



Corona Commerce Center



Industrial For Lease

CORONA COMMERCE CENTER

2717 E CORONA RD | TUCSON, AZ

±146,963 SF Building, Divisible to ±12,416 SF



CBRE





PROPERTY OVERVIEW

Schnitzer Properties presents a new ±146,963 square foot single or multi-tenant industrial building strategically located adjacent to Tucson International Airport and located within the largest and most active sub-market within Tucson metro area. This site is approximately an hour from the Mariposa Port of Entry. The Mariposa Port of Entry 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. Located approximately 7 miles from the Port of Tucson a full service inland port with rail yard and intermodal and transload facility. This port services multiple steam ship lines.

READY FOR OCCUPANCY NOVEMBER 2025

PROPERTY HIGHLIGHTS

**New high cube
warehouse building**

**Permitted, and ready
for construction**

**Zoning I-1, City of
Tucson**

**Adjacent to Tucson
International Airport**

**Close proximity to
I-10 and I-19**

**Less than 1 hour
from Mexico border
through I-19**

**Approximately 2
hours to Phoenix
through I-10**

**Highly desirable
location for distribution
and manufacturing**

BUILDING SPECIFICATIONS

Building Size

±146,963 SF

Total Site Area

±8.97 Acres

Auto Parking

190 stalls, 1.3/1,000 SF

Clear Height

±32 Feet

Column Space

Depth: 60' speed bay,
45' typical

Width: 52' typical

Construction

Tilt Up

Dock Doors

35

Drive-In Doors

6

Roofing

R-38 Roof Insulation

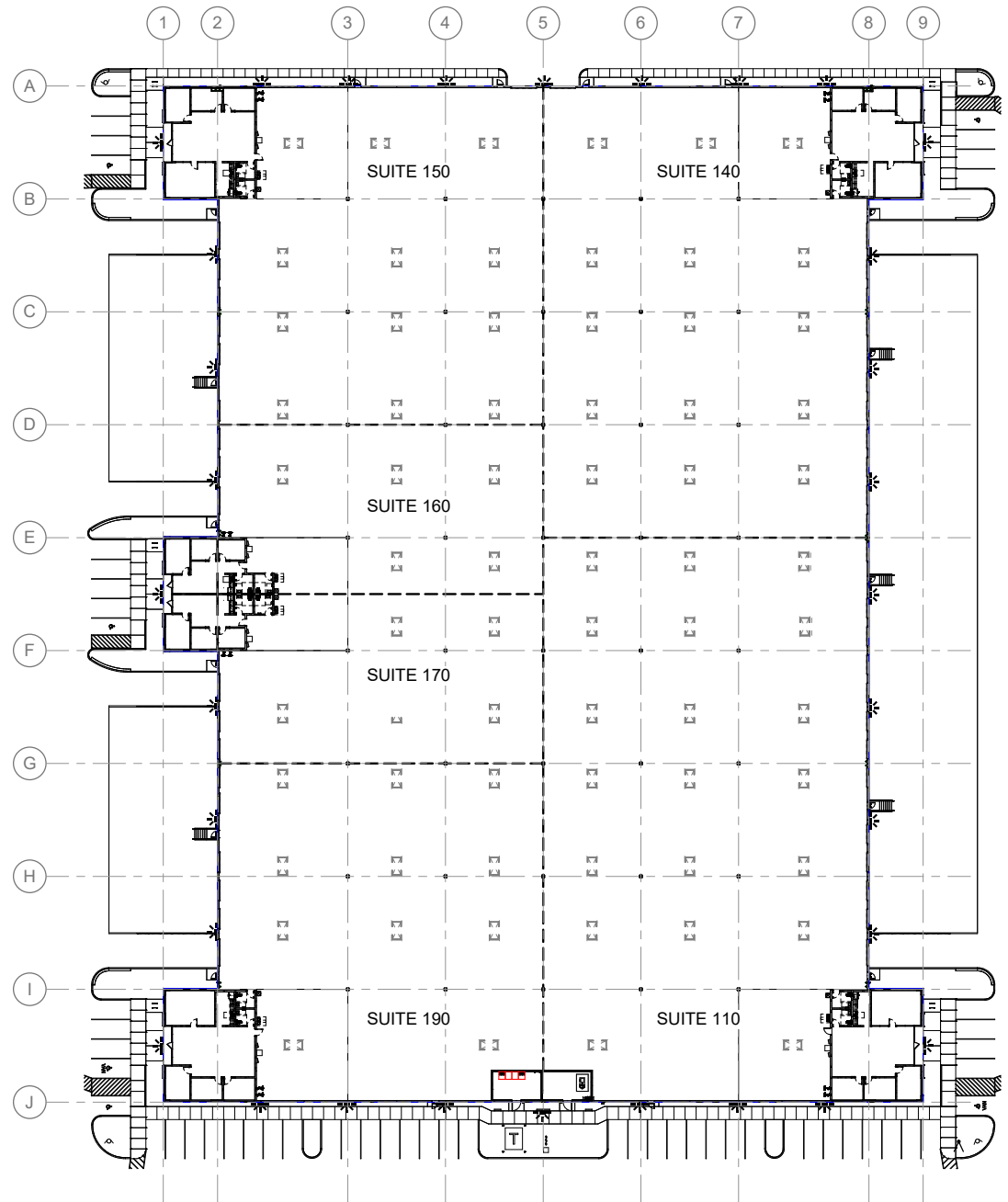
Fire Suppression

ESFR Fire Sprinklers

Power

3,000 Amps

277/480V, 3-Phase



1 OVERALL FLOOR PLAN
A1.10A 1" = 30'-0"

Not to Scale



BUILDING FLOOR PLAN



OPTION A

- Entire building ±146,963 SF
- 35 dock level loading doors
- 6 drive-in loading door



SUITE 110

- ±40,170 SF Total
- ±2,204 SF Office, ±307,966 SF Warehouse
- 12 dock level loading | 1 drive-in level loading door



SUITE 140

- ±32,659 SF Total
- ±2,204 SF Office, ±30,455 SF Warehouse
- 9 dock level loading | 1 drive-in level loading door



SUITE 150

- ±24,822 SF Total
- ±2,209 SF Office, ±22,613 SF Warehouse
- 5 dock level loading | 1 drive-in level loading door



SUITE 160

- ±12,416 SF Total
- ±1,110 SF Office, ±11,306 SF Warehouse
- 2 dock level loading | 1 drive-in level loading door



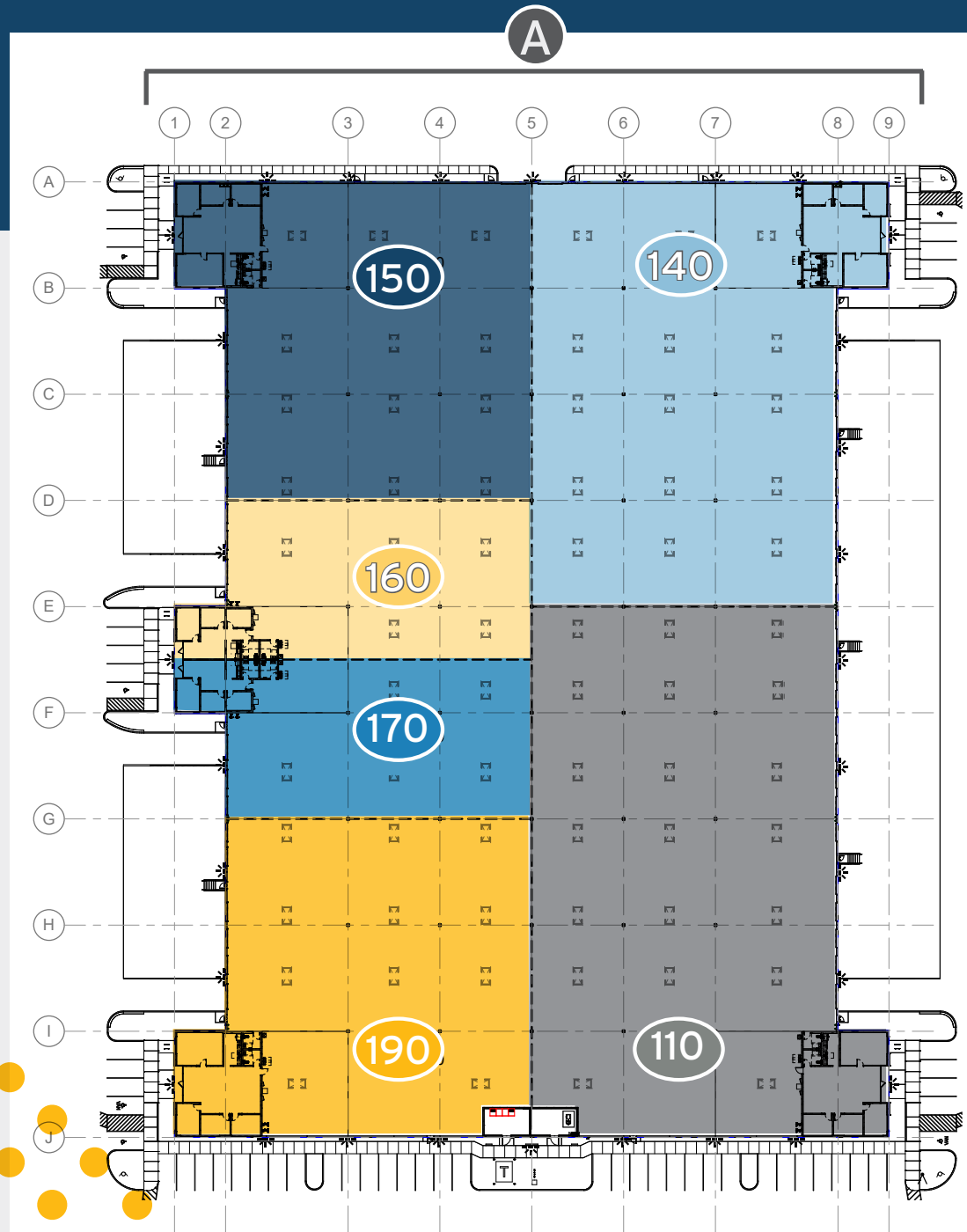
SUITE 170

- ±12,416 SF Total
- ±1,110 SF Office, ±11,306 SF Warehouse
- 2 dock level loading | 1 drive-in level loading door



SUITE 190

- ±24,480 SF Total
- ±2,210 SF Office, ±22,270 SF Warehouse
- 5 dock level loading | 1 drive-in level loading door



1 OVERALL FLOOR PLAN
A1.10A 1" = 30'-0"

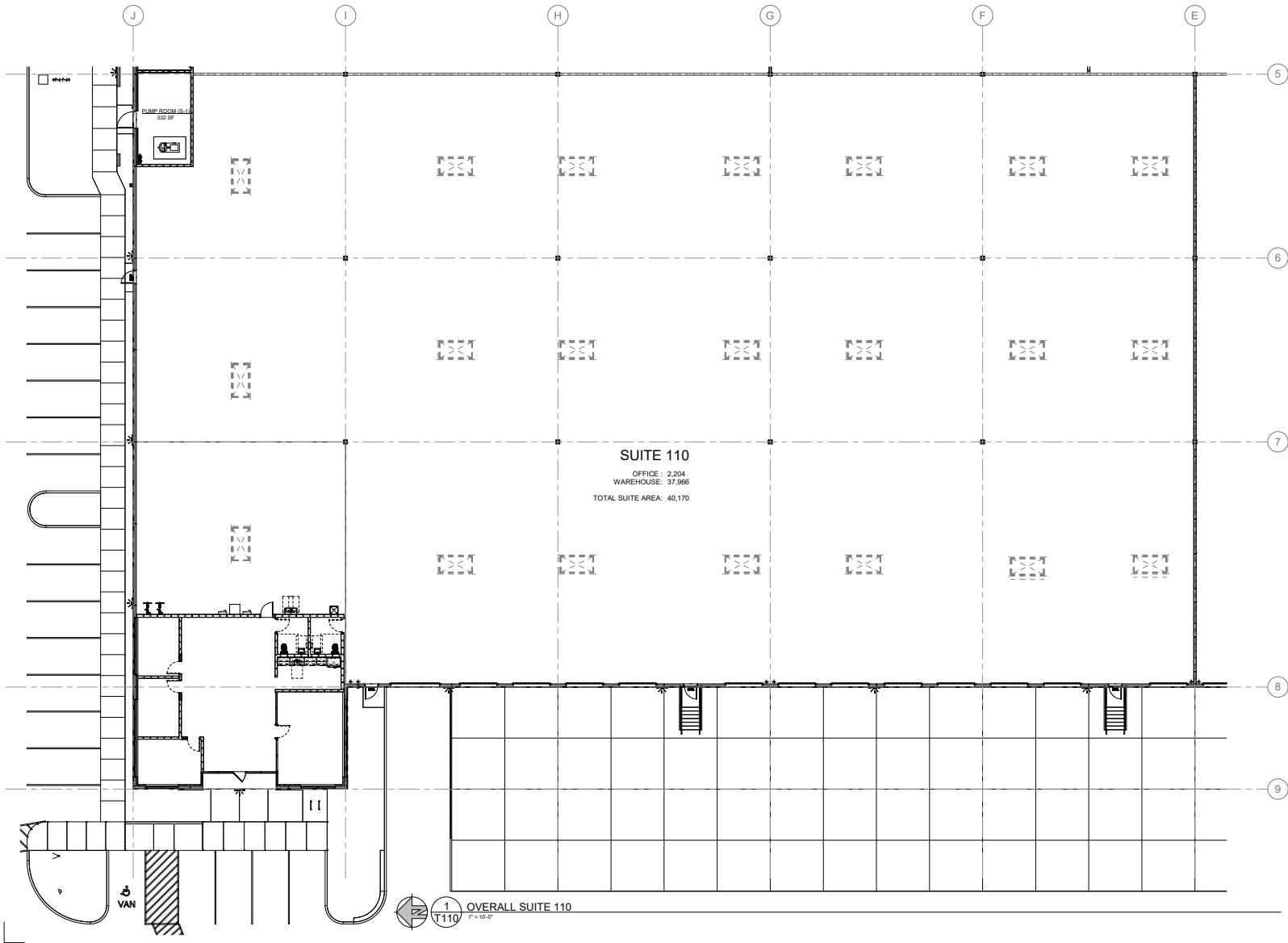
Not to Scale

FLOOR PLAN



SUITE 110

- ±40,170 SF Total
- ±2,204 SF Office, ±37,966 SF Warehouse
- 12 dock level loading | 1 drive-in level loading door

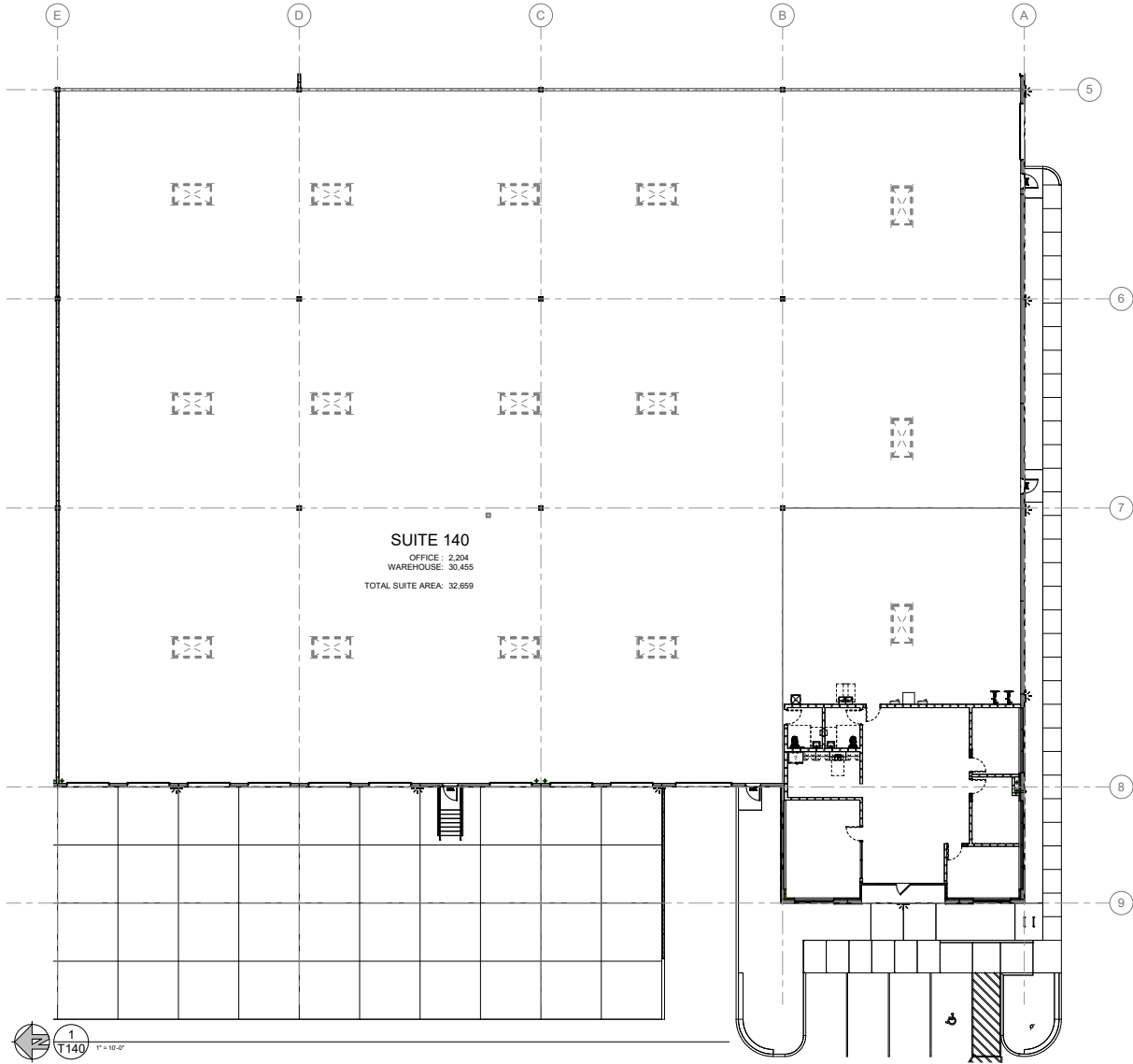


FLOOR PLAN



SUITE 140

- ±32,659 SF Total
- ±2,204 SF Office, ±30,455 SF Warehouse
- 9 dock level loading | 1 drive-in level loading door

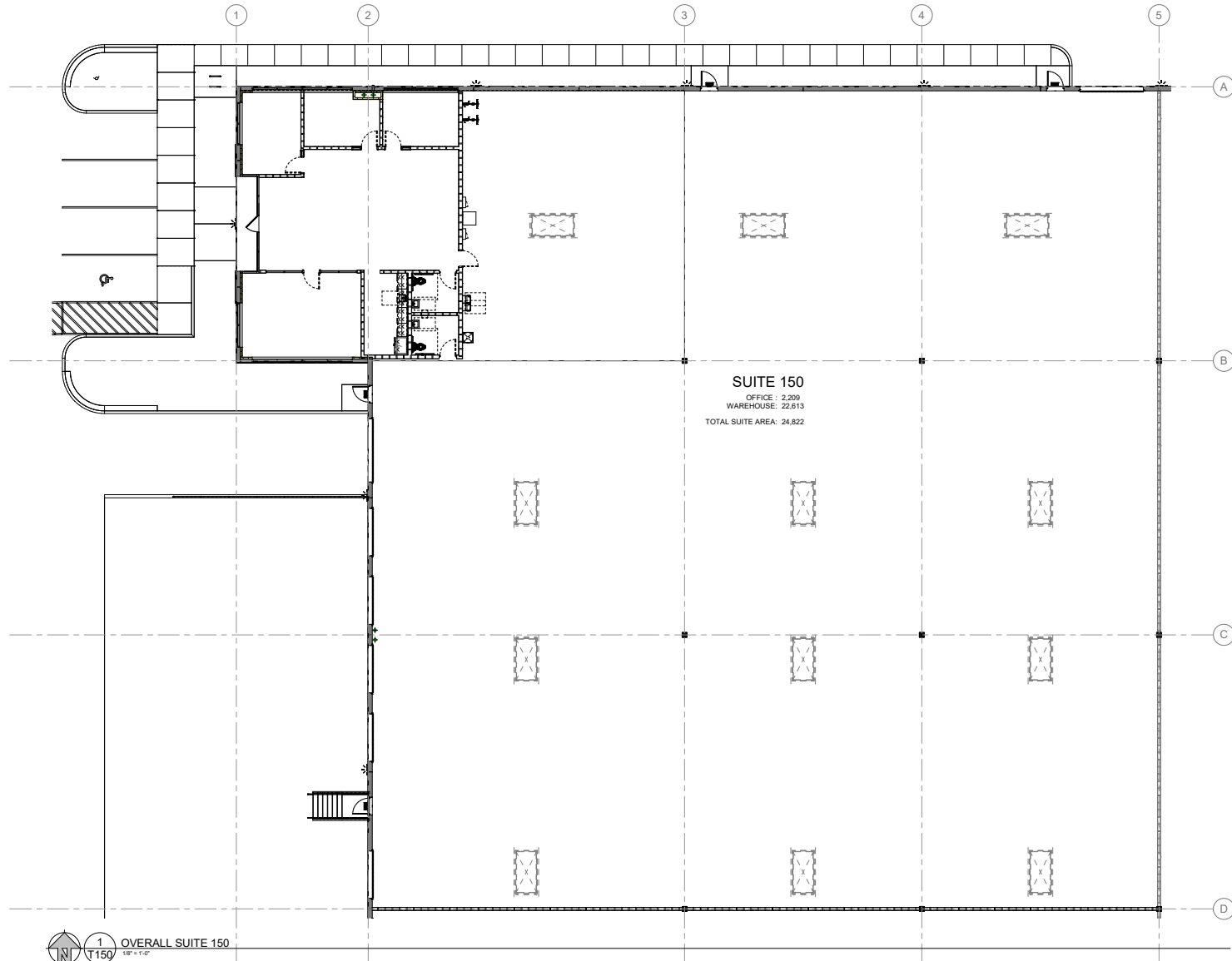


FLOOR PLAN



SUITE 150

- ±24,822 SF Total
- ±2,209 SF Office, ±22,613 SF Warehouse
- 5 dock level loading | 1 drive-in level loading door

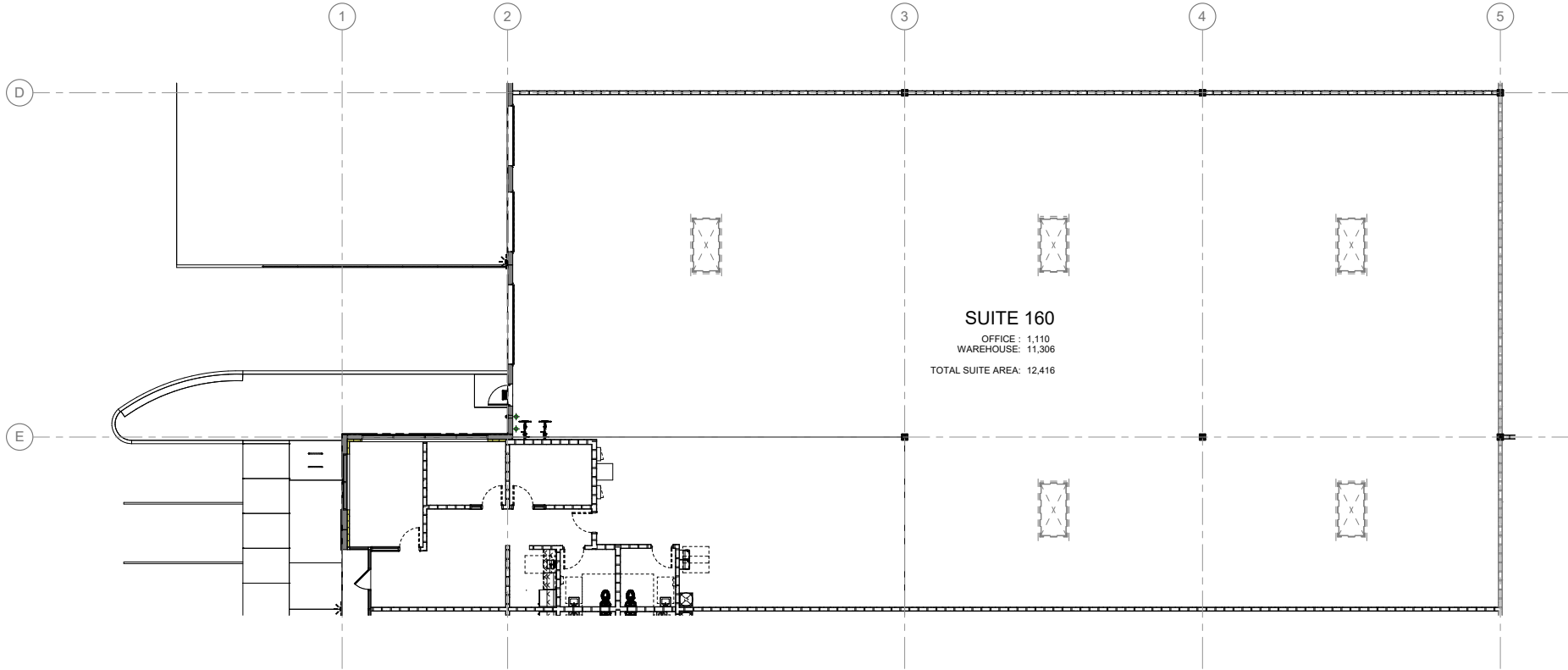


FLOOR PLAN



SUITE 160

- ±12,416 SF Total
- ±1,110 SF Office, ±11,306 SF Warehouse
- 2 dock level loading | 1 drive-in level loading door



SUITE 160
OFFICE : 1,110
WAREHOUSE: 11,306
TOTAL SUITE AREA: 12,416

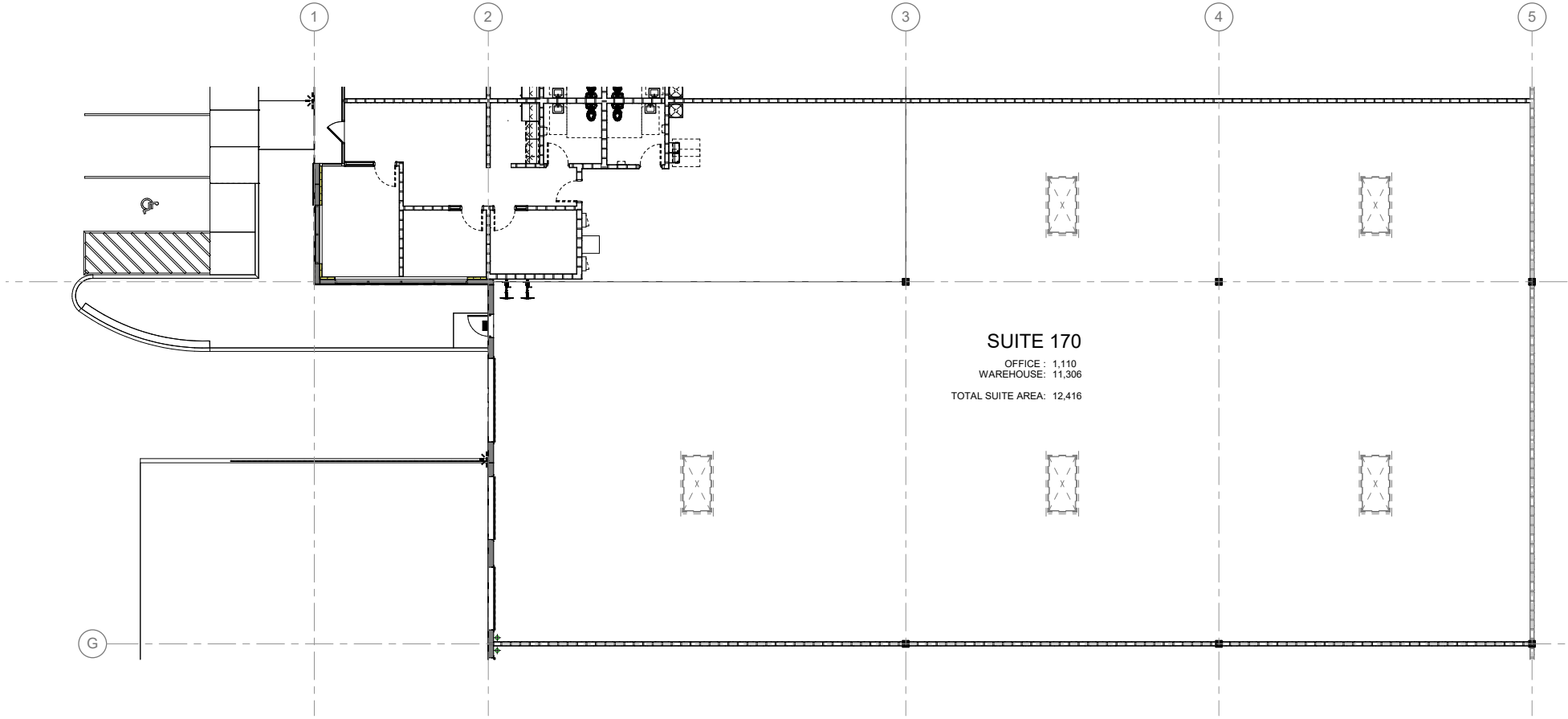
1 OVERALL SUITE 160
18" = 1'-0"

FLOOR PLAN



SUITE 170

- ±12,416 SF Total
- ±1,110 SF Office, ±11,306 SF Warehouse
- 2 dock level loading | 1 drive-in level loading door



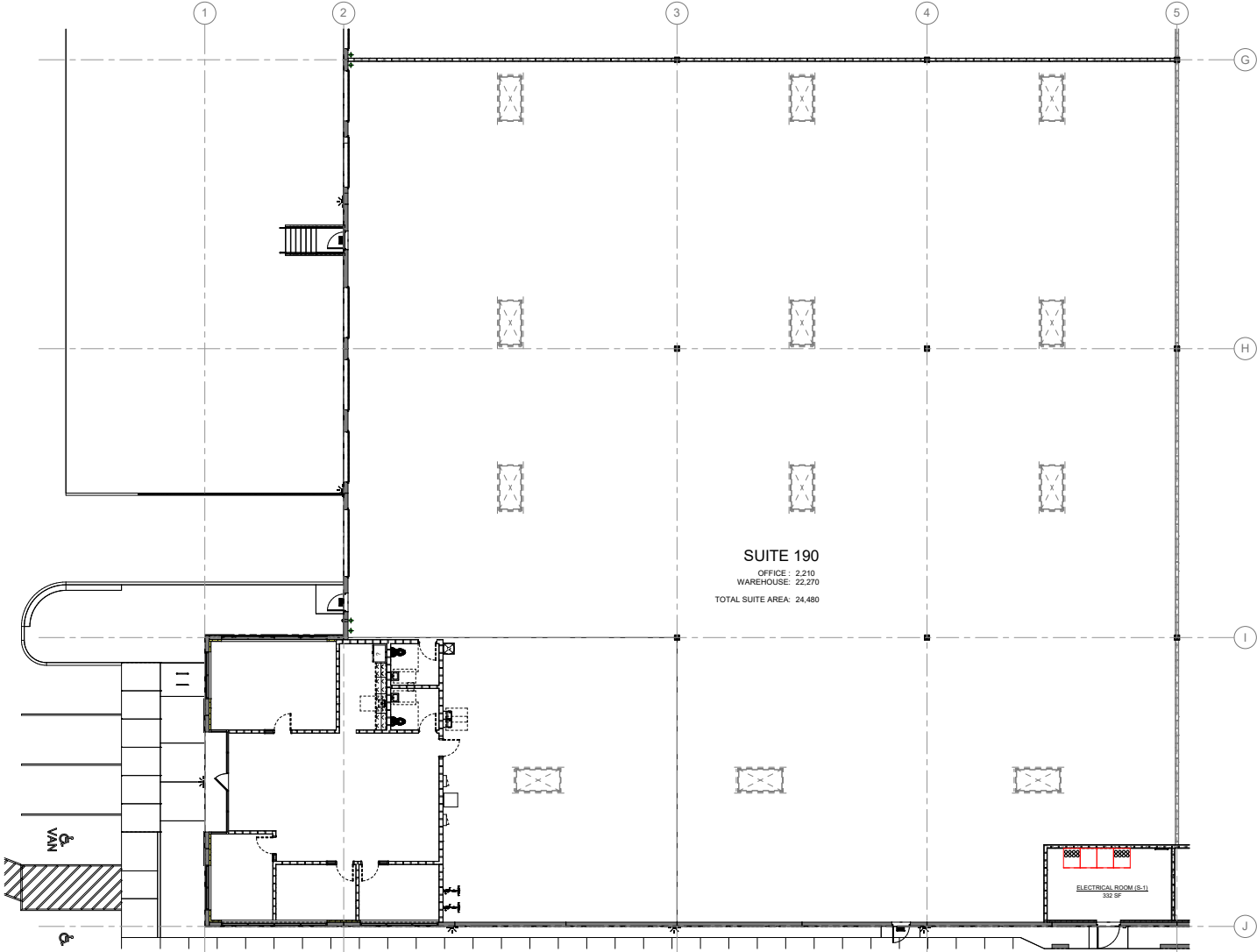
1 OVERALL SUITE 170
1/8" = 1'-0"

FLOOR PLAN



SUITE 190

- ±24,480 SF Total
- ±2,210 SF Office, ±22,270 SF Warehouse
- 5 dock level loading | 1 drive-in level loading door



TRADE MAP



AREA DEMOGRAPHICS

| | 3 MILES | 5 MILES | 10 MILES |
|-----------------------------------|----------|----------|----------|
| POPULATION | 59,820 | 124,825 | 517,125 |
| AVG. HOUSEHOLD INCOME | \$65,633 | \$66,750 | \$71,007 |
| HOUSEHOLDS | 20,371 | 41,852 | 208,136 |
| EMPLOYED POPULATION - BLUE COLLAR | 8,733 | 17,240 | 48,459 |

| DAYTIME POPULATION | | | |
|--------------------|--------|--------|---------|
| BUSINESSES | 1,061 | 3,549 | 17,744 |
| EMPLOYEES | 45,444 | 85,140 | 281,197 |
| DAYTIME WORKERS | 46,667 | 93,164 | 305,558 |

Source: ESRI 2024

2024 ESTIMATED DEMOGRAPHICS



EMPLOYED CIVILIAN POPULATION

80% 1 mile
94.4% 5 miles



AVG. HOUSEHOLD INCOME

\$50,629 1 mile
\$71,103 5 miles



AVG. HOUSING VALUE

\$285,714 1 mile
\$253,961 5 miles

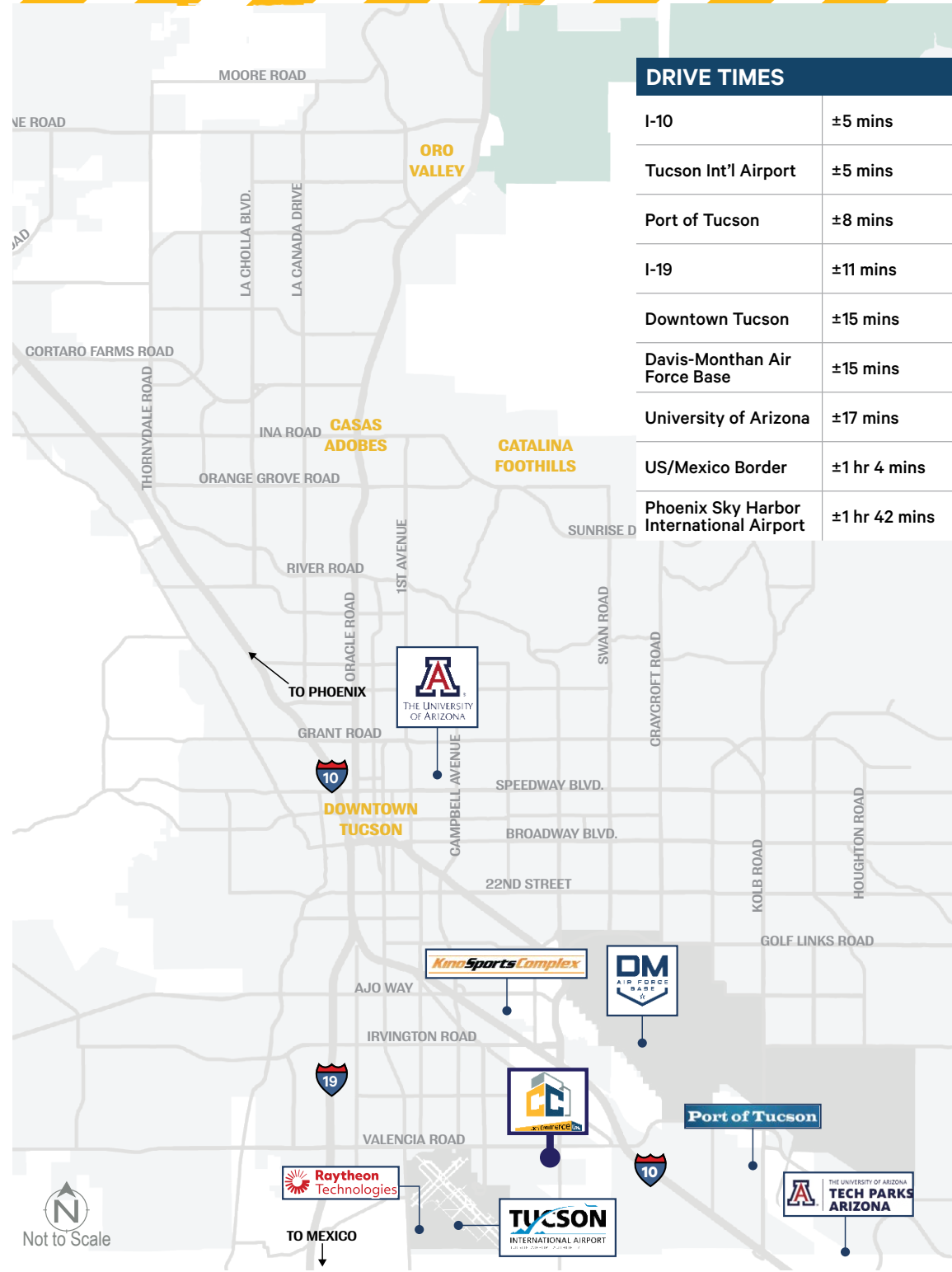
SOURCE: ESRI 2024

THE UNIVERSITY OF ARIZONA

±53,000 STUDENTS

±16,000 EMPLOYEES

\$11 BILLION IMPACT



HIGHWAY DRIVE TIMES FROM TUCSON

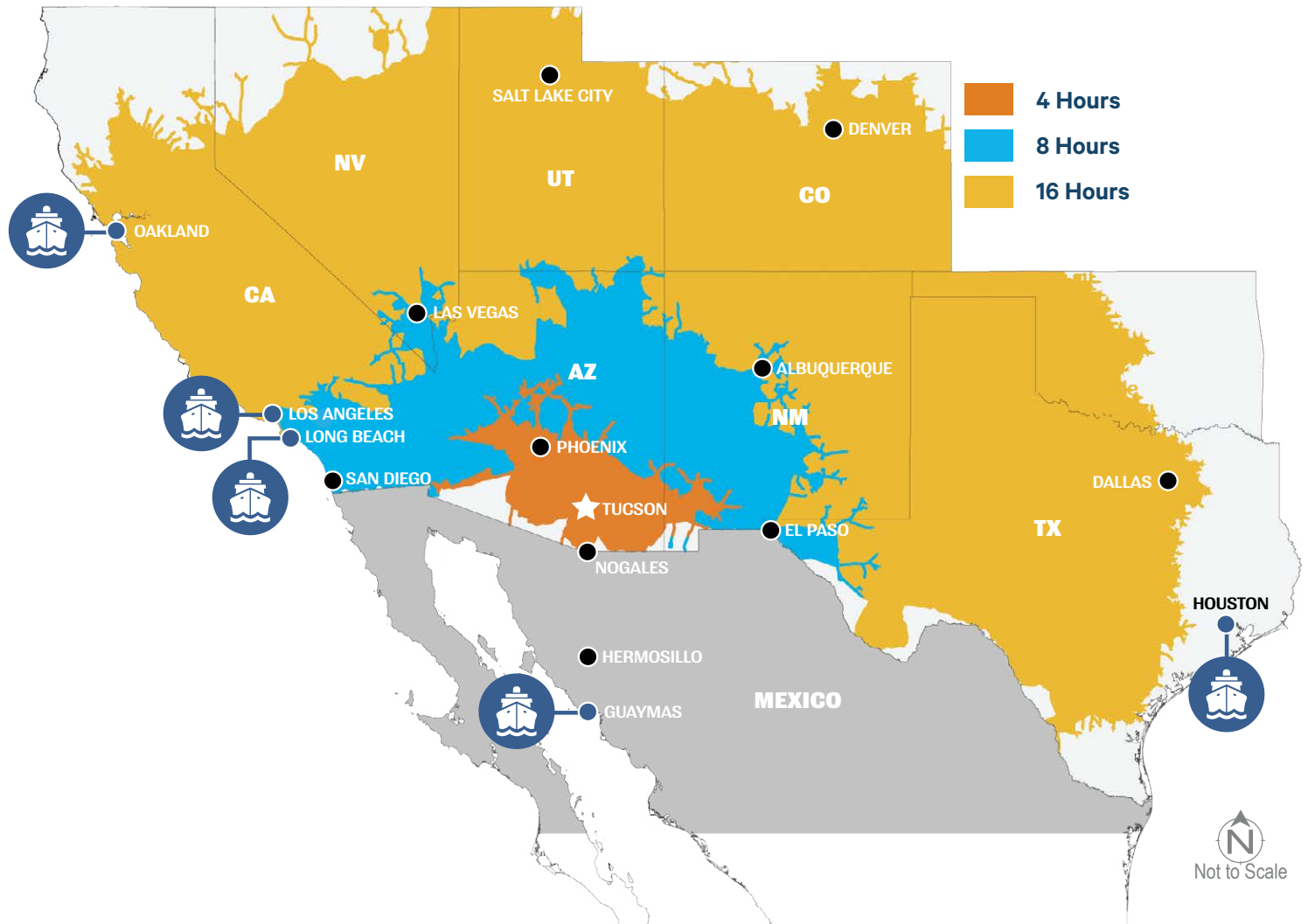
| LOCATION | MILES | HOURS |
|----------------|-------|-------|
| Nogales | 83 | 1 |
| Phoenix | 94 | 1.5 |
| Hermosillo | 241 | 4.5 |
| El Paso | 336 | 5 |
| Guaymas | 329 | 6 |
| San Diego | 388 | 6 |
| Las Vegas | 395 | 6 |
| Albuquerque | 468 | 6 |
| Los Angeles | 485 | 7 |
| Long Beach | 495 | 7 |
| Salt Lake City | 757 | 11 |
| Oakland | 838 | 13 |
| Dallas | 971 | 13 |
| Houston | 1,082 | 15 |

COMPARABLE WAGE RATES

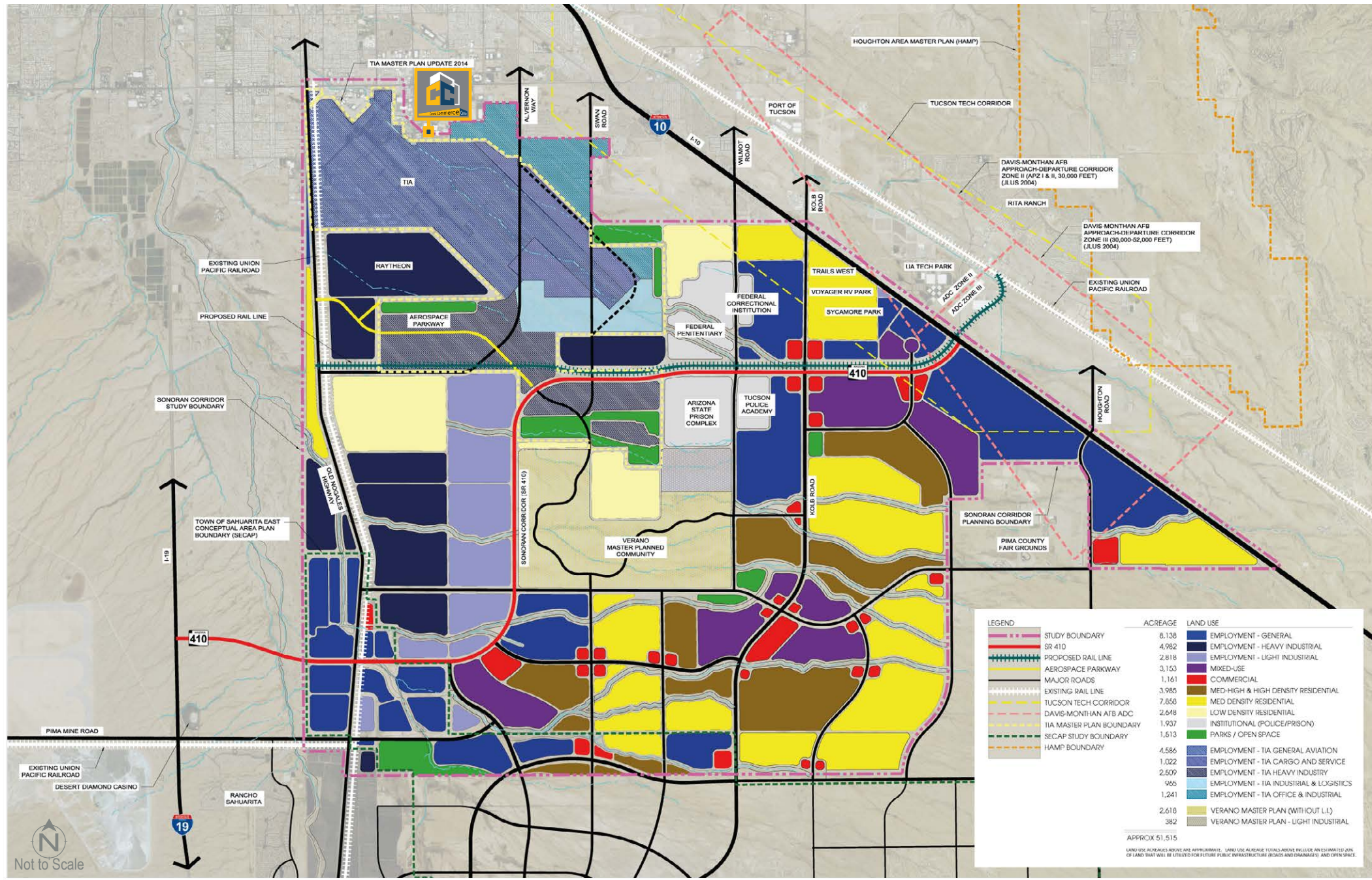
| COMMUNITY | AVG. HOURLY WAGE |
|-------------------------|------------------|
| Tucson, Arizona | \$26.82 |
| Phoenix, Arizona | \$30.45 |
| Albuquerque, New Mexico | \$25.31 |
| Salt Lake City, Utah | \$31.23 |
| Denver, Colorado | \$35.15 |
| El Paso, Texas | \$20.85 |
| San Diego, California | \$35.21 |
| Los Angeles, California | \$35.48 |
| Reno, Nevada | \$27.78 |

SOURCE: BUREAU OF LABOR STATISTICS

REGIONAL DRIVE TIMES AND WAGES



SONORAN CORRIDOR



| LEGEND | ACREAGE | LAND USE |
|---------------------------|---------|---|
| STUDY BOUNDARY | 8,138 | EMPLOYMENT - GENERAL |
| SR 410 | 4,982 | EMPLOYMENT - HEAVY INDUSTRIAL |
| PROPOSED RAIL LINE | 2,818 | EMPLOYMENT - LIGHT INDUSTRIAL |
| AEROSPACE PARKWAY | 3,153 | MIXED-USE |
| MAJOR ROADS | 1,161 | COMMERCIAL |
| EXISTING RAIL LINE | 3,985 | MED-HIGH & HIGH DENSITY RESIDENTIAL |
| SONORAN CORRIDOR (SR 410) | 7,850 | MED DENSITY RESIDENTIAL |
| DAVIS-MONTHAN AFB ADC | 2,648 | LOW DENSITY RESIDENTIAL |
| TIA MASTER PLAN BOUNDARY | 1,937 | INSTITUTIONAL (POLICE/PRISON) |
| SECAP STUDY BOUNDARY | 1,513 | PARKS / OPEN SPACE |
| HAMP BOUNDARY | | |
| | 4,586 | EMPLOYMENT - TIA GENERAL AVIATION |
| | 1,022 | EMPLOYMENT - TIA CARGO AND SERVICE |
| | 2,507 | EMPLOYMENT - TIA HEAVY INDUSTRY |
| | 905 | EMPLOYMENT - TIA INDUSTRIAL & LOGISTICS |
| | 1,241 | EMPLOYMENT - TIA OFFICE & INDUSTRIAL |
| | 2,610 | VERANO MASTER PLAN (WITH OUT LI) |
| | 382 | VERANO MASTER PLAN - LIGHT INDUSTRIAL |
| APPROX 51,515 | | |

LAND USE ACREAGES ABOVE ARE APPROXIMATE. LAND USE ACREAGE TOTALS ABOVE INCLUDE AN ESTIMATED 20% OF LAND THAT WILL BE UTILIZED FOR FUTURE PUBLIC INFRASTRUCTURE (ROADS AND DRAINAGE) AND OPEN SPACES.





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TUCSON, AZ

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CBRE



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