

INDUSTRIAL FOR LEASE



**VALENCIA**  
AIRPORT CENTER

**3430 E Valencia Rd**

Tucson AZ

**VALENCIA AIRPORT CENTER**





## PROPERTY HIGHLIGHTS

- Freestanding warehouse/distribution building
- Fully secured truck court with trailer parking
- 1.5 miles to Tucson International Airport
- Robust distribution infrastructure

## PROPERTY OVERVIEW

**AVAILABLE**  
±163,004 SF

**LEASE RATE**  
Contact Agent

**LEASE TYPE**  
NNN

**CLEAR HEIGHT**  
32'

**PARKING**  
125 car spaces  
40 trailer spaces

**BAY SIZE**  
13,320 SF  
**COLUMN SPACING**  
52'Wx50'D

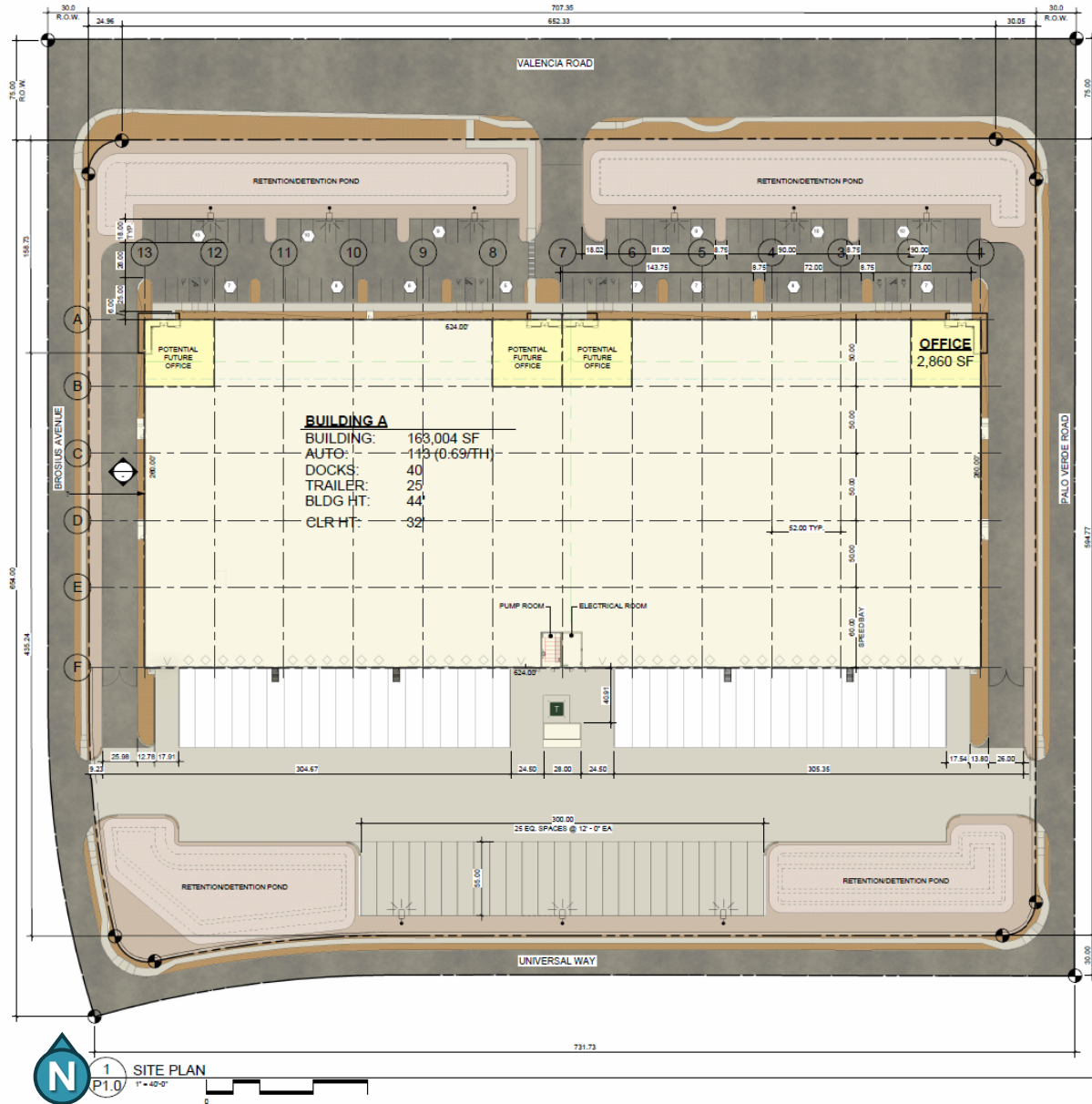
**BUILDING DEPTH**  
260'

**POWER**  
3,000 Amps of  
480v  
*Significant power upgrades available based on existing grid capabilities.*

**ZONING**  
I-1, Light Industrial  
(City of Tucson)



# S I T E P L A N | ±163,004 SF on ± 9 . 6 5 A C R E S





# AMENITIES AERIAL



Campbell Ave

Tucson Blvd

Bilby Rd

Pato Verde Rd

Alvernon Way

Valencia Rd

Country Club Rd

Medina Rd

Elvira Rd

Corona Rd

**Carl's Jr.**  
**Wendy's**  
**BAGGIN'S**  
*Gourmet Sandwiches*

**Timmy Jones's**  
**ACU PARADISE**  
**FLAPS & RACKS**  
**AutoZone**



**BURGER KING** **Denny's** **Jerry Bob's**  
*Family Restaurant*  
**HOME 2** **TOWNEPLACE SUITES**  
*SUITES BY HILTON* **MARRIOTT**  
**STAYBRIDGE SUITES** **COUNTRY**  
*SUITES* **INN & SUITES**  
*BY HILTON*

**Residence INN**  
*BY MARRIOTT*  
**BW Best Western.**

**Hilton Garden Inn**  
**eegee's**  
**Schlotzsky's**

**VALENCIA**  
**AIRPORT CENTER**

**LA QUINTA** **DOUBLE TREE**  
*INNS & SUITES* *BY HILTON*  
**BAYMONT** **Hampton**  
*BY WYNDHAM* *BY HILTON*

**FOUR POINTS**  
*BY SHERATON*

**TUCSON**  
**INTERNATIONAL AIRPORT**  
*TUCSON AIRPORT AUTHORITY*



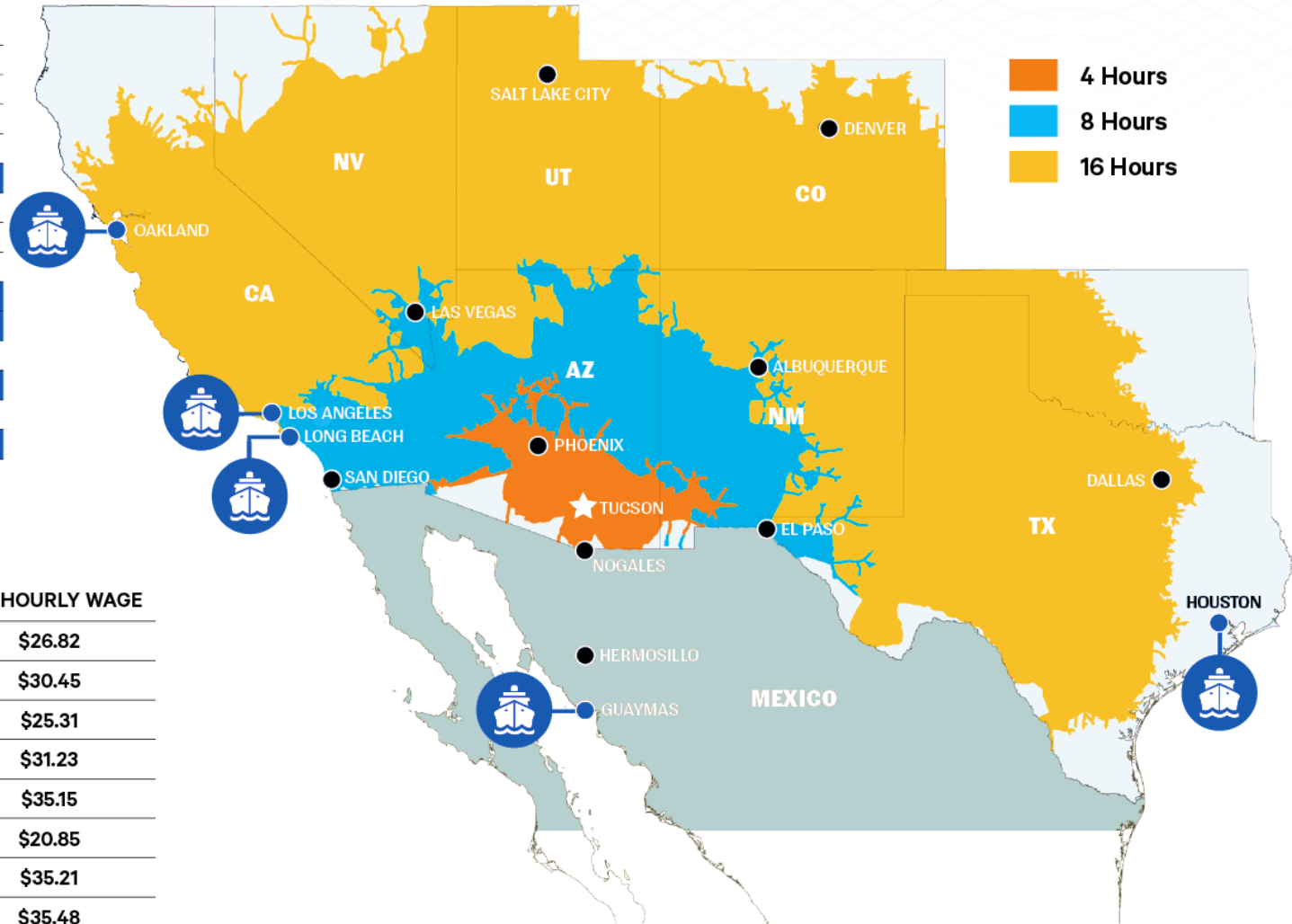


**VALENCIA**  
AIRPORT CENTER

# 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
Las Vegas, Nevada	\$27.22

SOURCE: BUREAU OF LABOR STATISTICS


# TOP INDUSTRIES

Tucson's clear skies and favorable conditions have made it an attractive destination for aerospace and defense companies, positioning the city as the fifth most concentrated market for aerospace and defense professionals in the country. A key player in this sector is Raytheon Technologies, Tucson's second-largest employer, with a workforce of approximately 13,000. The aerospace and defense industry is a major economic driver for Southern Arizona, supported by more than 200 local businesses, including several multinational firms that have established manufacturing operations in the region.

Mining and technology also represent cornerstone industries in Tucson. The region is responsible for producing roughly 60% of the nation's copper, underscoring its significance in the mining sector. At the same time, Southern Arizona is becoming a leading hub for solar and renewable energy innovation. This growth is supported by the University of Arizona Science & Technology Park and Tech Parks Arizona, which cultivate a collaborative environment designed to attract and retain technology-focused companies aligned with the University of Arizona's research initiatives. Facilities such as the UA Tech Park at Rita Road, The Bridges, and the University of Arizona Center for Innovation prioritize recruiting companies with strong university ties. Notably, the Solar Zone at the UA Tech Park is one of the largest solar testing facilities in the United States, serving as a key site for advancing efficient and sustainable solar technologies

AEROSPACE	
<b>6,000+</b>	Engineering degrees from U of A & ASU
<b>\$17.3B</b>	Department of Defense Contracts
<b>\$3B</b>	Optics Industry in AZ, led by Tucson

TECH & MINING	
<b>#9</b>	Tucson ranks #9 among new U.S. tech markets
<b>900+</b>	U of A engineering grads in mining industry
<b>60%</b>	Southern AZ produces 60% of U.S.A's copper

U OF A TECH PARK	
<b>\$2B</b>	Economic impact annually
<b>Learn More</b>	  <small>THE UNIVERSITY OF ARIZONA</small> <b>TECH PARKS ARIZONA</b>

# TUCSON MARKET OVERVIEW

**1.08M**

Tucson MSA  
Population



**456,600**

Total Households



**54,384**

University of Arizona  
Enrollment

**#1** in the Southwest  
**#1** in Entomology  
**#2** in Management  
Information Systems  
**#4** in the world in  
Space Sciences

*Source: Arizona.edu*

## RECENT INDUSTRY ARRIVALS & EXPANSIONS

- Amazon
- Caterpillar
- Hexagon Mining
- Bectin Dickinson
- Copper World –  
Hudbay
- South32 –  
Hermosa Mine

**35%**

College Education



**0.6%**

Population Growth  
Rate (YOY)



**\$74,000**

Median Household  
Income



*Source: ESRI*

**4.2%**

Unemployment Rate



## LARGEST EMPLOYERS

1. University of  
Arizona – 16,076
2. RTX (Raytheon) –  
13,000  
employees
3. Davis Monthan  
AFB – 11,000
4. State of Arizona –  
8,580

*Source: Arizona.edu*





**VALENCIA**  
AIRPORT CENTER

# Valencia Airport Center

## 3430

E Valencia Rd,  
Tucson AZ



## LEASING CONTACTS

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