



CROSS DOCK BUILDINGS DIVISIBLE DOWN TO  $\pm 80,000$  SF

FAST & EASY ACCESS TO PHOENIX, AZ

AVAILABLE FOR LEASE OR SALE

# SOUTHERN ARIZONA LOGISTICS CENTER



**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**  
9800 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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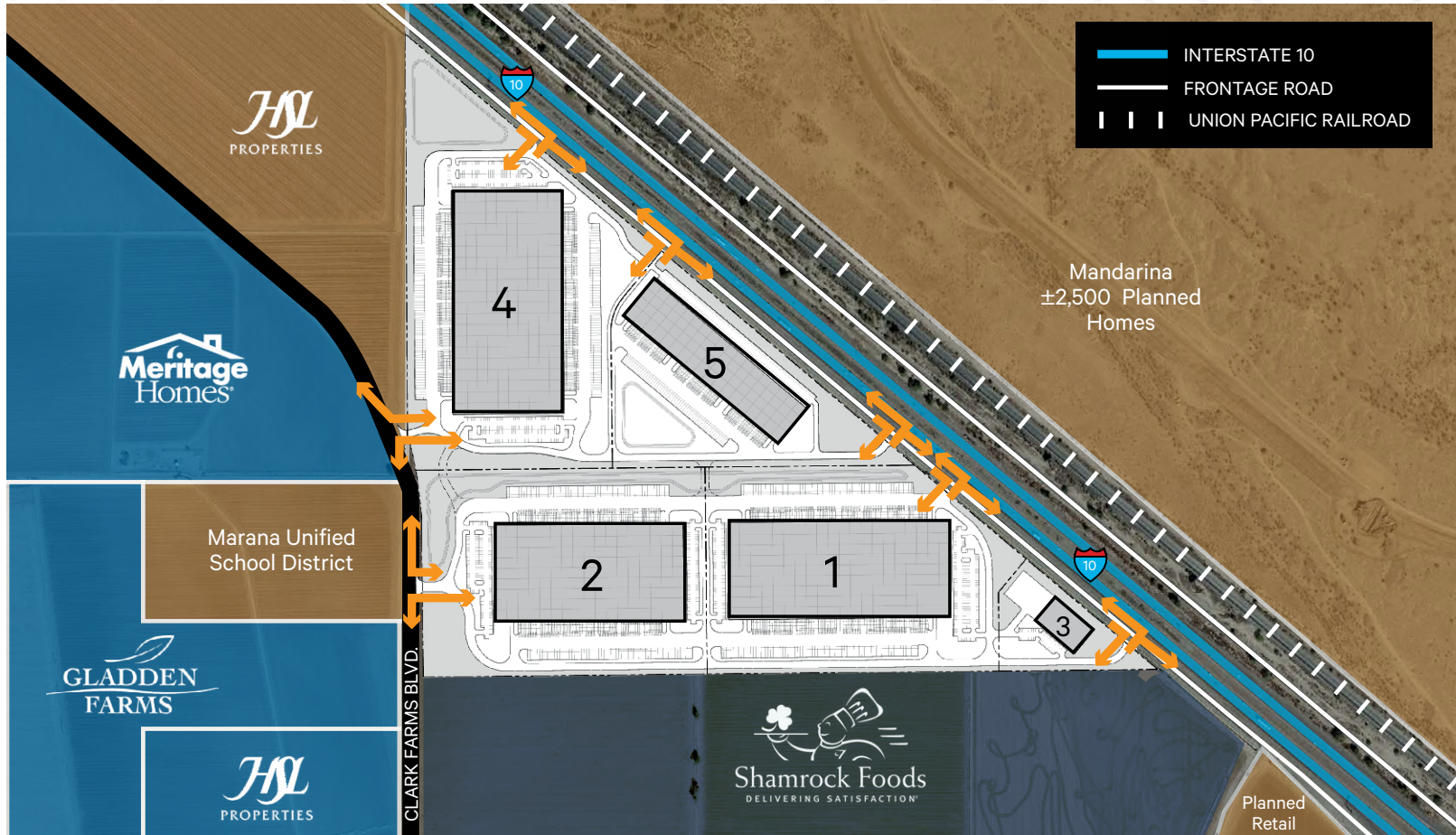








# SOUTHERN ARIZONA LOGISTICS CENTER



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)
<b>TOTAL</b>	<b>±1,789,475</b>		<b>1,127</b>	<b>366</b>	<b>487</b>	<b>16</b>			<b>±5,577,754 SF (±128.26 AC)</b>

\*Can be combined for up to approx. 1M SF

\*\* Permit ready but not Built

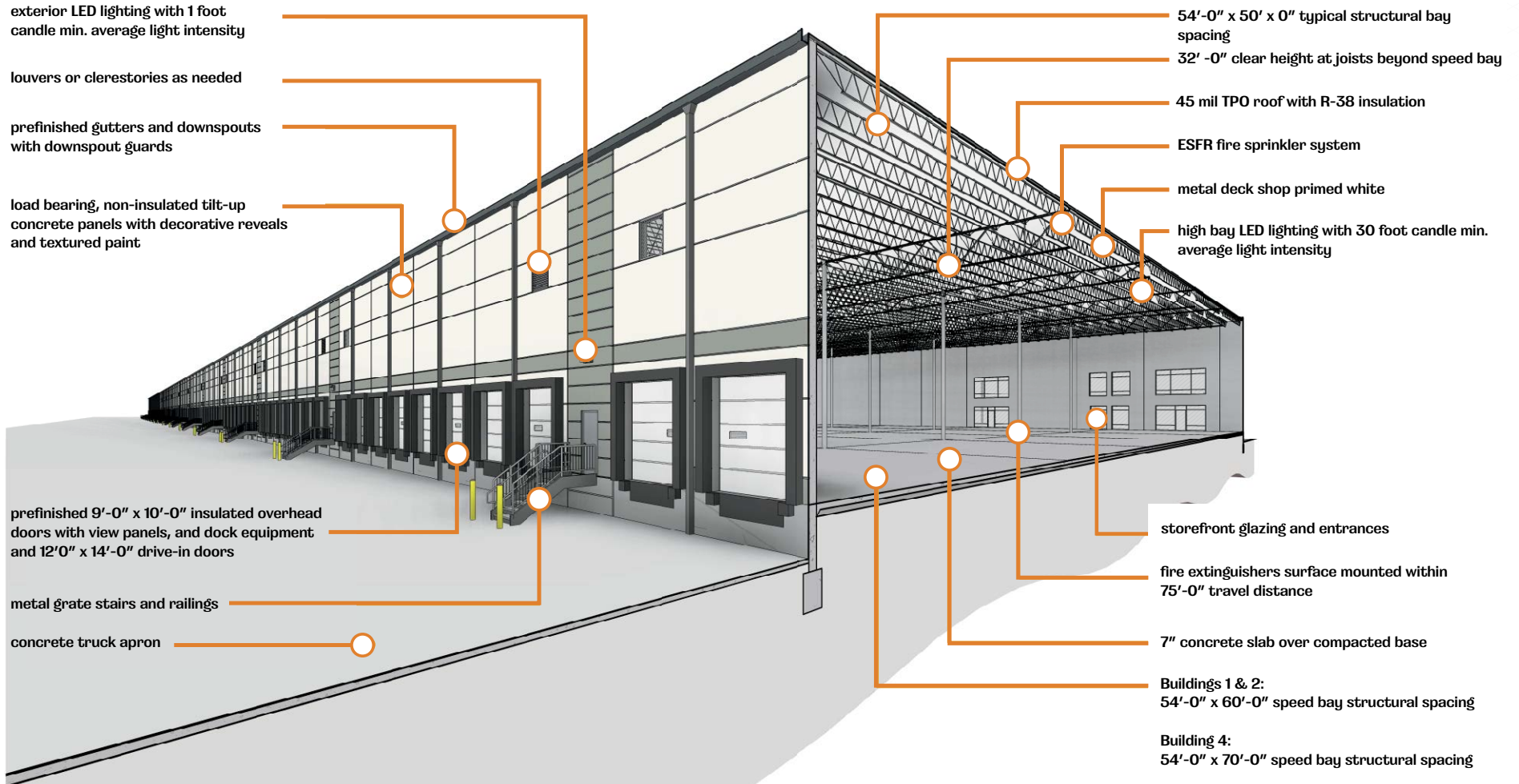
ALL MEASUREMENTS ARE APPROXIMATE







## BUILDINGS 1, 2 & 4

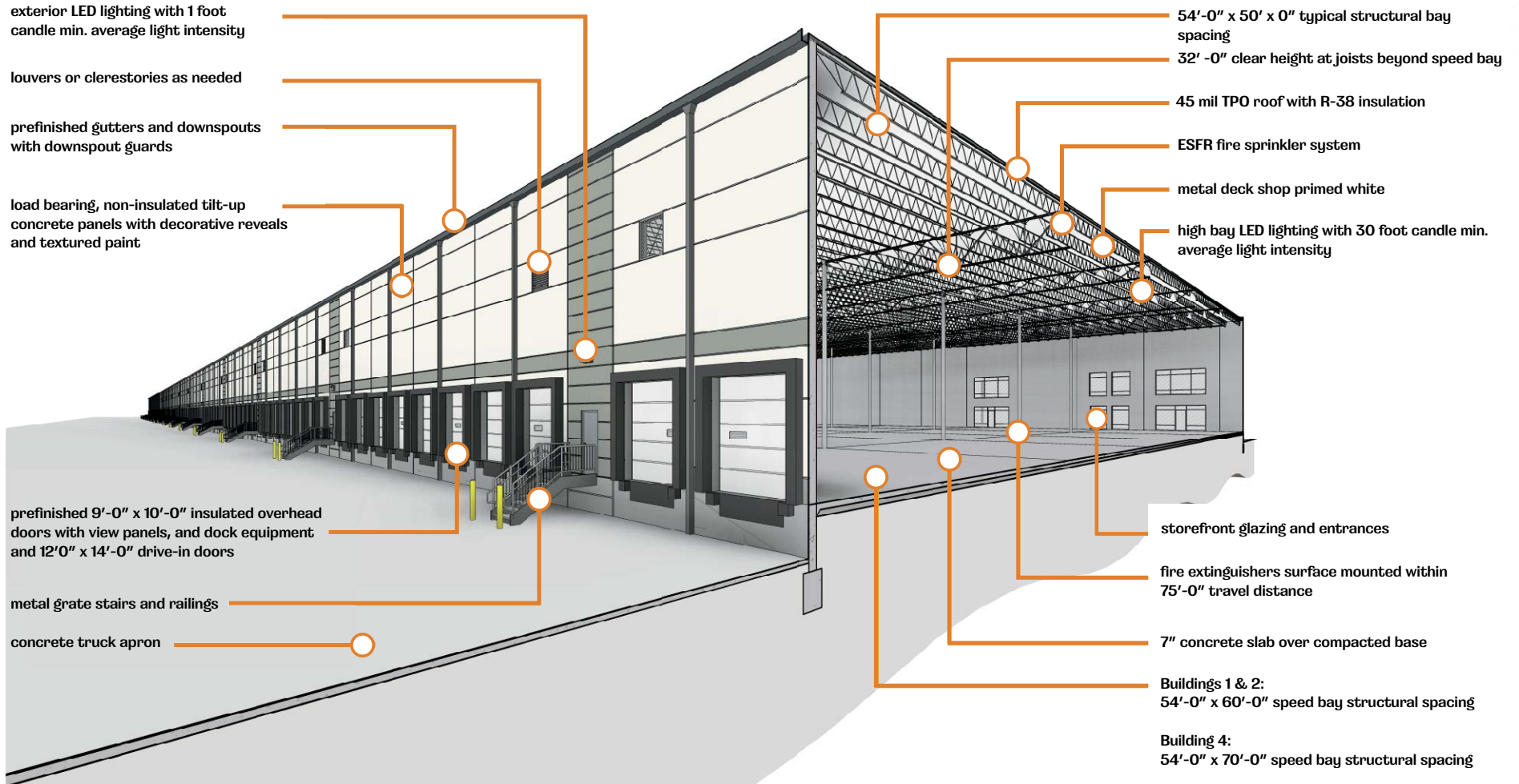


ALL MEASUREMENTS ARE APPROXIMATE





## BUILDING 5



ALL MEASUREMENTS ARE APPROXIMATE



	<b>BUILDING 1 - COMPLETED</b>	<b>BUILDING 2 - COMPLETED</b>
<b>Building SF</b>	Total - ±511,412 SF Available - ±255,406 SF	±435,023 SF
<b>Total Site Area</b>	±31.49 AC	±31.79 AC
<b>Auto Parking</b>	259 spaces	243 spaces
<b>Trailer Parking</b>	150 spaces	133 spaces
<b>Clear Height</b>	36'	36'
<b>Column Spacing</b>	54' x 50' 54' x 60' speed bay	54' x 50' 54' x 60' speed bay
<b>Exterior Walls</b>	Reinforced tilt-up concrete wall panels with textured painted finish	Reinforced tilt-up concrete wall panels with textured painted finish
<b>Structural Steel</b>	10 x 10 columns/ Steel bar joists / White roof deck	10 x 10 columns/ Steel bar joists / White roof deck
<b>Slab Construction</b>	7" unreinforced   4,000 PSI	7" unreinforced   4,000 PSI
<b>Vapor Barrier</b>	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
<b>Dock Doors</b>	52 Built / 54 Future / 106 Total	44 Built / 44 Future / 88 Total
<b>Drive-in Doors</b>	4	4
<b>Roofing</b>	45 mil white TPO with R-38 insulation	45 mil white TPO with R-38 insulation
<b>HVAC</b>	0.06 CFM/SF Ventilation, No MAUs installed w/initial shell construction	0.06 CFM/SF Ventilation, No MAUs installed w/initial shell construction
<b>Fire Protection</b>	ESFR	ESFR
<b>Electrical Service</b>	3000 amps 480/277V	3000 amps 480/277V
<b>Lighting</b>	LED, 30 F.C.	LED, 30 F.C.
<b>Office</b>	Build-to-Suit	Build-to-Suit

ALL MEASUREMENTS ARE APPROXIMATE



	<b>BUILDING 3 - PERMITTED</b>	<b>BUILDING 4 - PERMITTED</b>	<b>BUILDING 5 - PERMITTED</b>
<b>Building SF</b>	±37,500 SF	±583,200 SF	±222,340 SF
<b>Total Site Area</b>	±5.39 AC	±38.36 AC	±21.23 AC
<b>Auto Parking</b>	45	366 spaces	214 spaces
<b>Trailer Parking</b>	2	148 spaces	54 spaces
<b>Exterior Walls</b>	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
<b>Structural Steel</b>	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
<b>Slab Construction</b>	7" unreinforced   4,000 PSI	7" unreinforced   4,000 PSI	7" unreinforced   4,000 PSI
<b>Vapor Barrier</b>	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
<b>Dock Doors</b>	2	58 Built/56 Future/114 Total	22 Built/34 Future/56 Total
<b>Drive-in Doors</b>	2	4	2
<b>Roofing</b>	45 mil white TPO with R-38 insulation	45 mil white TPO with R-38 insulation	45 mil white TPO with R-38 insulation
<b>HVAC</b>	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
<b>Fire Protection</b>	ESFR	ESFR	ESFR
<b>Electrical Service</b>	800 amps 480/277V	3000 amps 480/277V	2000 amps 480/277V
<b>Lighting</b>	LED, 30 F.C.	LED, 30 F.C.	LED, 30 F.C.
<b>Office</b>	Build-to-Suit	Build-to-Suit	Build-to-Suit





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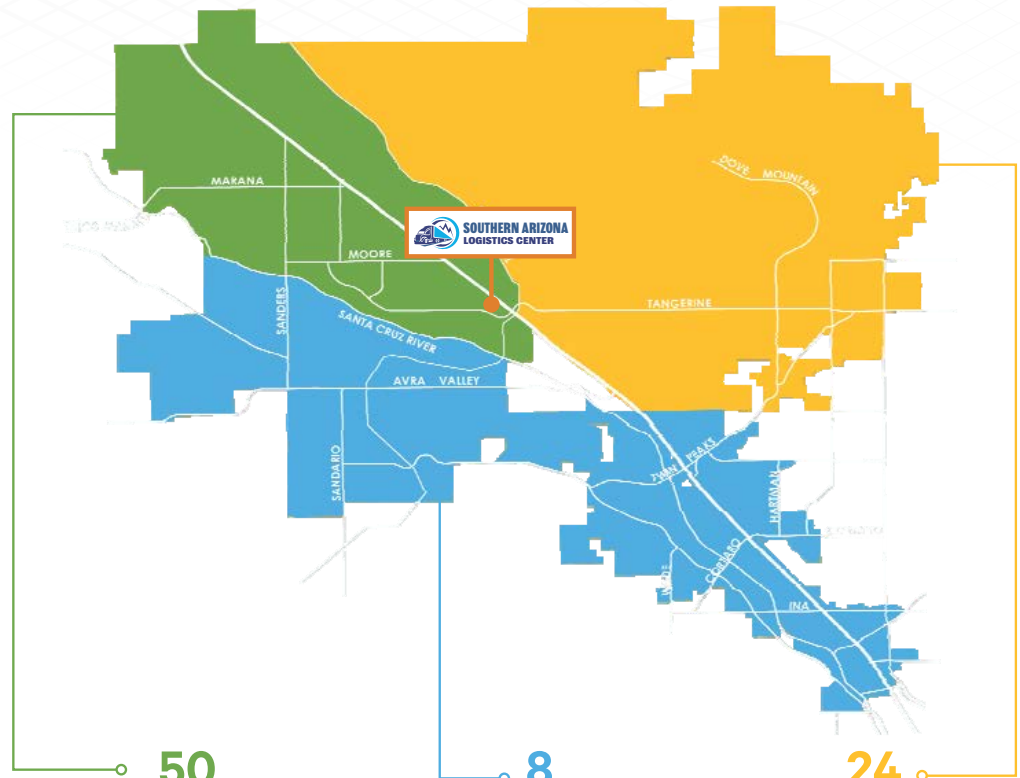




**SOUTHERN ARIZONA  
LOGISTICS CENTER**



### MARANA BUILT ENVIRONMENT SINGLE FAMILY RESIDENTIAL PERMITS BY REGION



**50**  
NORTHWEST  
MARANA  
Includes  
Gladden Farms, Farm  
Field Five

**8**  
SOUTH  
MARANA  
Includes  
Saguaro Bloom,  
Lazy K, Desert Oasis

**24**  
NORTHEAST  
MARANA  
Includes  
Dove Mountain,  
Tangerine Ridge

### 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.





# 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



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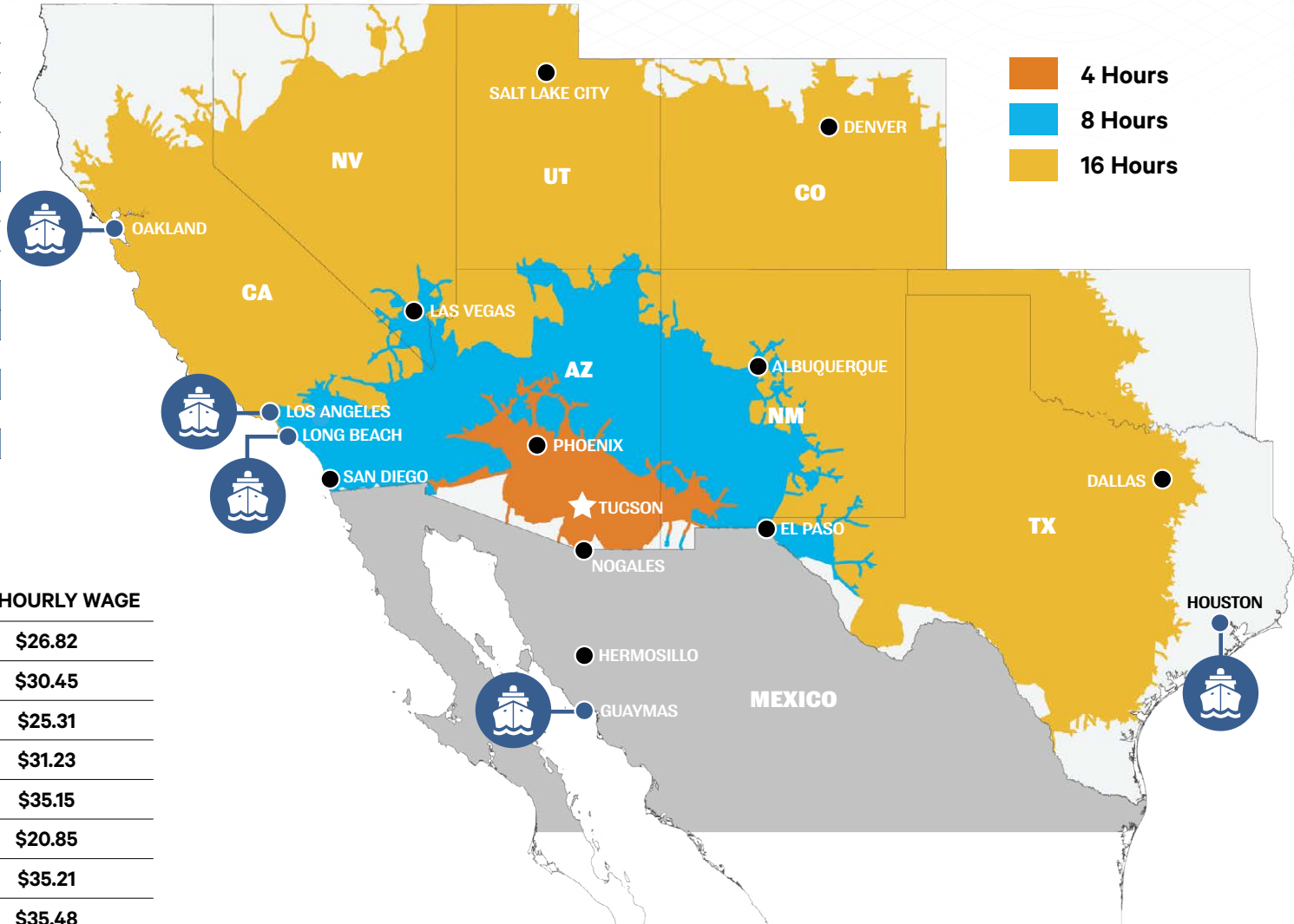
## HIGHWAY DRIVE TIMES FROM TUCSON

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



- 4 Hours
- 8 Hours
- 16 Hours





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CBRE

FLINT  
DEVELOPMENT

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