

6630 S Memorial Place
Tucson, Arizona 85756



FOR LEASE



Port of Tucson

**THE LOCATION FOR RAIL-SERVED
PROPERTIES IN THE SOUTHWEST**

CBRE

PROPERTY OVERVIEW



The Port of Tucson is a full-service inland port offering unrivaled logistics and warehousing opportunities. With ± 770 acres of available land, ground-up-ready infrastructure, 1.8M+ SF of improved space, refrigerated storage and distribution, intermodal capabilities, full-service chassis yard, rail-served and rail-dock-served buildings, in-port transloading and locomotive services, ± 10 miles of loop track, and high-speed transfer switch, the Port of Tucson is capable of serving every transport and warehousing need.

There are no other locations in the Southwest region of the United States that can compete with our comprehensive service capabilities and best practices. We have customs clearing capabilities, foreign trade zone status, and inbound certification providing beneficial tariff classification exemption. Our strategic location puts us less than one hour from Mexico, minutes from air service via the Tucson International Airport, and adjacent to the Interstate 10 trucking route.



± 770 acre business park zoned for heavy and light industrial.



± 10 miles of private track infrastructure with ± 2 miles of frontage on Union Pacific's 'Sunset Route' main line.



Transportation hub for rail and truck traffic with access to Interstate 10, \pm one mile away.



Strategically located ± 70 miles from Mexico through Nogales.

PROPERTY HIGHLIGHTS

BUILDING SPECS

Available: ±47,500 RSF

Clear Height: ±26'-30'

Construction: Metal

Sprinkler: Ordinary Hazard

Electrical: 2000 Amp/480 Volt, 3-Phase

Cooling: Evaporative and HVAC

Loading: Docks 2; Grade Level 1 (10' x 12")

Slab: 6" Reinforced Concrete

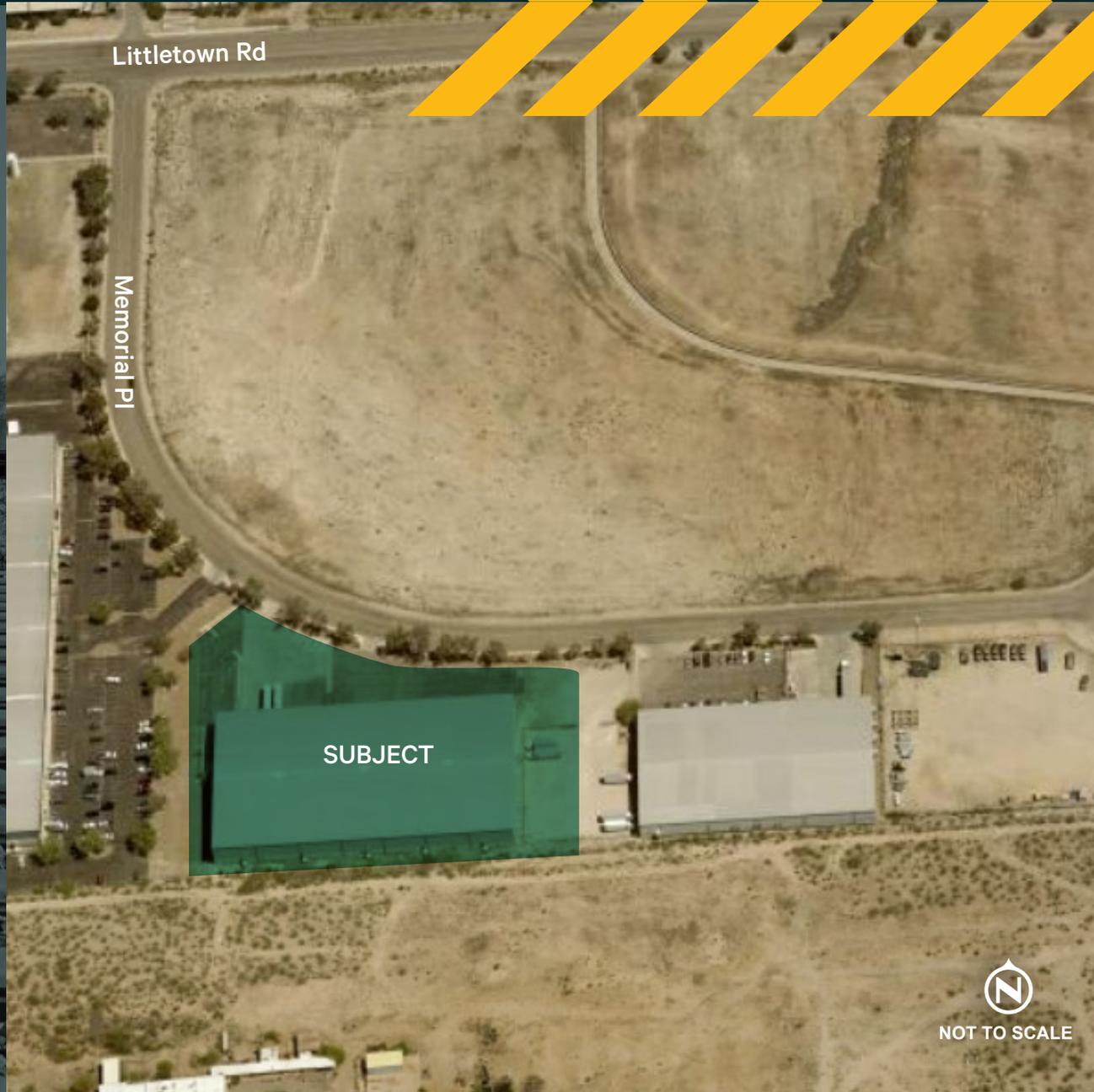
Year Built: 2000

Parcel: ±3.35 Acres | APN: 141-08-5310

Intermodal capabilities

Free Trade Zone

INQUIRE FOR PRICING

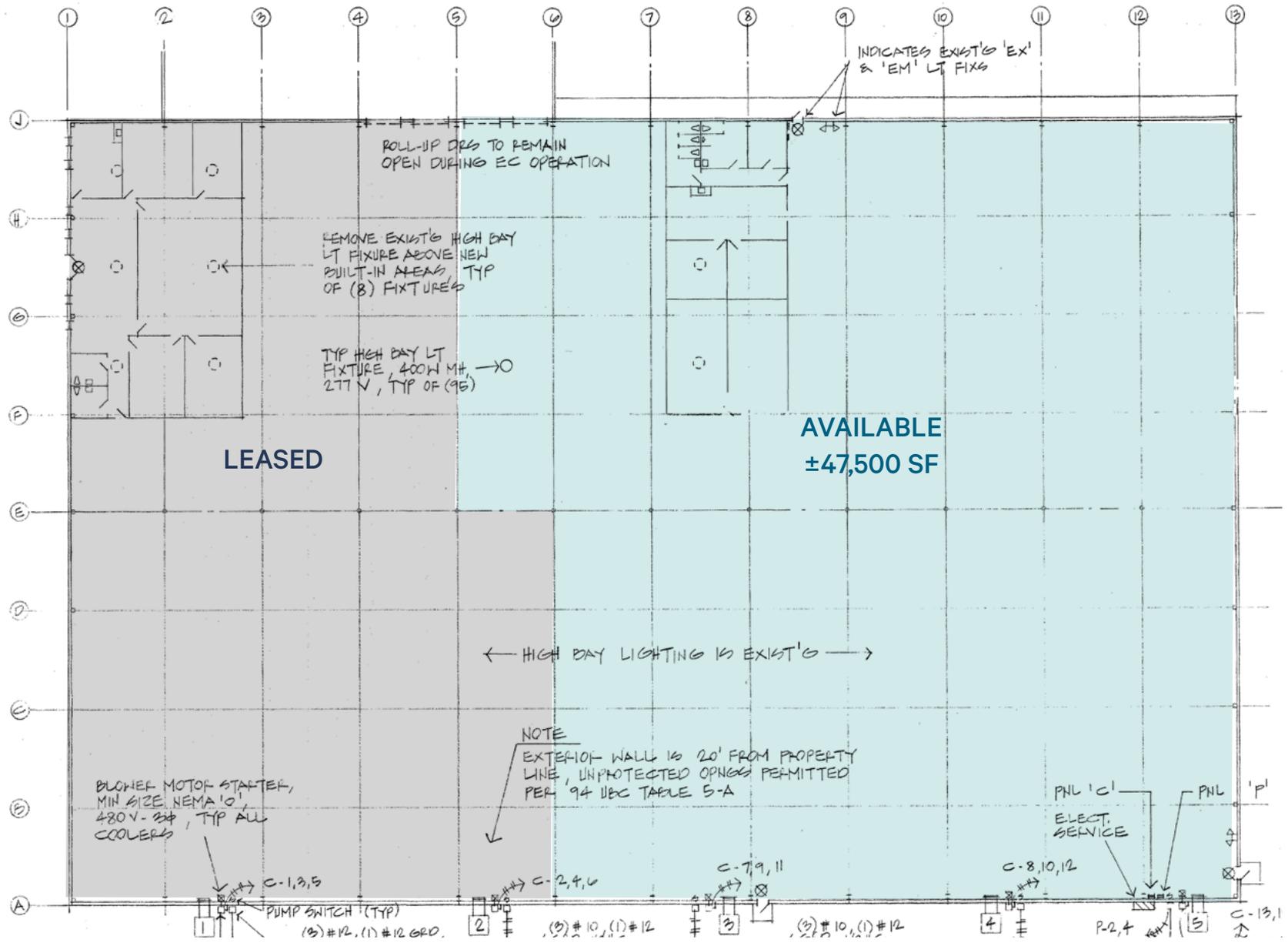


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PHOTOS



FLOOR PLAN



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Schnipke Engraving

PHILIPS
AVENT
Kimberly-Clark

6630 S
MEMORIAL PL

Tucson Frozen Storage

MTD
For A Growing World

FACTOR 48

Keefe
Group

MICROMEX
DELIVERING MORE THAN WHAT WE PROMISE
Biagi
Bros.

kloeckner metals

Biagi
Bros.

Comex

amazon
Fulfillment
Center



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HIGHWAY & RAIL TRAVEL TIMES

HIGHWAY TRAVEL TIMES FROM TUCSON

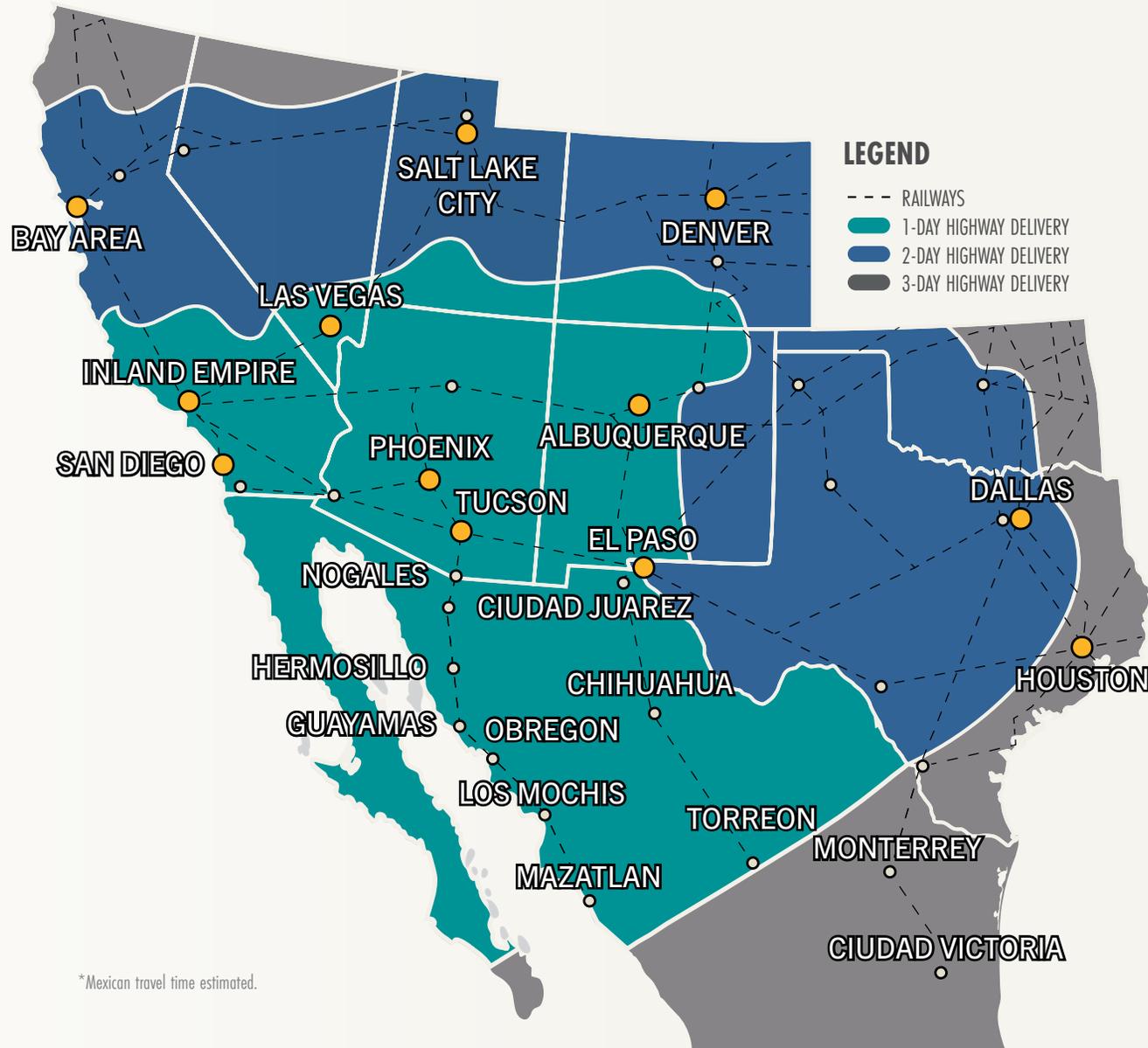
City	Miles	Hours
Phoenix	113	1.72
El Paso	318	4.63
San Diego	407	5.92
Las Vegas	410	6.28
Inland Empire	446	6.58
Albuquerque	449	6.62
Salt Lake City	772	11.82
Bay Area	866	13.23
Dallas	952	13.82
Houston	1,064	15.23
Nogales	60	1
Hermosillo	180	3
Guayamas	260	5
Ciudad Obregon	330	6.5
Los Mochis	480	9
Mazatlan	730	12.5

Source: CBRE Research, 2018.

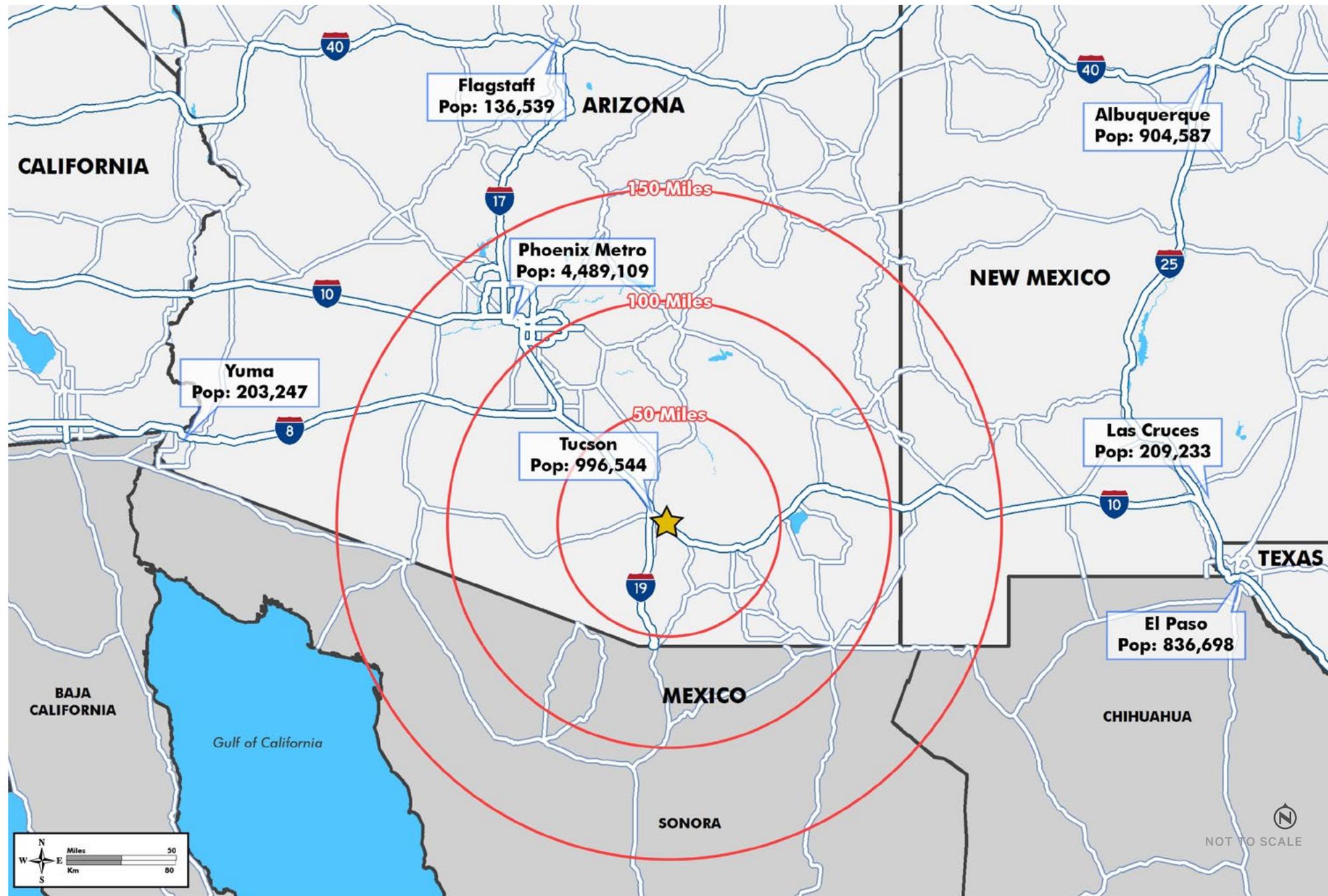
HIGHWAY TRAVEL TIMES FROM CIUDAD JUAREZ

City	Miles	Hours
Chihuahua	225	4
El Torreon	520	8.5

Source: CBRE Research, 2018.



STRATEGIC LOGISTICS HUB



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CBRE

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