



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 up to 4,000 commercial trucks per day.

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

Building 2
10070 W Clark Farms Blvd
 $\pm 435,023$ SF (divisible)
COMPLETED

Building 3
 $\pm 37,500$ SF
PERMITTED

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

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

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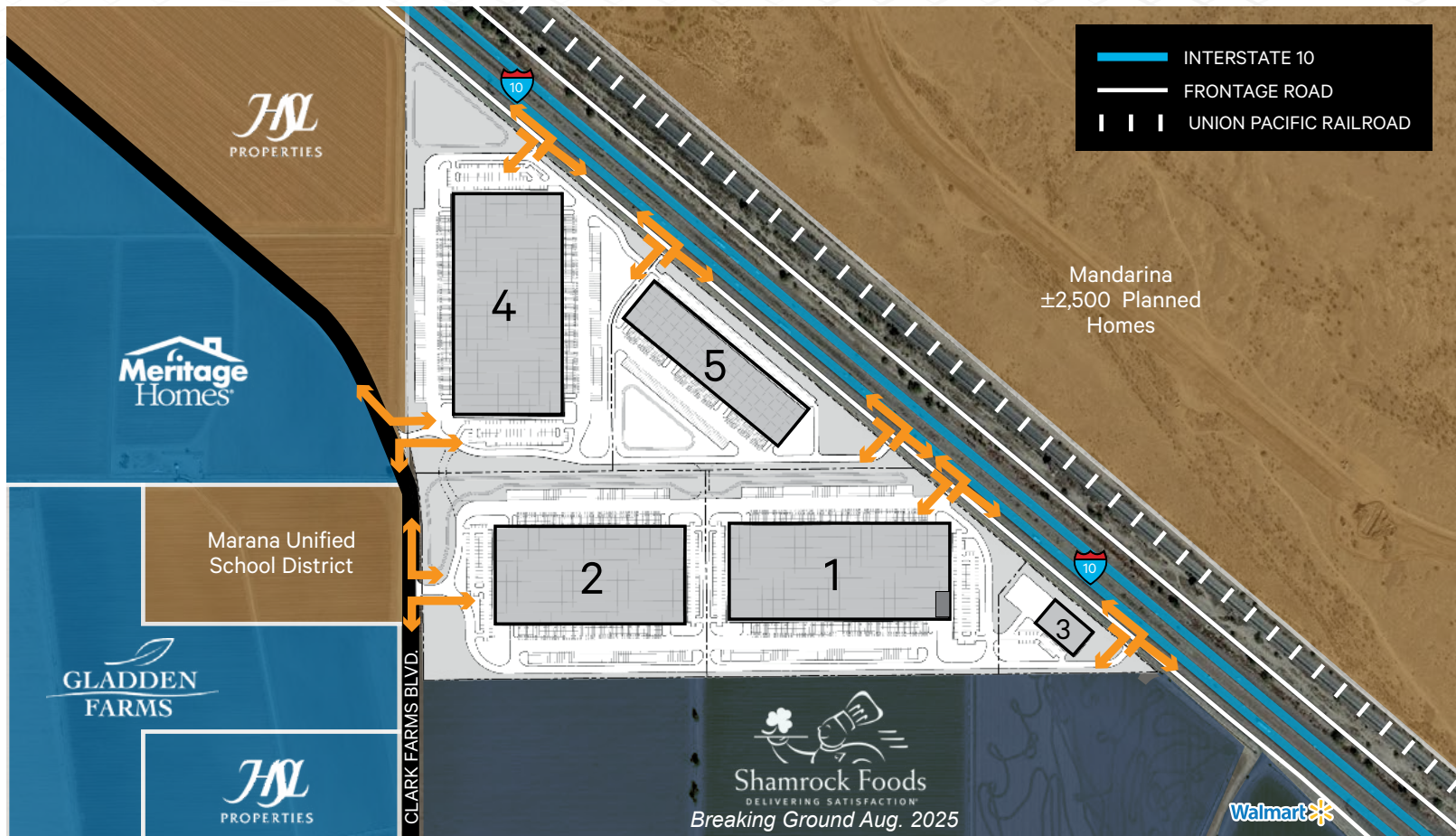
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BLDG.	BLDG. SF	DIMENSIONS	PARKING SPACES	DOCK DOORS	TRAILER SPACES	DRIVE-IN DOORS	COLUMN SPACING	CLEAR HEIGHT	SITE AREA
1*	±511,412	470' x 1,080'	259	106 (56 installed)	150	4	54' x 50' 54' x 60' speed bay	36'	±1,370,833 SF (±31.49 AC)
2*	±435,023	470' 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)

*Can be combined for up to approx. 1M SF. Bldg 1 has ±2,500 SF of Office.

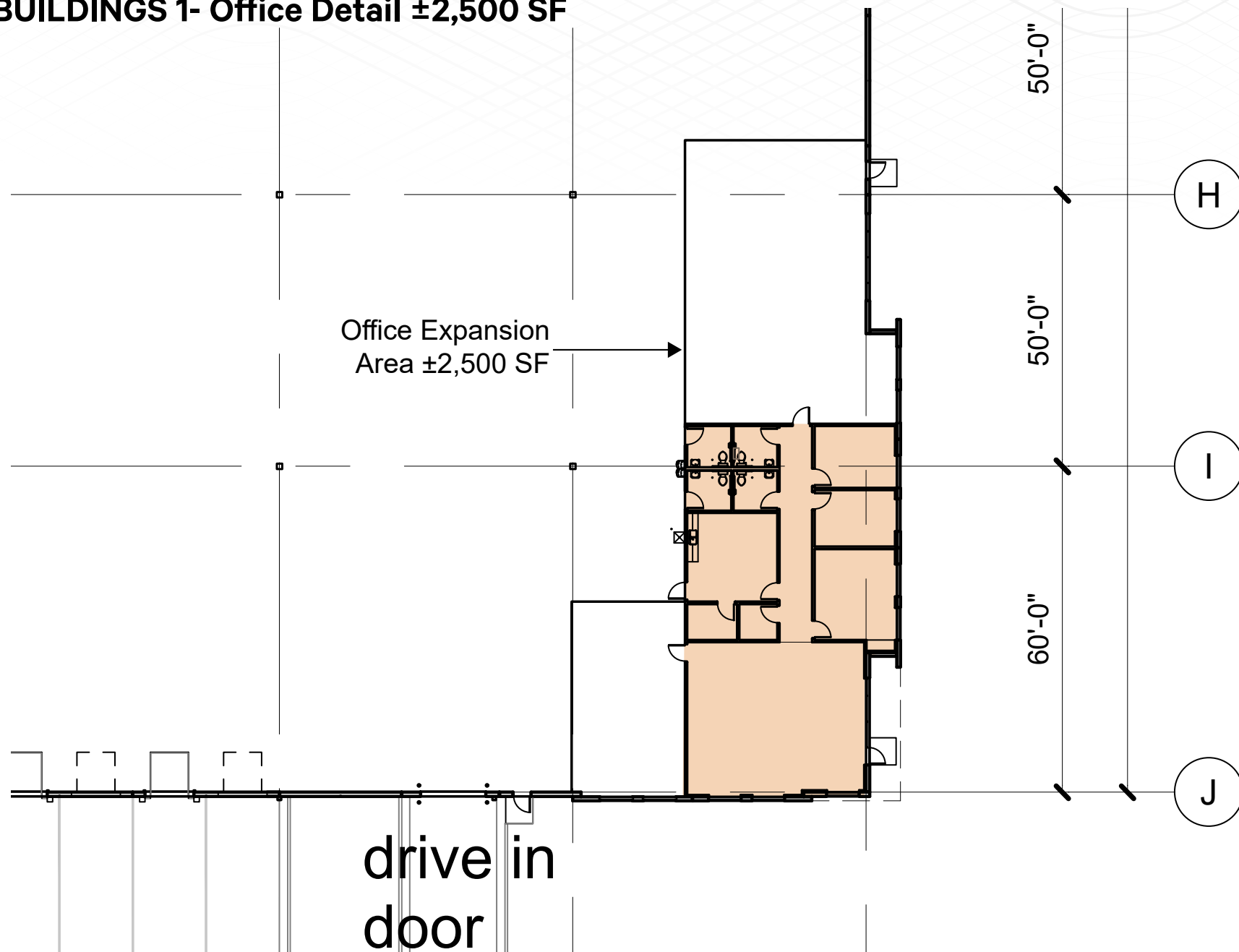
** Permit ready but not Built

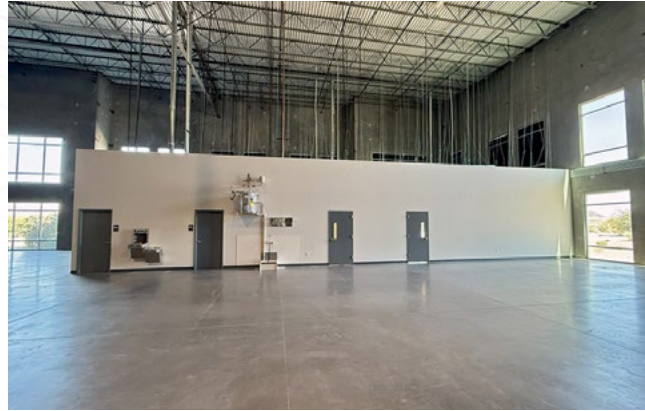
ALL MEASUREMENTS ARE APPROXIMATE





BUILDINGS 1- Office Detail $\pm 2,500$ SF

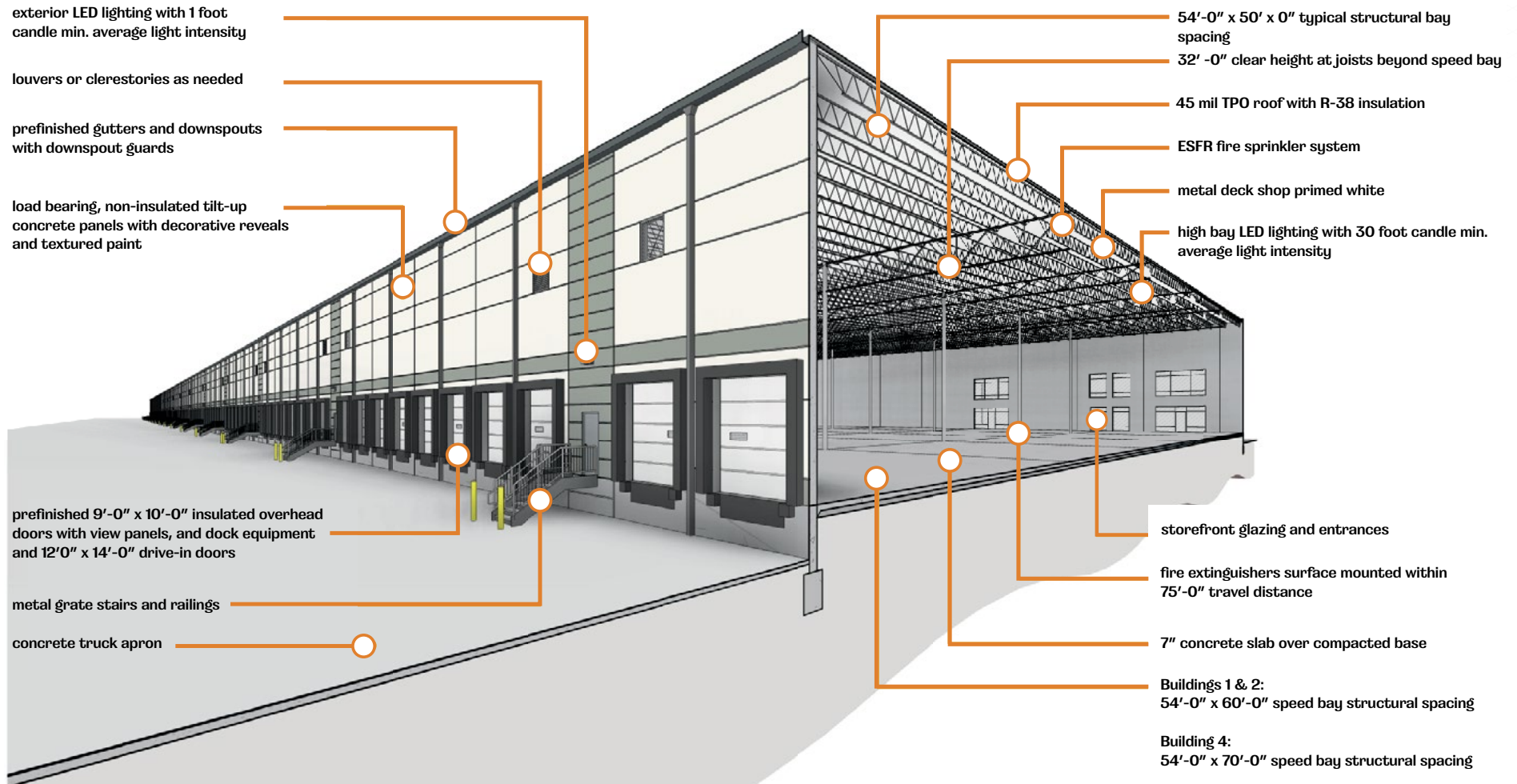




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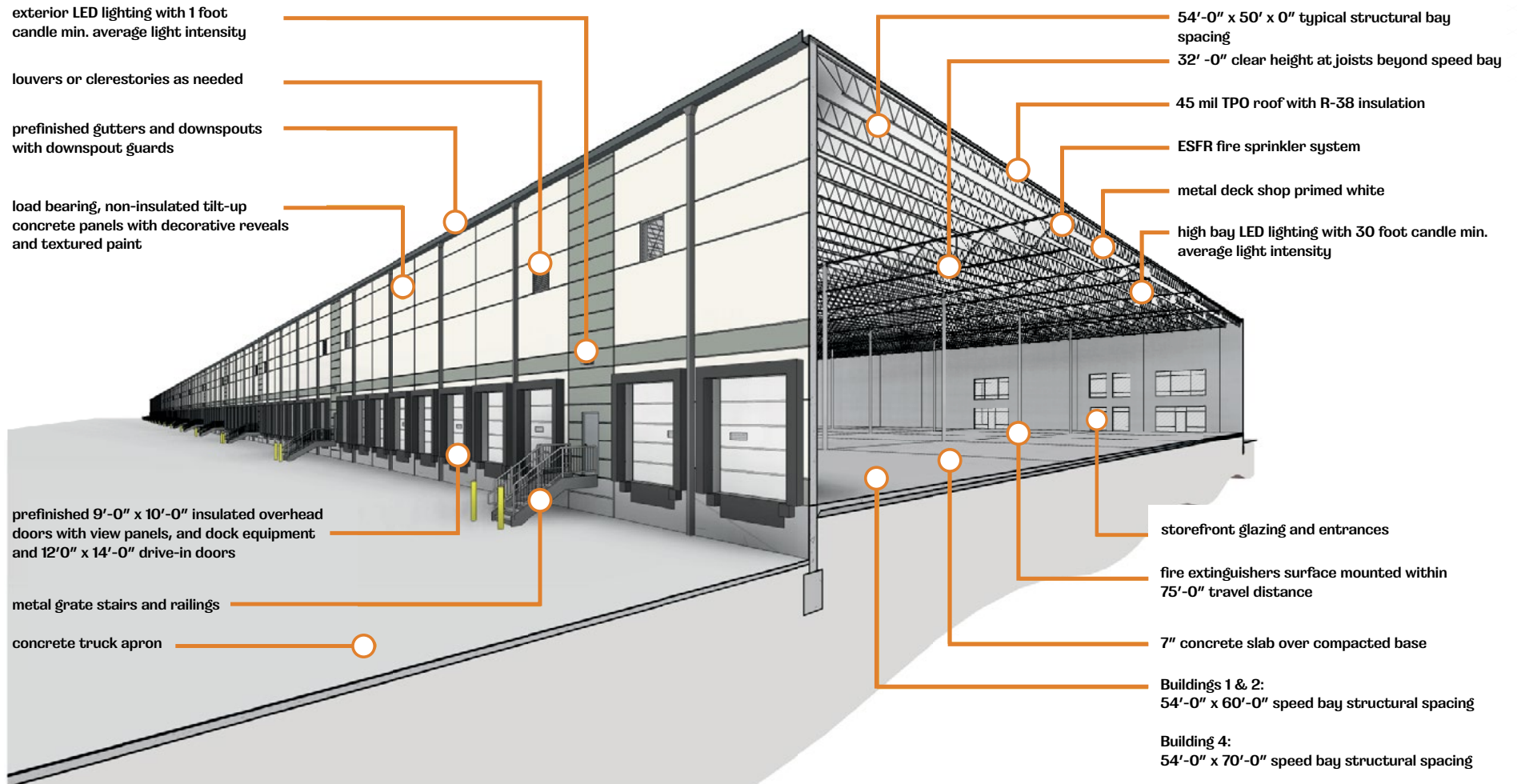
BUILDINGS 1, 2 & 4



ALL MEASUREMENTS ARE APPROXIMATE



BUILDING 5



ALL MEASUREMENTS ARE APPROXIMATE



	BUILDING 1 - COMPLETED	BUILDING 2 - COMPLETED
Building SF	±511,412 SF	±435,023 SF
Total Site Area	±31.49 AC	±31.79 AC
Auto Parking	259 spaces	243 spaces
Trailer Parking	150 spaces	133 spaces
Clear Height	36'	36'
Column Spacing	54' x 50' 54' x 60' speed bay	54' x 50' 54' x 60' speed bay
Exterior Walls	Reinforced tilt-up concrete wall panels with textured painted finish	Reinforced tilt-up concrete wall panels with textured painted finish
Structural Steel	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
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
Dock Doors	52 Built / 54 Future / 106 Total	44 Built / 44 Future / 88 Total
Drive-in Doors	4	4
Roofing	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
Fire Protection	ESFR	ESFR
Electrical Service	3000 amps 480/277V	3000 amps 480/277V
Lighting	LED, 30 F.C.	LED, 30 F.C.
Office	±2,500 SF (Additional expansion area of ±2,500 SF)	Build-to-Suit

ALL MEASUREMENTS ARE APPROXIMATE



	BUILDING 3 - PERMITTED	BUILDING 4 - PERMITTED	BUILDING 5 - PERMITTED
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





**SOUTHERN ARIZONA
LOGISTICS CENTER**



TOTAL PERMITS ISSUED

82
8%

MAY 2021

458
50%

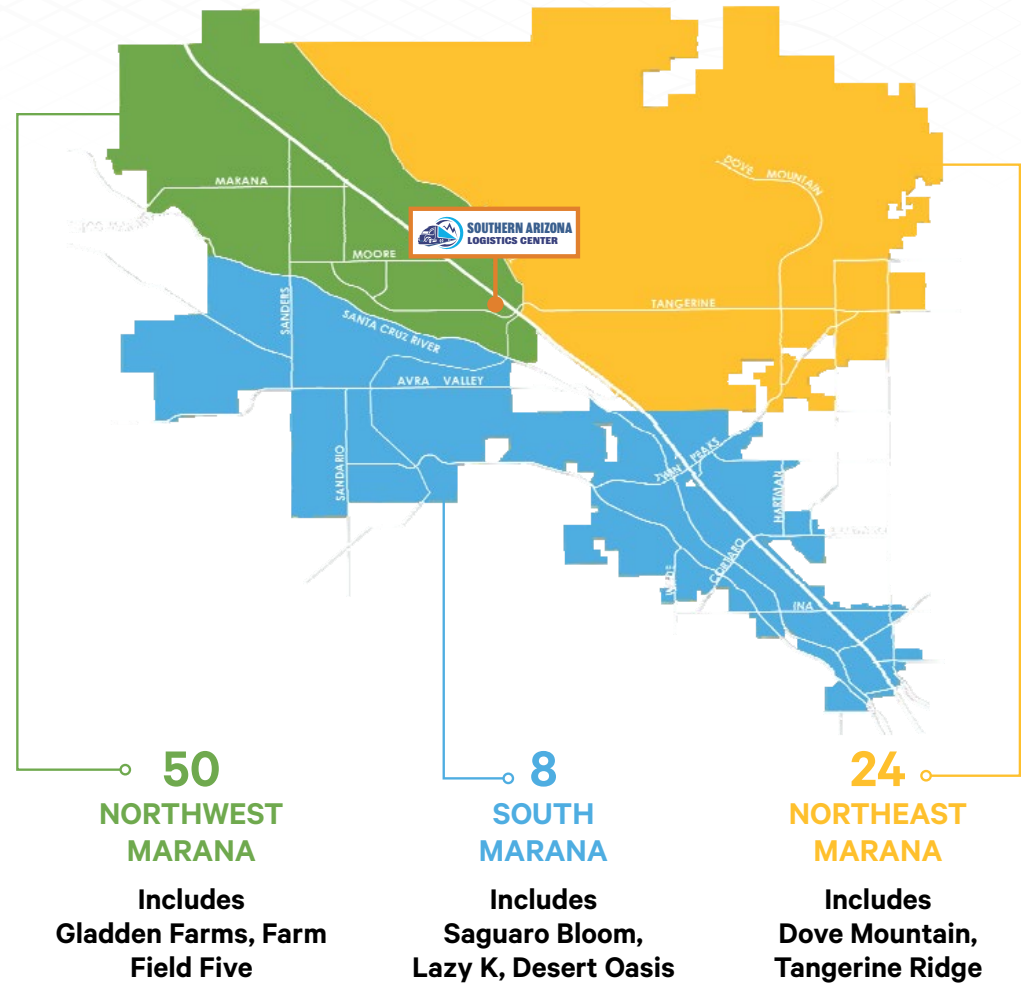
**CALENDAR
YEAR TO DATE**

924
100%

**FISCAL
YEAR TO DATE**

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

MARANA BUILT ENVIRONMENT SINGLE FAMILY RESIDENTIAL PERMITS BY REGION





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



SOUTHERN ARIZONA LOGISTICS CENTER

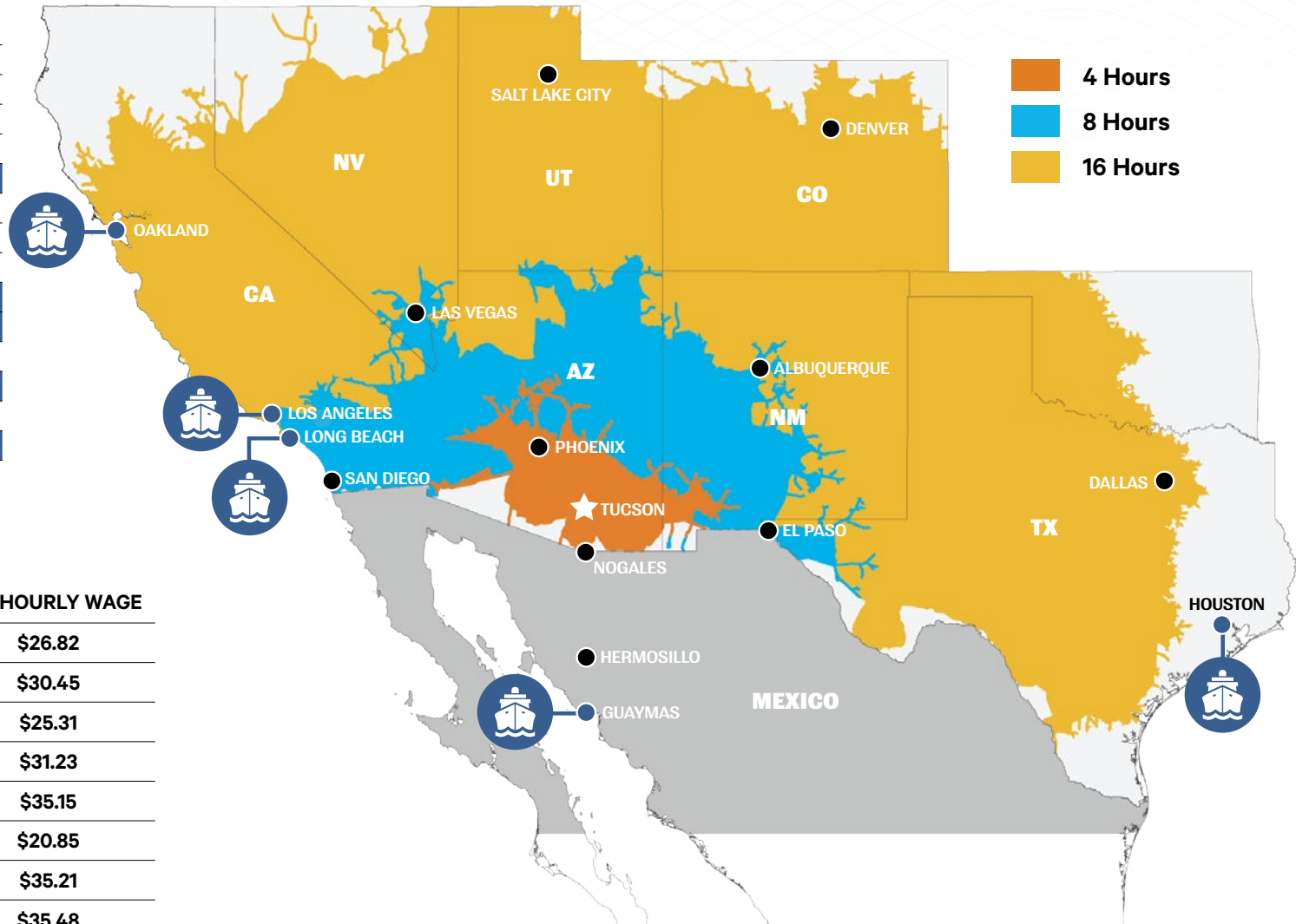
HIGHWAY DRIVE TIMES FROM TUCSON

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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CBRE

FLINT
DEVELOPMENT

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