROSS DOCK BUILDINGS DIVISIBLE DOWN TO $\pm 80,000$ SF

FAST & EASY ACCESS TO PHOENIX, AZ

SOUTHERN ARIZONA LOGISTICS CENTER

AVAILABLE FOR LEASE OR SALE



I-10 & TANGERINE ROAD | MARANA, ARIZONA 85658

This site is approximately an hour from the Mariposa Port of Entry, which was opened in 1973 as a commercial port of entry and was expanded in 2014 at a cost of \$244 M. This port can now handle upward of 4,000 commercial trucks per day.

Building 1
9880 W Clark Farms Blvd
 $\pm 511,412$ SF (divisible)
AVAILABLE

Building 2
10070 W Clark Farms Blvd
 $\pm 435,023$ SF
SOLD

Building 3
 $\pm 37,500$ SF
CONCEPTUAL

Building 4
 $\pm 583,200$ SF (divisible)
CONCEPTUAL

Building 5
 $\pm 213,840$ SF (divisible)
CONCEPTUAL

Tim Healy
+1 520 247 9194
tim.healy@cbre.com

John Werstler, SIOR
+1 602 622 5504
john.werstler@cbre.com

Tanner Ferrandi
+1 602 735 5624
tanner.ferrandi@cbre.com





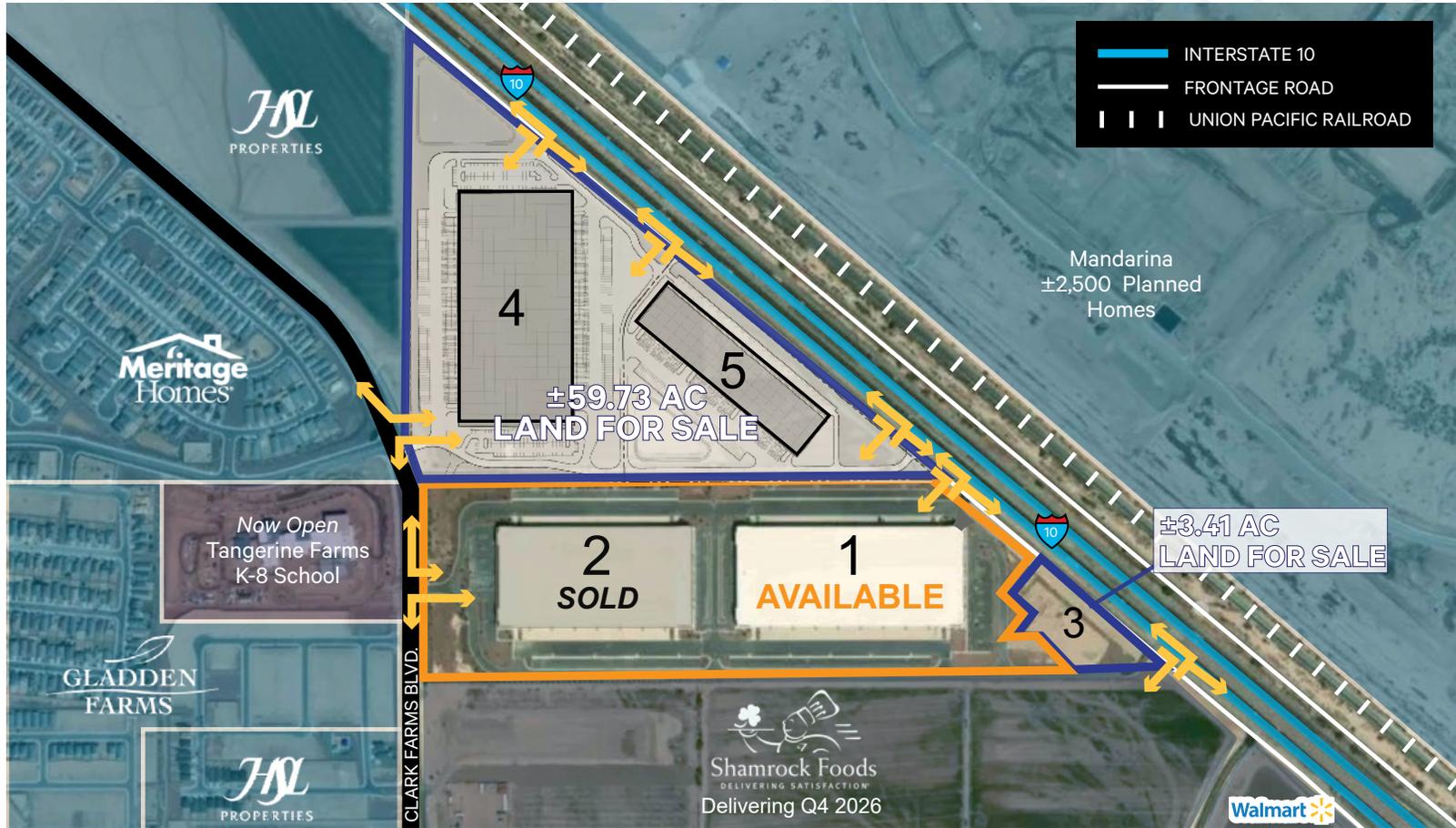
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CONSTRUCTION PROGRESS



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BLDG.	BLDG. SF	DIMENSIONS	PARKING SPACES	DOCK DOORS	TRAILER SPACES	DRIVE-IN DOORS	COLUMN SPACING	CLEAR HEIGHT	SITE AREA
1	±511,412	470' x 1,080'	259	106 (56 installed)	150	4	54' x 50' 54' x 60' speed bay	36'	±1,370,833 SF (±31.49 AC)
2-SOLD	±435,023	470' x 918'	243	88 (44 installed)	133	4	54' x 50' 54' x 60' speed bay	36'	±1,384,772 SF (±31.79 AC)
3*	±37,500	150' x 250'	45	2	2	2	TBD	28'	±234,857 SF (±5.39 AC)
4*	±583,200	540' x 1,080'	366	114	148	4	54' x 50' 54' x 70' speed bay	36'	±1,670,911 SF (±38.36 AC)
5*	±222,340	220' x 972'	214	56	54	2	54' x 50' 54' x 70' speed bay	32'	±925,920 SF (±21.23 AC)
TOTAL	±1,789,475		1,127	366	487	16			±5,577,754 SF (±128.26 AC)

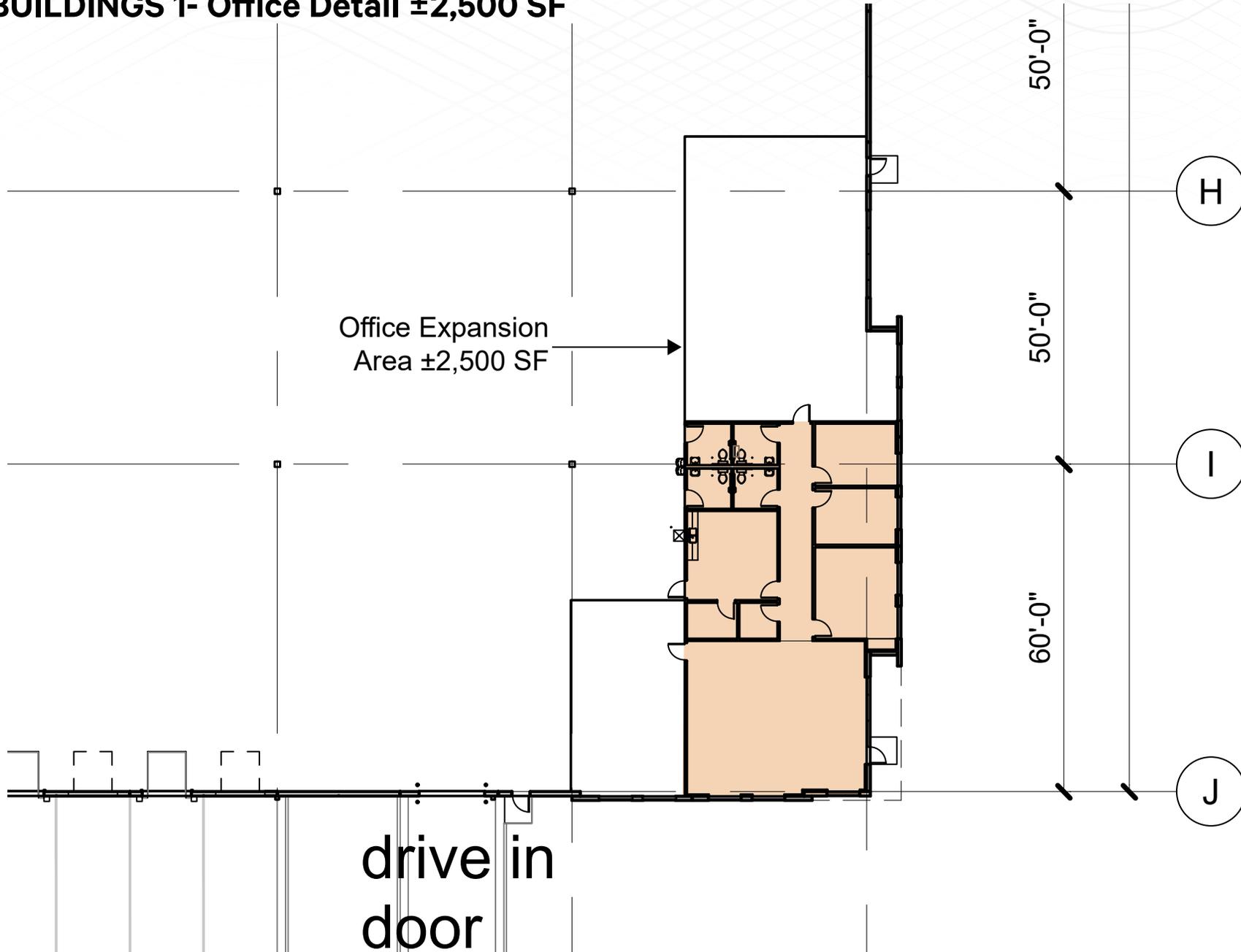
* Permit ready but not Built

ALL MEASUREMENTS ARE APPROXIMATE





BUILDINGS 1- Office Detail ±2,500 SF





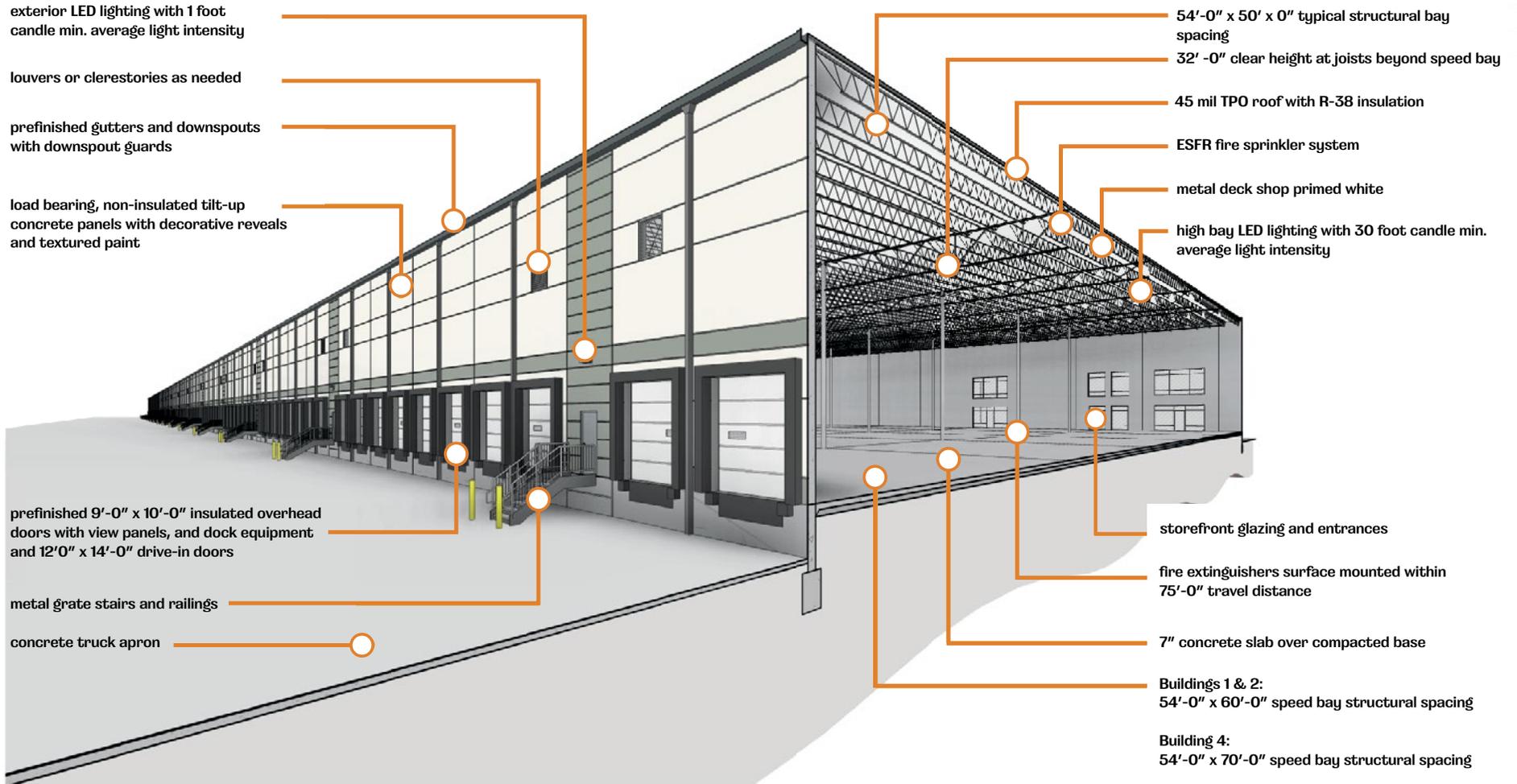
[▶ Play Virtual Tour](#)



ALL MEASUREMENTS ARE APPROXIMATE



BUILDINGS 1 & 4



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

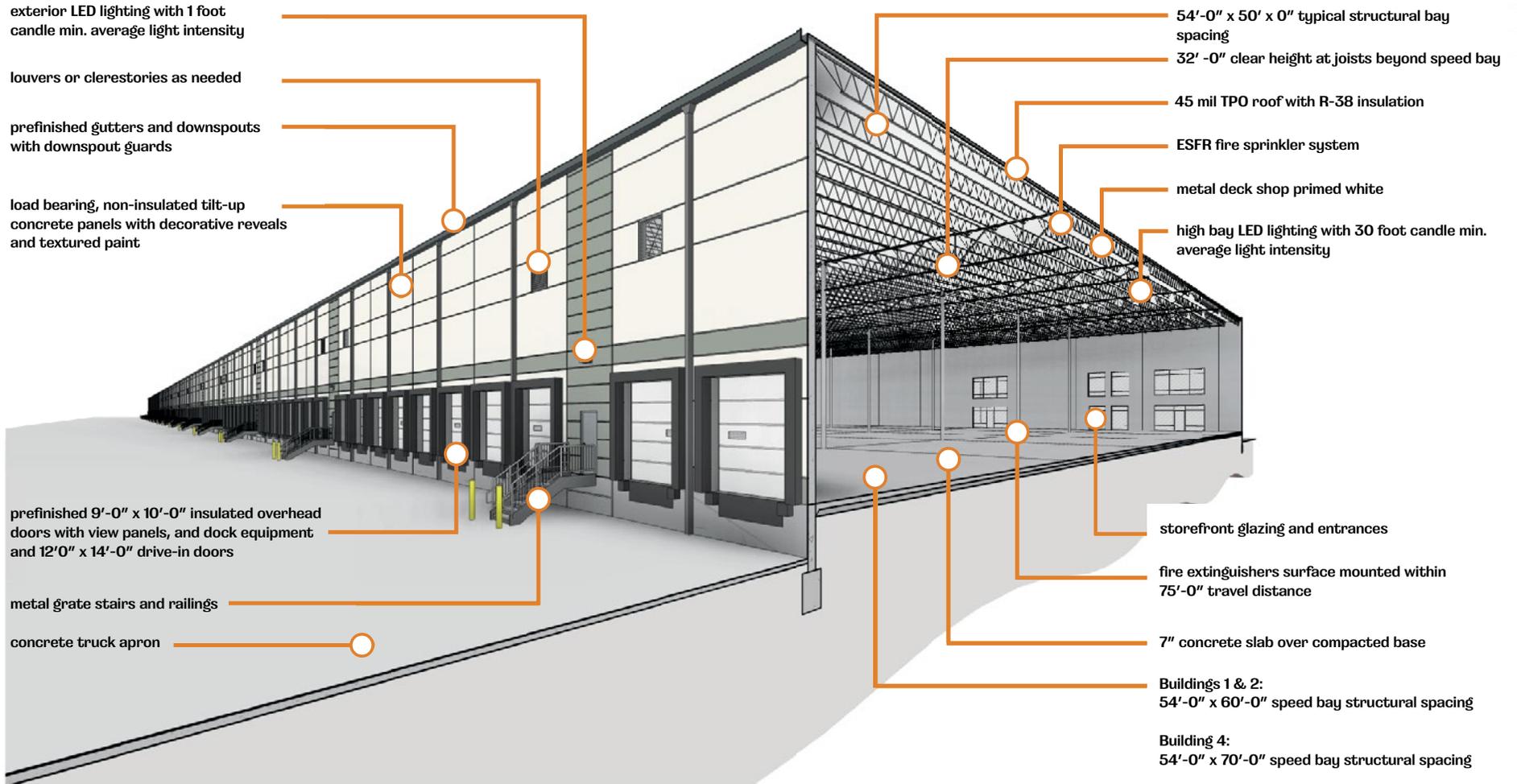
Buildings 1 & 2:
54'-0" x 60'-0" speed bay structural spacing

Building 4:
54'-0" x 70'-0" speed bay structural spacing

ALL MEASUREMENTS ARE APPROXIMATE



BUILDING 5



ALL MEASUREMENTS ARE APPROXIMATE



BUILDING 1 - COMPLETED	
Building SF	±511,412 SF
Total Site Area	±31.49 AC
Auto Parking	259 spaces
Trailer Parking	150 spaces
Clear Height	36'
Column Spacing	54' x 50' 54' x 60' speed bay
Exterior Walls	Reinforced tilt-up concrete wall panels with textured painted finish
Structural Steel	10 x 10 columns/ Steel bar joists / White roof deck
Slab Construction	7" unreinforced 4,000 PSI
Vapor Barrier	2 bays of 15 mil vapor barrier under the slab at each building corner
Dock Doors	52 Built / 54 Future / 106 Total
Drive-in Doors	4
Roofing	45 mil white TPO with R-38 insulation
HVAC	0.06 CFM/SF Ventilation, No MAUs installed w/initial shell construction
Fire Protection	ESFR
Electrical Service	3000 amps 480/277V
Lighting	LED, 30 F.C.
Office	±2,500 SF (Additional expansion area of ±2,500 SF)

ALL MEASUREMENTS ARE APPROXIMATE



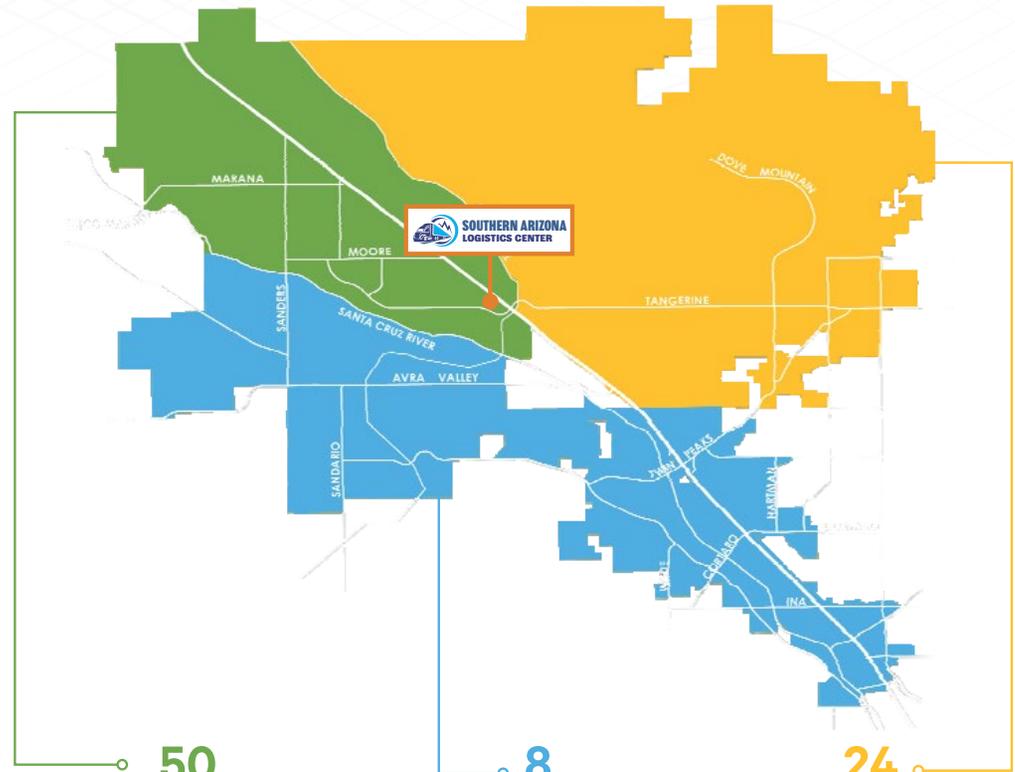
	BUILDING 3 - CONCEPTUAL	BUILDING 4 - CONCEPTUAL	BUILDING 5 - CONCEPTUAL
Building SF	±37,500 SF	±583,200 SF	±222,340 SF
Total Site Area	±5.39 AC	±38.36 AC	±21.23 AC
Auto Parking	45	366 spaces	214 spaces
Trailer Parking	2	148 spaces	54 spaces
Exterior Walls	Reinforced tilt-up concrete wall panels with 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	12 x 12 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	2 bays of 15 mil vapor barrier under the slab at each building corner	2 bays of 15 mil vapor barrier under the slab at each building corner	2 bays of 15 mil vapor barrier under the slab at each building corner
Dock Doors	2	58 Built/56 Future/114 Total	22 Built/34 Future/56 Total
Drive-in Doors	2	4	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	0.06 CFM/SF Ventilation, No MAUs installed w/initial shell construction	0.06 CFM/SF Ventilation, No MAUs installed w/initial shell construction	0.06 CFM/SF Ventilation, No MAUs installed w/initial shell construction
Fire Protection	ESFR	ESFR	ESFR
Electrical Service	800 amps 480/277V	3000 amps 480/277V	2000 amps 480/277V
Lighting	LED, 30 F.C.	LED, 30 F.C.	LED, 30 F.C.
Office	Build-to-Suit	Build-to-Suit	Build-to-Suit



**SOUTHERN ARIZONA
LOGISTICS CENTER**



**MARANA BUILT ENVIRONMENT
SINGLE FAMILY RESIDENTIAL PERMITS BY REGION**



50
**NORTHWEST
MARANA**
Includes
Gladden Farms, Farm
Field Five

8
**SOUTH
MARANA**
Includes
Saguaro Bloom,
Lazy K, Desert Oasis

24
**NORTHEAST
MARANA**
Includes
Dove Mountain,
Tangerine Ridge

TOTAL PERMITS ISSUED

82
8%

MAY 2021

458
50%

**CALENDAR
YEAR TO DATE**

924
100%

**FISCAL
YEAR TO DATE**

The Town of Marana Fiscal Year
runs July 1 to June 30.



SOUTHERN ARIZONA LOGISTICS CENTER



POPULATION GROWTH

6.09% 1 mile
5.99% 5 miles



AVG. HOUSING VALUE

\$385,911 1 mile
\$391,909 5 miles



AVG. HOUSEHOLD INCOME

\$145,851 1 mile
\$122,809 5 miles

SOURCE: ESRI 2024



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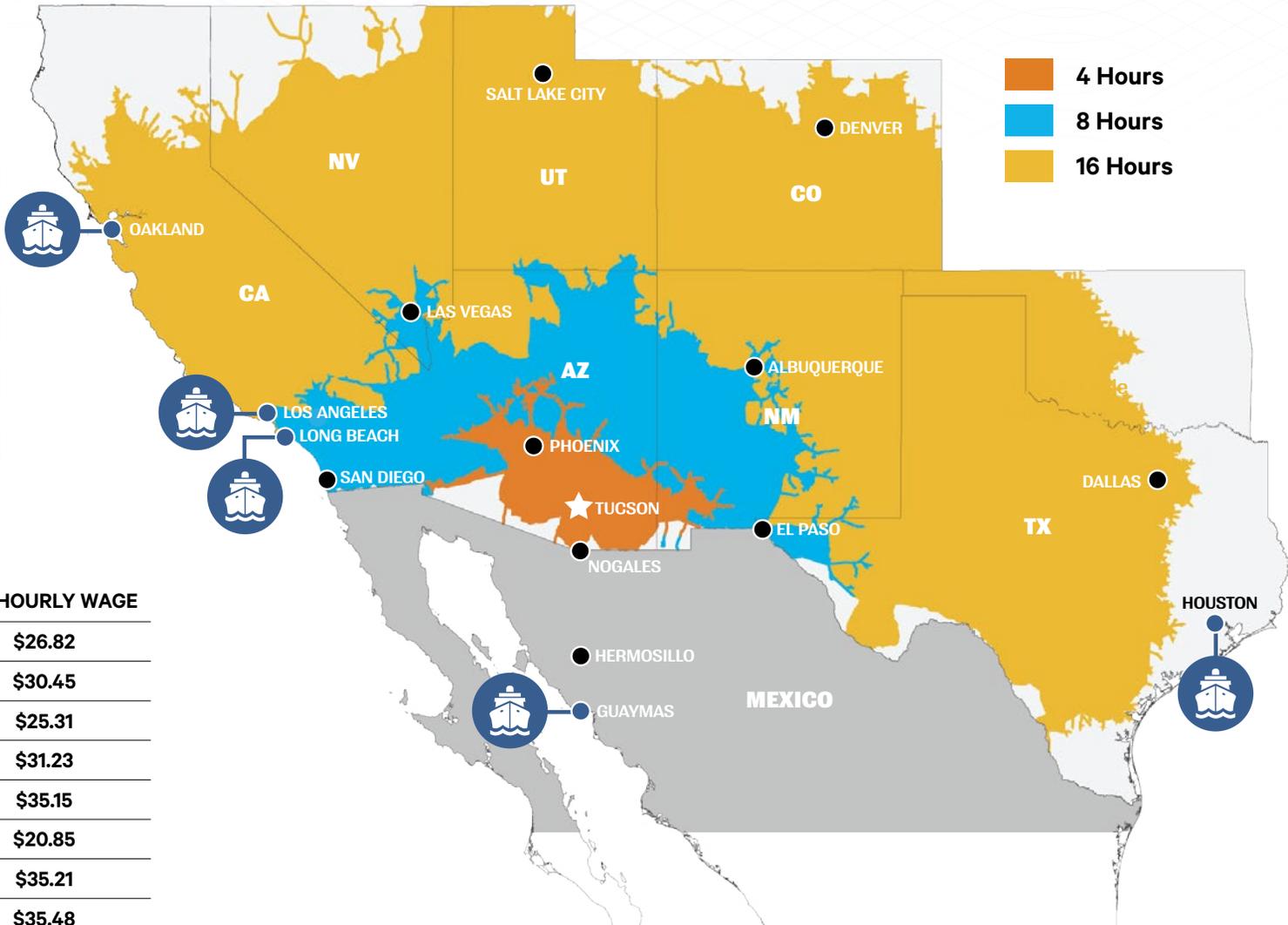
HIGHWAY DRIVE TIMES FROM TUCSON

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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john.werstler@cbre.com

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+1 602 735 5624
tanner.ferrandi@cbre.com

CBRE

FLINT
DEVELOPMENT

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