

For Sale \$5,300,000 | For Lease 19,307 RSF, \$22 PSF  
Purpose-Built: Former GSA Office Lease | 34,320 SF Building on 4.79 Acres



141 Paseo De Yucatan, Rico Rio, AZ 85645  
Offering Memorandum

**NAI**Horizon

Exclusively Listed By Gordon Wagner & Ben Craney



# Contents

## Section 1

Executive Summary

## Section 2

Property Photos

## Section 3

The Opportunity

## Section 4

About Rio Rico, Arizona



# Property Description

Sales Price  
**\$5,300,000**  
\$154.43 PSF

Lease Rate  
**\$22 PSF NNN**

Rentable SF  
**19,307 SF**

This property has been very well maintained, and purpose built to the exacting standards of the General Services Administration (GSA) for a Federal Law Enforcement Agency.

Sales Price	\$5,300,000 (\$154.43 PSF)
Lease Rate	\$22 PSF NNN
Building Size	34,320 SF (Including secure parking structure)
Rentable Square Feet	19,307 RSF
Parcel No.	115-08-258 A
Parcel Size	4.67 Acres
Parking	15,013 ground floor level
Zoning	B-2 Santa Cruz County
Facilities	Emergency power system: Caterpillar Back-up Generator Security system: Exterior Cameras and electronic gate
RETAX 2022	\$74,448



## Property Highlights

- Brick Construction
- 100% Sprinklered
- 100% Air Conditioned
- Back-up Generator
- Elevator
- Parking Garage
- Fenced Yard
- Gated Parking
- Exterior Security Cameras

## Building Features

This 34,320 SF free-standing building sitting on 4.67 acres features 19,037 rentable square feet plus a 15,013 garage.

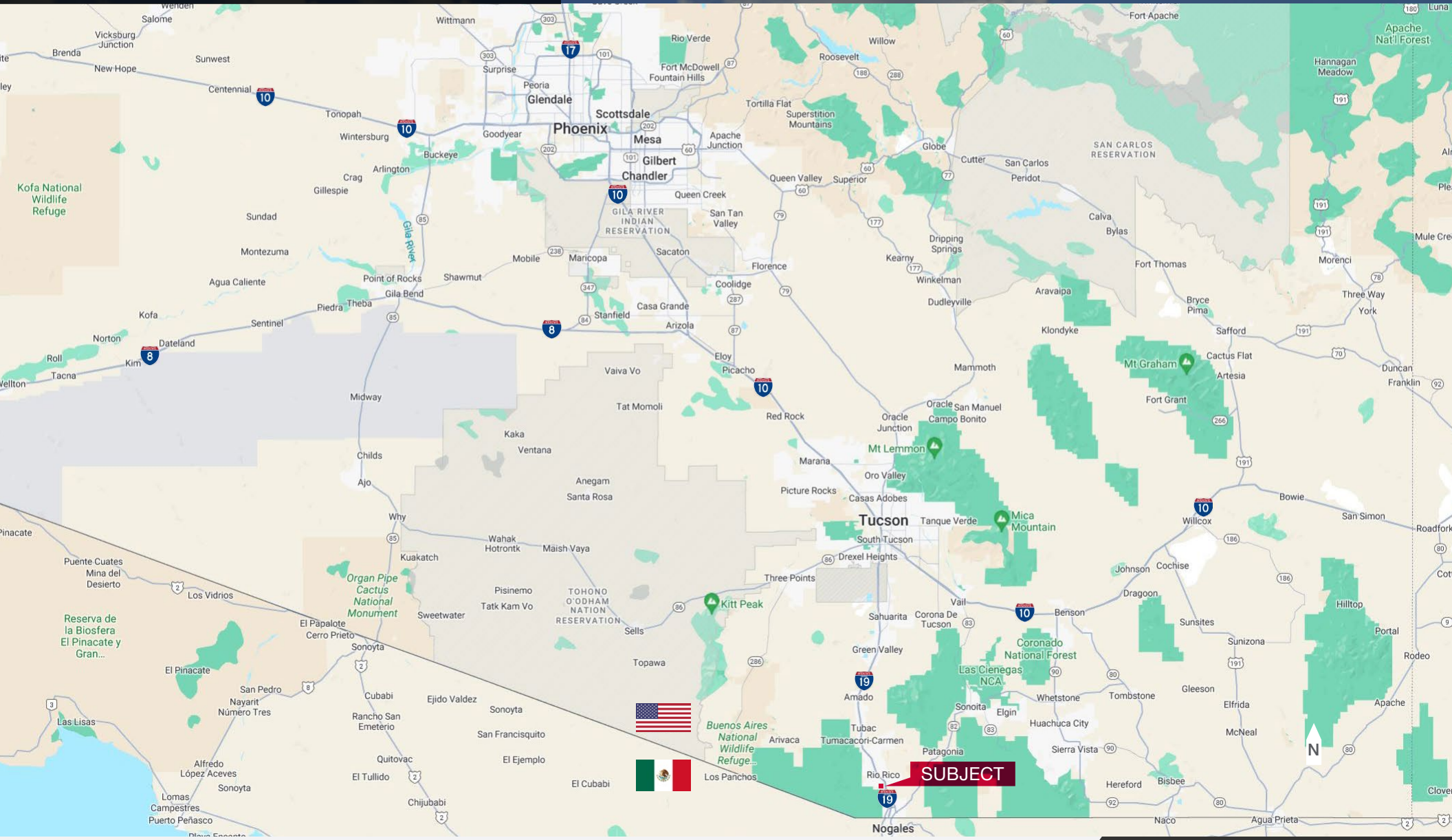
There is a fenced yard and an electronic gate to the exterior parking lot.

## Location Features

Rio Rico is about 7 miles north of the U.S./Mexico border and about 55 miles South of Tucson. The city of Nogales which is adjacent to Rio Rico funnels billions of dollars' worth of international trade into Arizona and the United States every year.

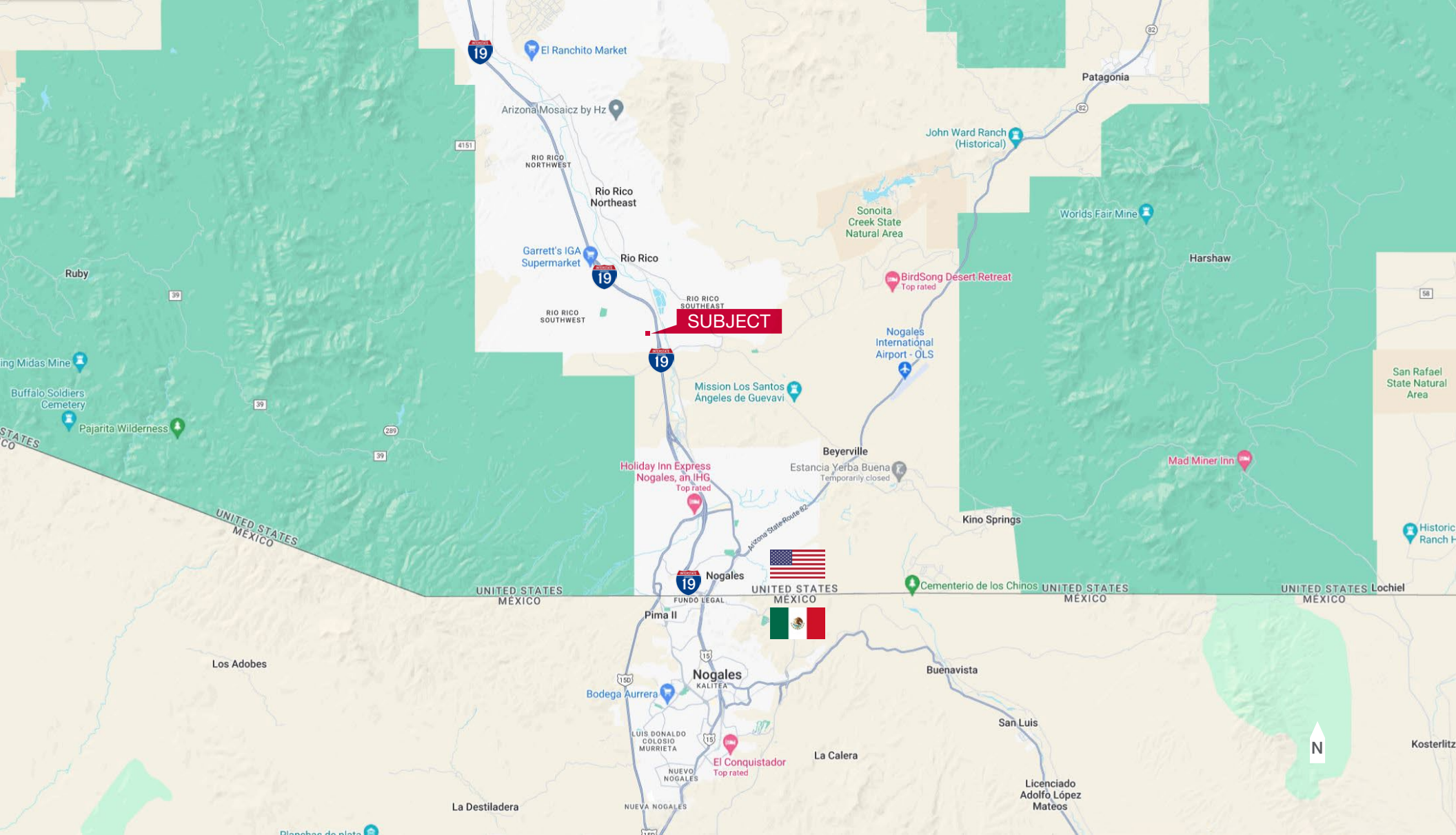


# Regional Map



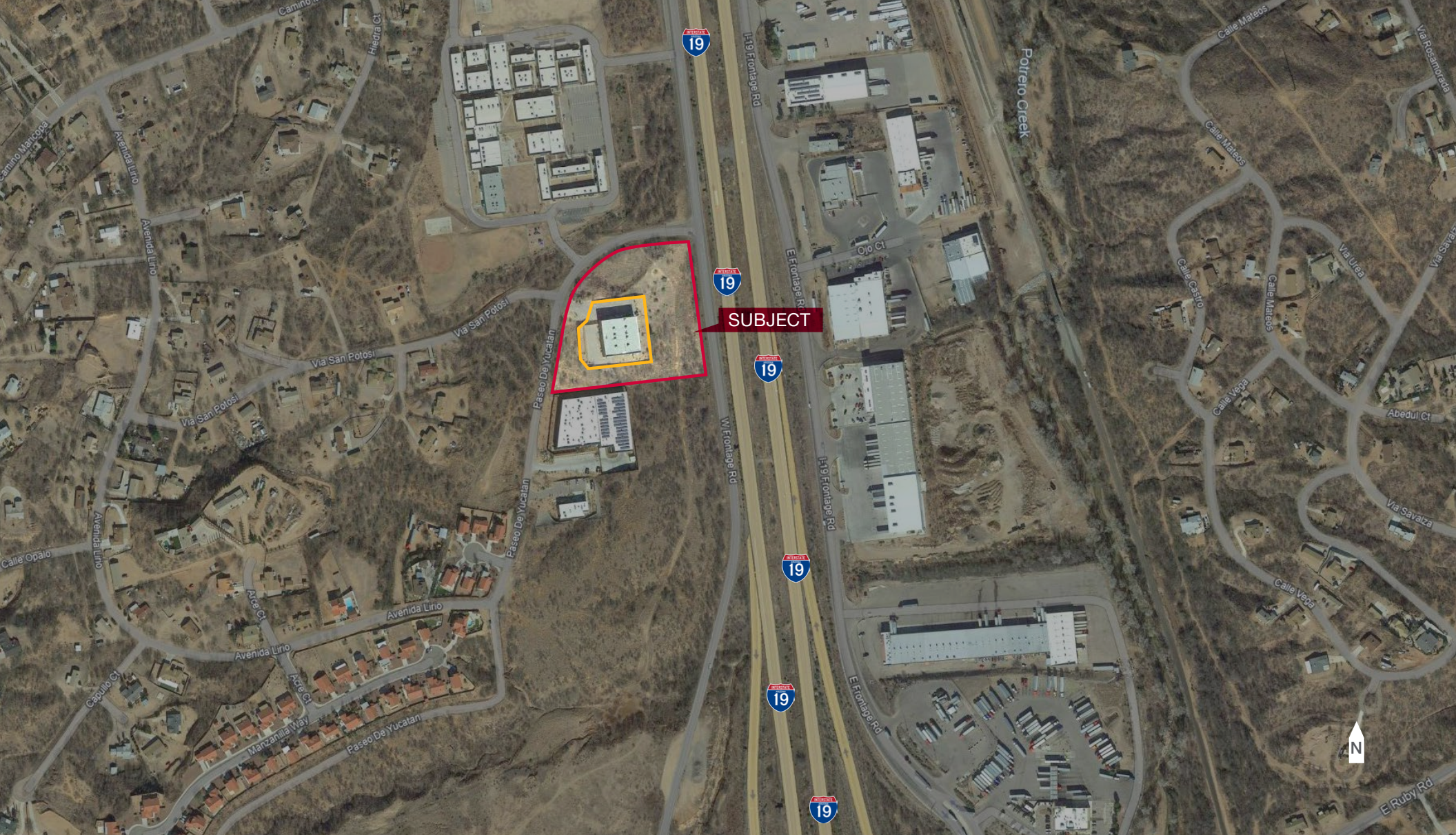


# Location Map





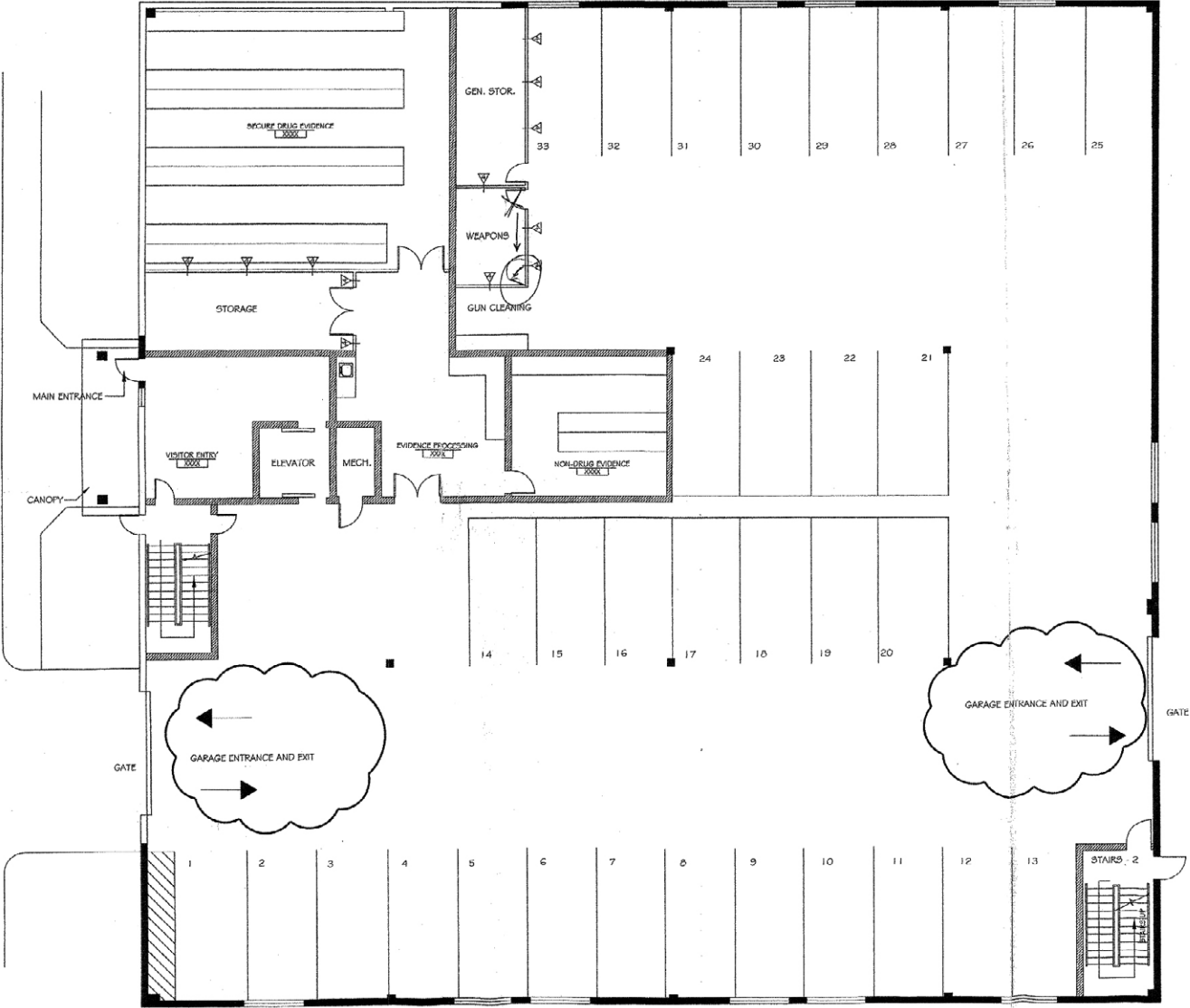
# Aerial Map





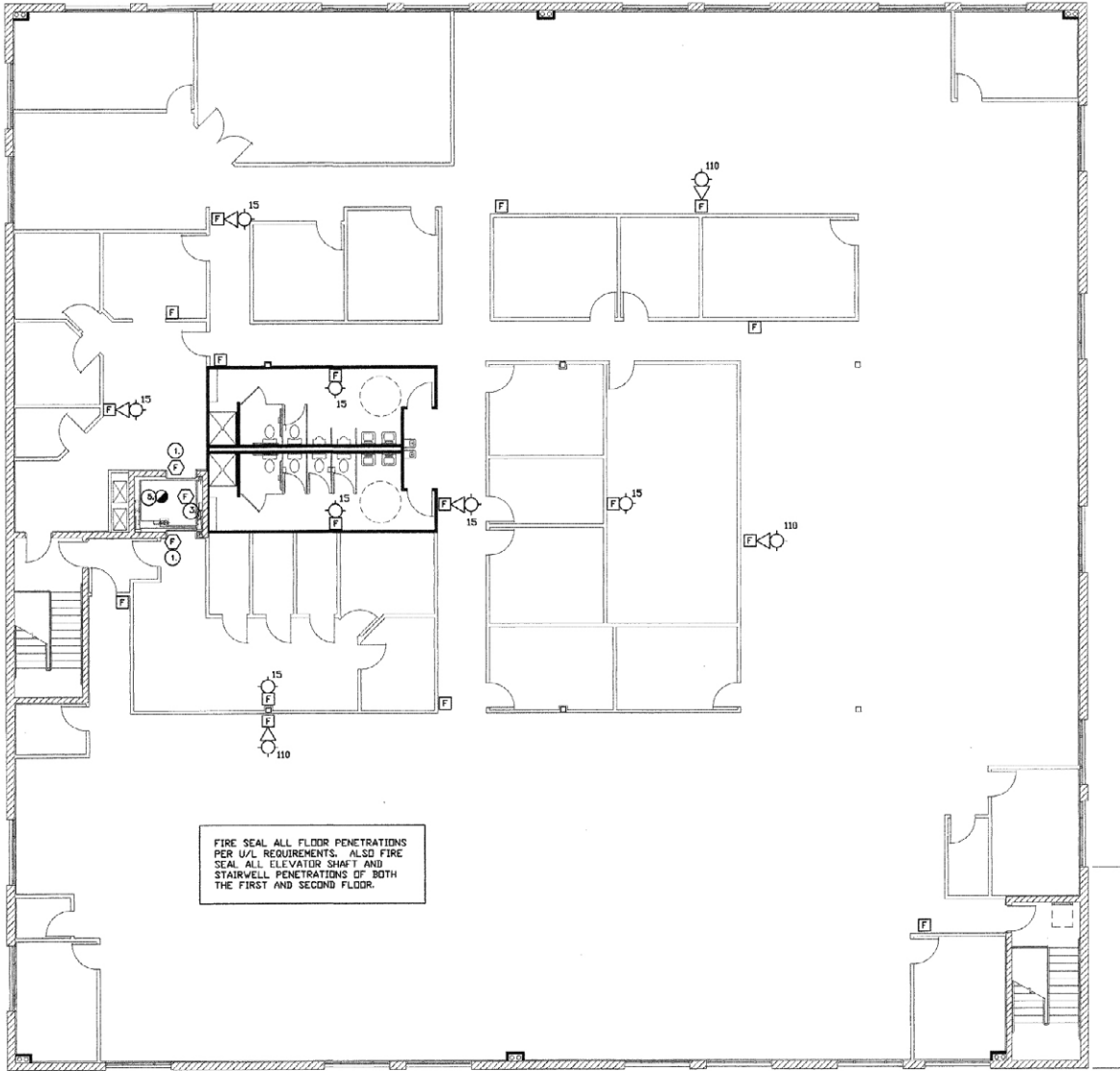


# Floor Plan – Level 1





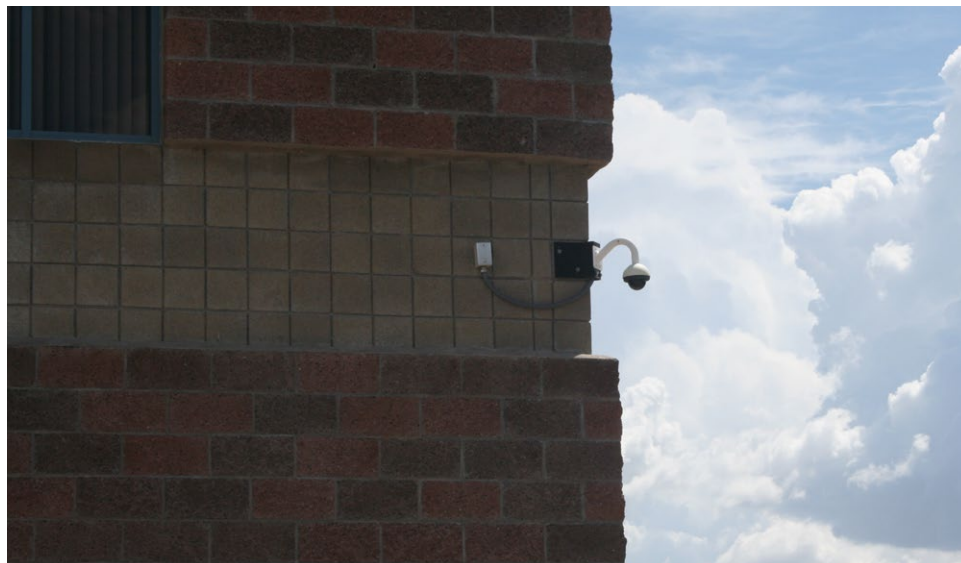
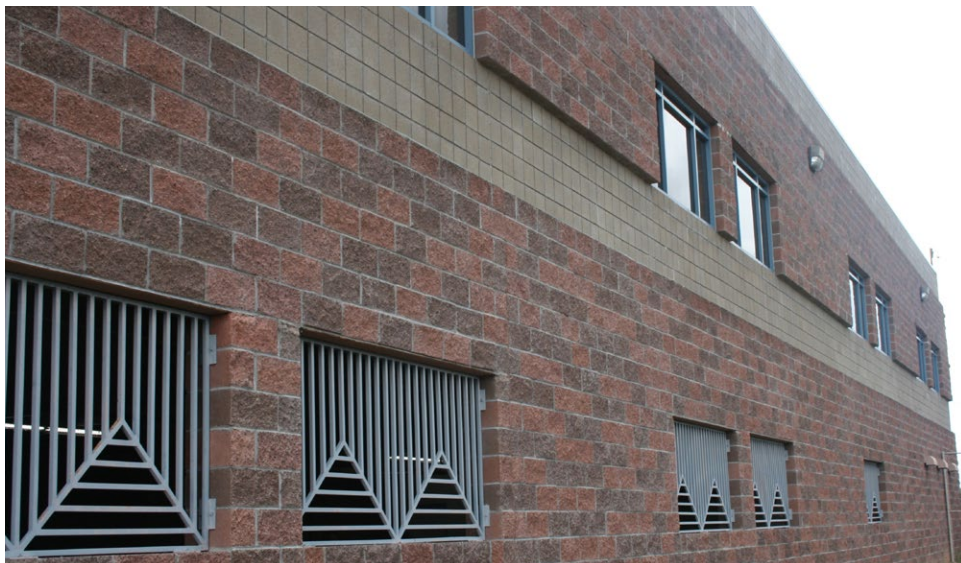
# Floor Plan – Level 2



























# The Opportunity

Sales Price  
**\$5,300,000**  
\$154.43 PSF

Lease Rate  
**\$22 PSF NNN**

Building Size	34,320 SF per Santa Cruz County
Rentable SF	19,307 SF
Parcel Number	115-08-258A
Parcel Size	4.67 Acres
Parking	15,013 SF Ground Floor Level
Zoning	B-2 Santa Cruz County
Back-up Electric	Caterpillar Generator
RETAX	2022 \$74,448



# The Region of Rio Rico/Nogales



## Rio Rico's Cross-Border Economic Nexus: Billions in Trade, Thriving Maquiladoras, and Skilled Workforce

**Cross-Border Economic Vitality:** Rio Rico's strategic location at the U.S.-Mexico border fosters a dynamic cross-border produce trade and maquiladora industry.

**Billion-Dollar Trade Hub:** Billions of dollars flow through Rio Rico annually, driven by the robust cross-border produce trade, solidifying the town's critical role in North American commerce.

**Maquiladoras: Engines of Production:** Rio Rico's maquiladora sector, characterized by innovative factories, anchors the region's economic landscape, spurring production and job creation.  
**Skilled Workforce Prowess:** Highly skilled workers in both the produce trade and maquiladoras contribute to the seamless cross-border exchange, ensuring quality and efficiency in every transaction.

**Innovation and Efficiency:** Rio Rico's workforce excels in adopting advanced technologies, enhancing productivity and competitiveness in the produce trade and maquiladora sector.

**Global Impact:** Rio Rico's produce trade and maquiladora industries have a profound international reach, supplying markets across North America and beyond, solidifying the town's position in global trade.

**Resilience Amid Market Dynamics:** Rio Rico's workforce displays remarkable adaptability, navigating shifts in market demands and regulations, ensuring continued success in cross-border trade and manufacturing.

**Sustainable Production Practices:** Both the produce trade and maquiladora industries in Rio Rico prioritize sustainability, integrating eco-friendly practices to reduce environmental impact and promote responsible commerce.

**Community Collaboration for Prosperity:** Strong partnerships between local government, businesses, and the workforce create an environment conducive to growth, innovation, and shared economic prosperity in Rio Rico's cross-border industries.



# The Region of Rio Rico/Nogales



Divine Flavor LLC, Nogales, Arizona rows and distributes more than 20 commercial varieties of table grapes, more than 90% of which are grown organically. (Photo courtesy of Divine Flavor LLC)



Rico Farms organic zucchini (Photo courtesy of Rico Farms)

## Cutting-Edge Agricultural Innovations in Rio Rico: Pioneering Sustainable Farming Practices

**Precision Farming Techniques:** Employing technology like GPS, drones, and sensors for precise planting, irrigation, and harvesting.

**Hydroponics and Vertical Farming:** Utilizing controlled environments and vertical structures for efficient, space-saving cultivation.

**Water Conservation Methods:** Implementing drip irrigation, rainwater harvesting, and other practices to optimize water usage.

**Organic and Sustainable Practices:** Embracing eco-friendly techniques like organic farming, crop rotation, and natural pest control.

**Crop Diversity:** Experimenting with a variety of crops to diversify production and adapt to changing market demands.

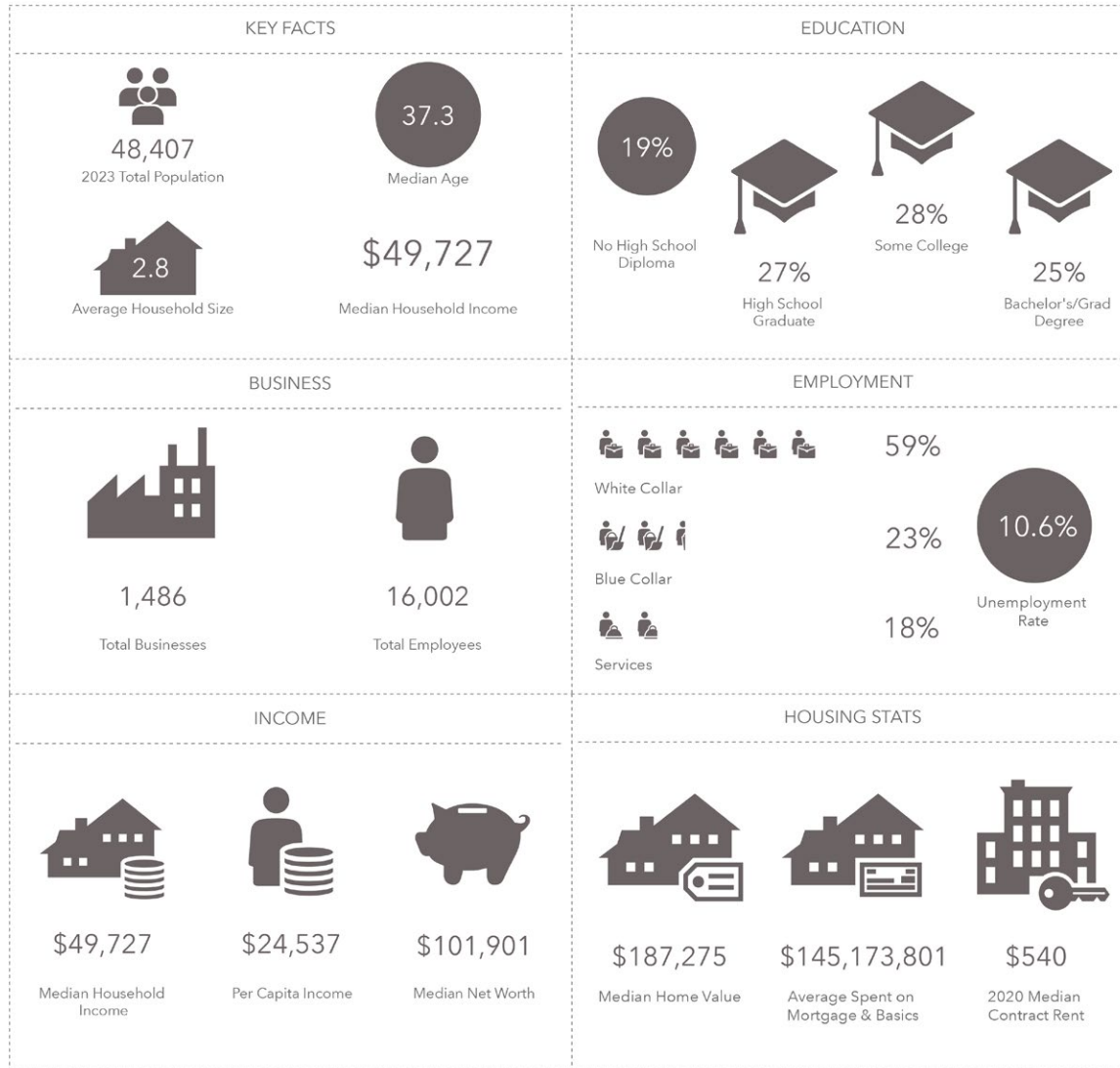
**Research and Development:** Collaborating with agricultural institutions and leveraging research for innovative farming methods.



Nogales, Mexico has about 225,000 residents, many of whom came from other parts of Mexico to work in one of the many cross-border manufacturing operations known as maquiladoras. (Photo by Cyrus Gomez, Columbus, OH)



# Demographics Santa Cruz County



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2021, 2025.

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# 141 Paseo De Yucatan, Rico Rio, AZ 85645

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## Offering Memorandum

For Investment Information Contact:

**Gordon Wagner**

Vice President

[gordon.wagner@naihorizon.com](mailto:gordon.wagner@naihorizon.com)

520 398 5130

**Ben Craney**

Managing Director

[ben.craney@naihorizon.com](mailto:ben.craney@naihorizon.com)

520 398 4885

**NAI Horizon**

2900 N Swan Rd, Suite 200

Tucson, AZ 85712

520 326 2200

[naihorizon.com](http://naihorizon.com)

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 141 Paseo De Yucatan, Rico Rio, AZ 85645

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and NAI Horizon. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor NAI Horizon, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or NAI Horizon. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or NAI Horizon.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to NAI Horizon.

T23-04-024