



Corona Commerce Center



Industrial For Lease

CORONA COMMERCE CENTER

2717 E CORONA RD | TUCSON, AZ

±122,141 SF Available, Divisible to ±12,416 SF



CBRE

 Schnitzer
PROPERTIES



PROPERTY OVERVIEW

Schnitzer Properties presents a new ±146,963 square foot 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 FEBRUARY 1, 2026

PROPERTY HIGHLIGHTS

New high cube warehouse building

Close proximity to I-10 and I-19

Permitted, and ready for construction

Less than 1 hour from Mexico border through I-19

Zoning I-1, City of Tucson

Approximately 2 hours to Phoenix through I-10

Adjacent to Tucson International Airport

Highly desirable location for distribution and manufacturing

BUILDING SPECIFICATIONS

Building Size

±146,963 SF

Dock Doors

35

Total Site Area

±8.97 Acres

Drive-In Doors

6

Auto Parking

185 stalls, 1.26/1,000 SF

Roofing

R-38 Roof Insulation

Clear Height

±32 Feet

Fire Suppression

ESFR Fire Sprinklers

Column Space

Depth: 60' speed bay,
45' typical
Width: 52' typical

Power

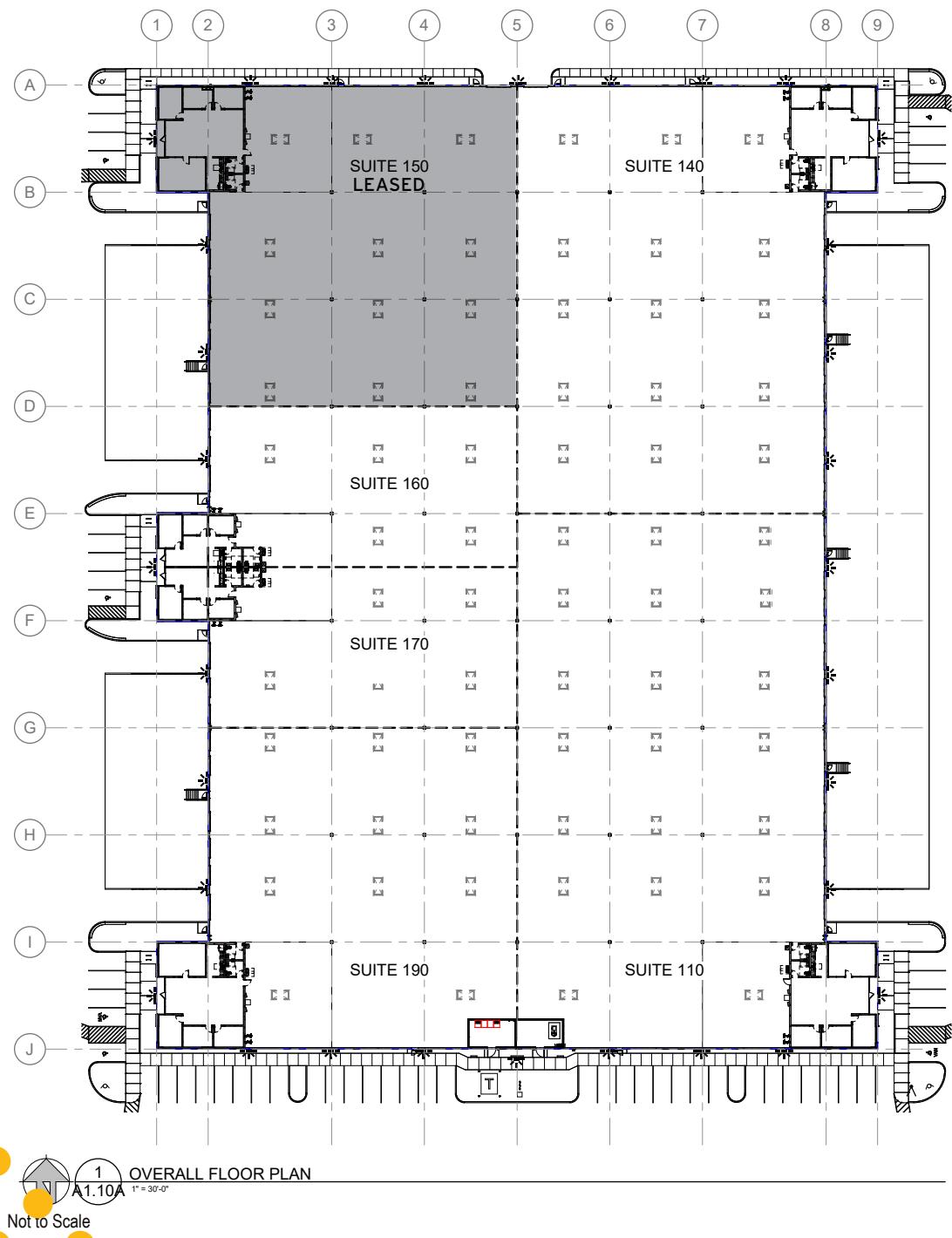
3,000 Amps
277/480V, 3-Phase

Construction

Tilt Up

Slab Thickness

7" reinforced slab





SITE PLAN



SUITE 110

- $\pm 40,170$ SF Total
- $\pm 2,209$ SF Office, $\pm 37,961$ SF Warehouse
- 12 dock level loading | 1 drive-in level loading door



SUITE 140

- $\pm 32,659$ SF Total
- $\pm 2,209$ SF Office, $\pm 30,450$ SF Warehouse
- 9 dock level loading | 1 drive-in level loading door



SUITE 110/140

- $\pm 72,829$ SF Total
- $\pm 4,418$ SF Office, $\pm 68,411$ SF Warehouse
- 21 dock level loading | 2 drive-in level loading door



SUITE 160

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



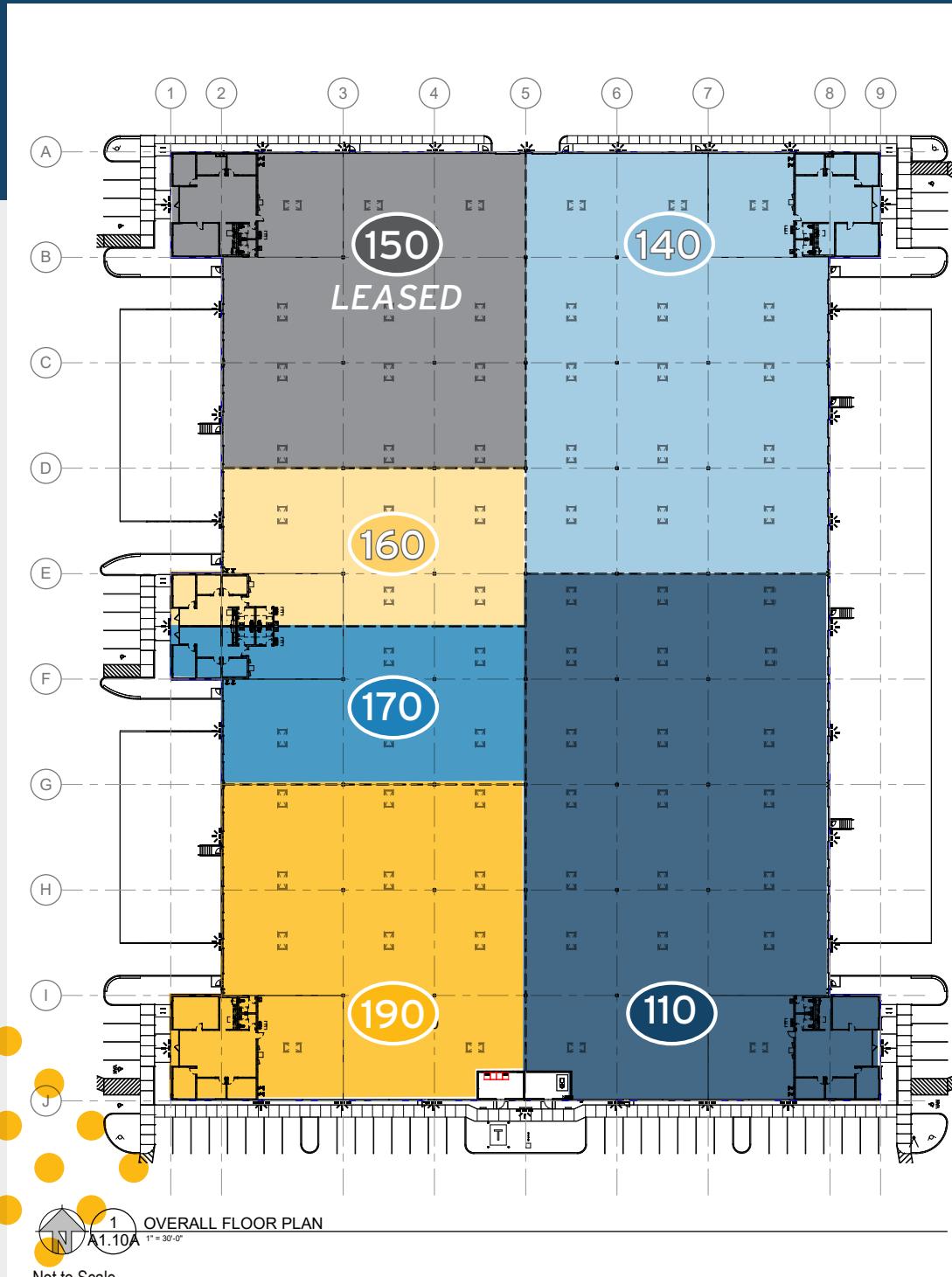
SUITE 170

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



SUITE 190

- $\pm 24,480$ SF Total
- $\pm 2,209$ SF Office, $\pm 22,271$ SF Warehouse
- 5 dock level loading | 1 drive-in level loading door

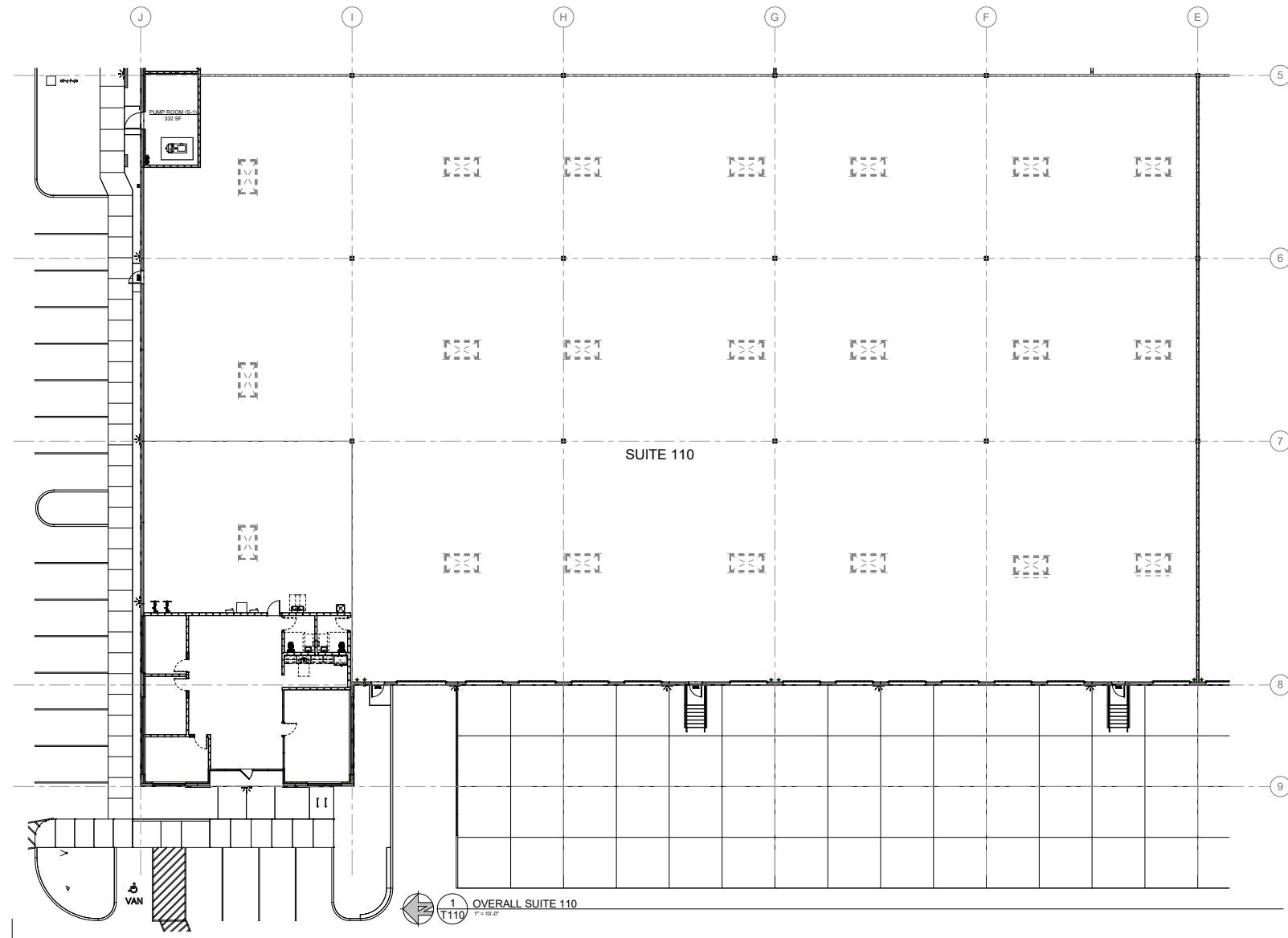


FLOOR PLAN



SUITE 110

- $\pm 40,170$ SF Total (Can be combined with Suite 140, $\pm 72,829$ SF)
- $\pm 2,209$ SF Office, $\pm 37,961$ SF Warehouse
- 12 dock level loading | 1 drive-in level loading door

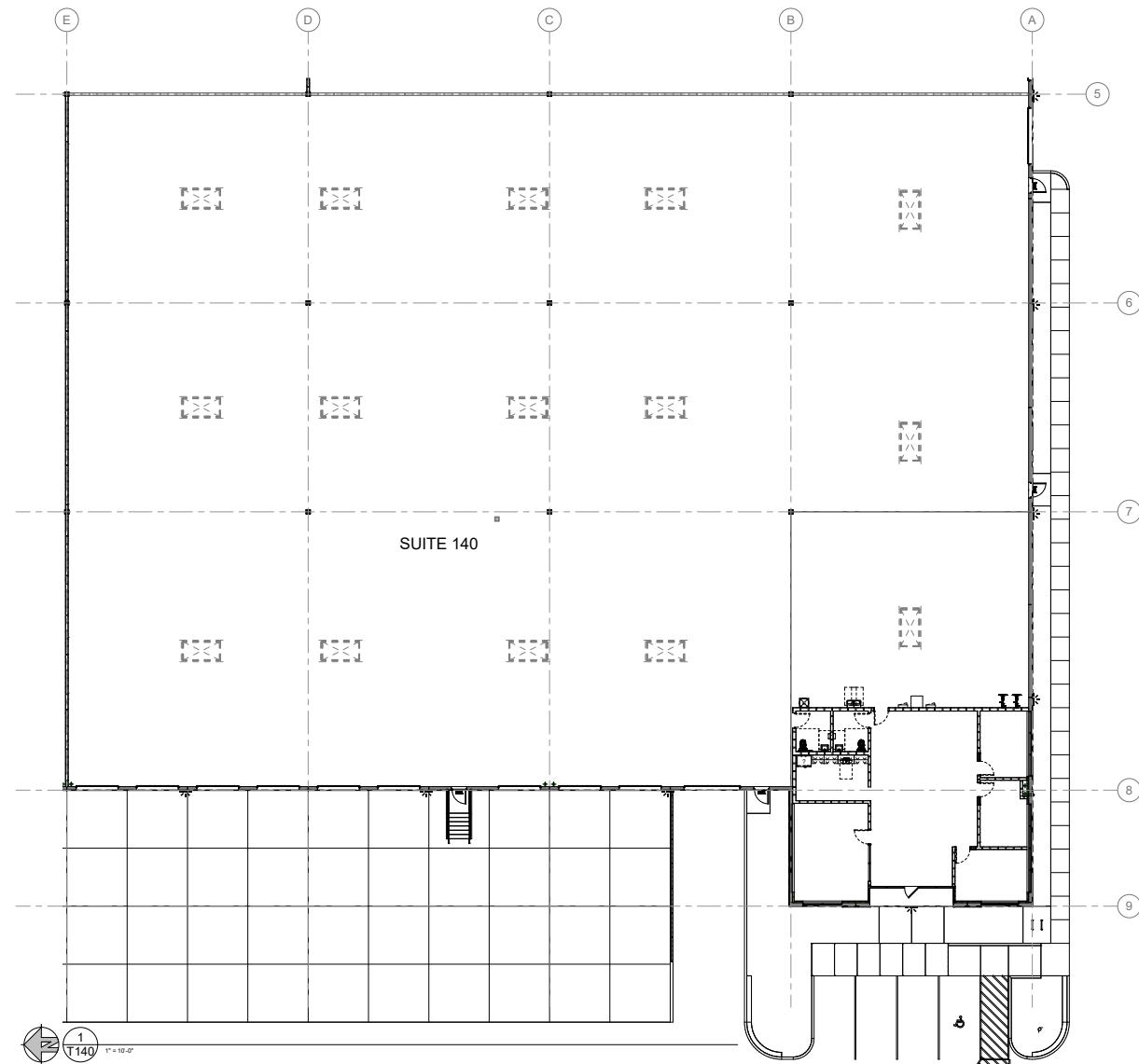


FLOOR PLAN



SUITE 140

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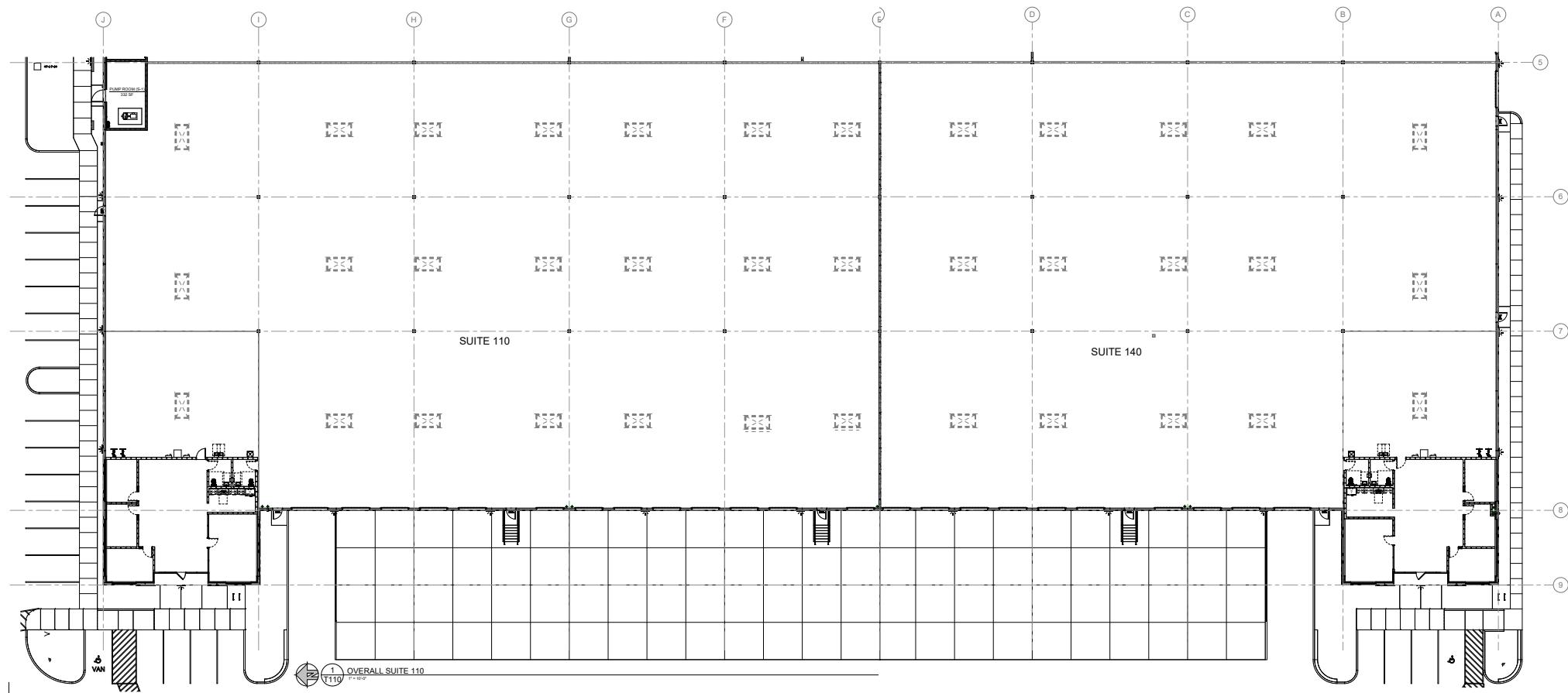


FLOOR PLAN



SUITE 110/140

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- $\pm 4,418$ SF Office, $\pm 68,411$ SF Warehouse
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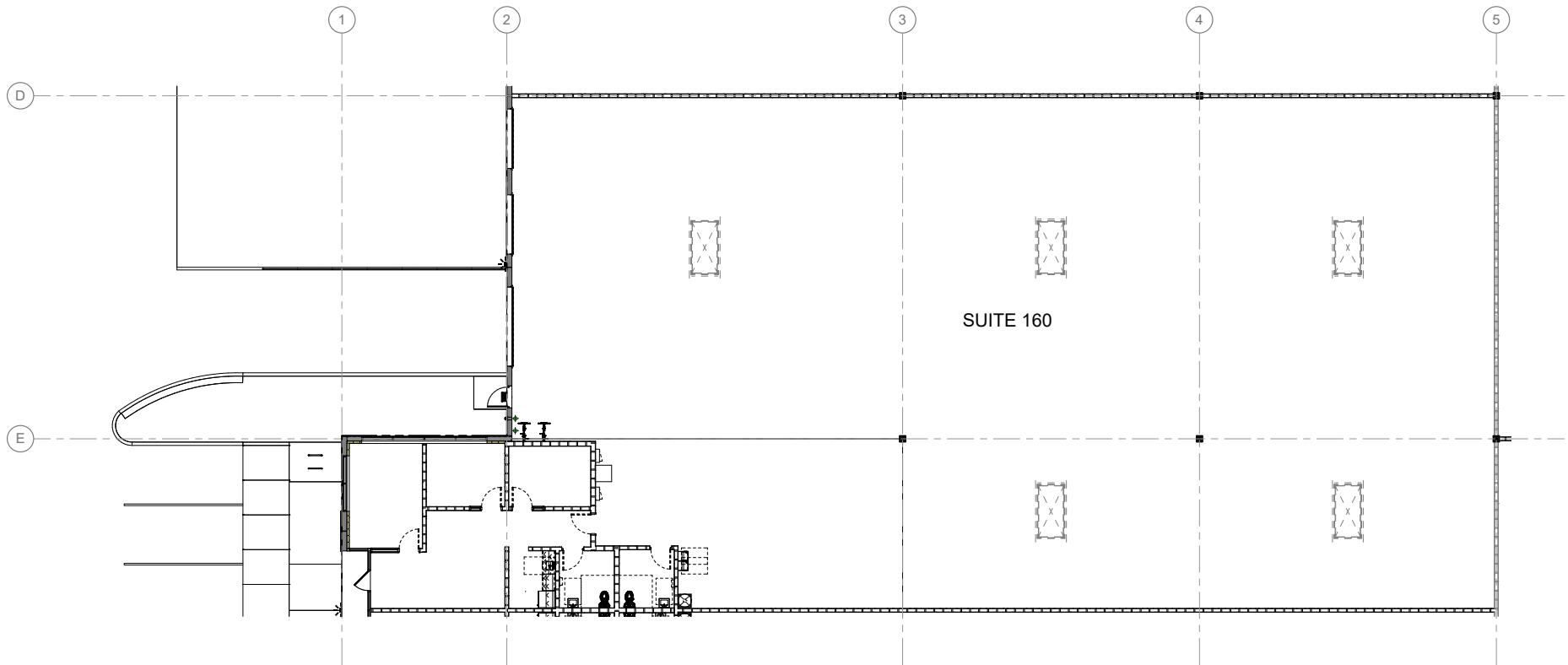


FLOOR PLAN



SUITE 160

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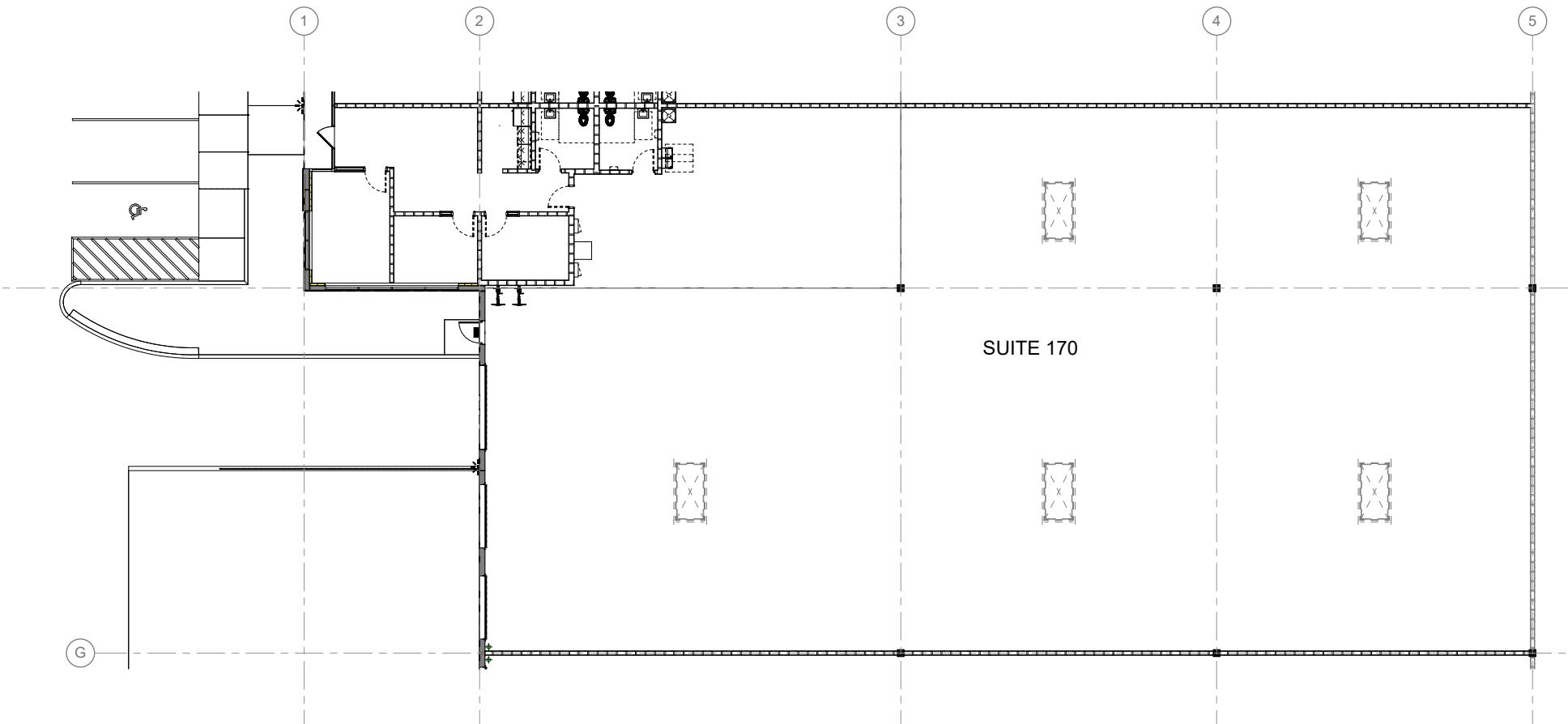
1
T160
OVERALL SUITE 160
1/8" = 1'-0"

FLOOR PLAN



SUITE 170

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

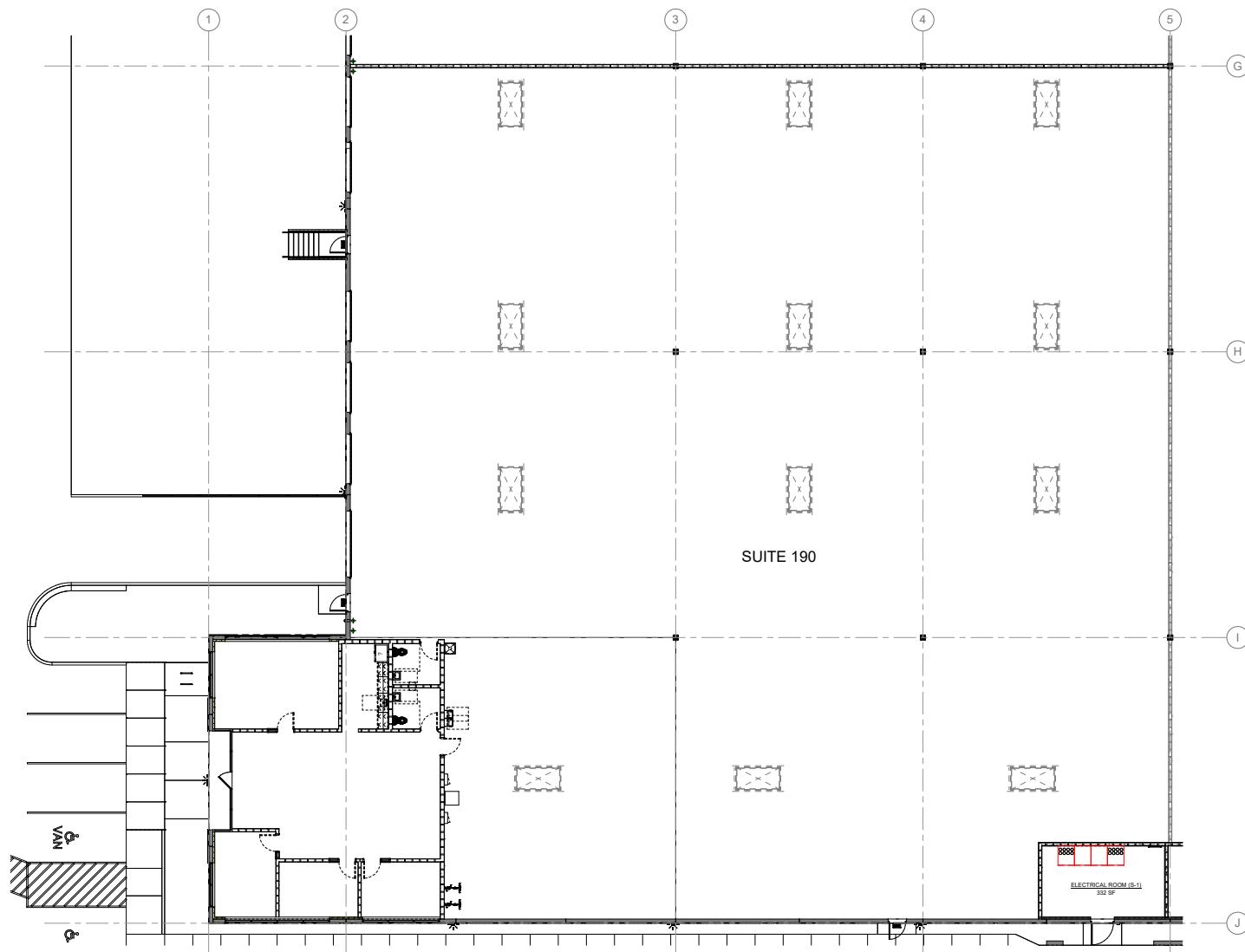


FLOOR PLAN



SUITE 190

- $\pm 24,480$ SF Total
- $\pm 2,209$ SF Office, $\pm 22,271$ SF Warehouse
- 5 dock level loading | 1 drive-in level loading door



CONSTRUCTION PROGRESS



TRADE MAP



 Not to Scale

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
EMPLOYEES	45,444	85,140
DAYTIME WORKERS	46,667	93,164

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



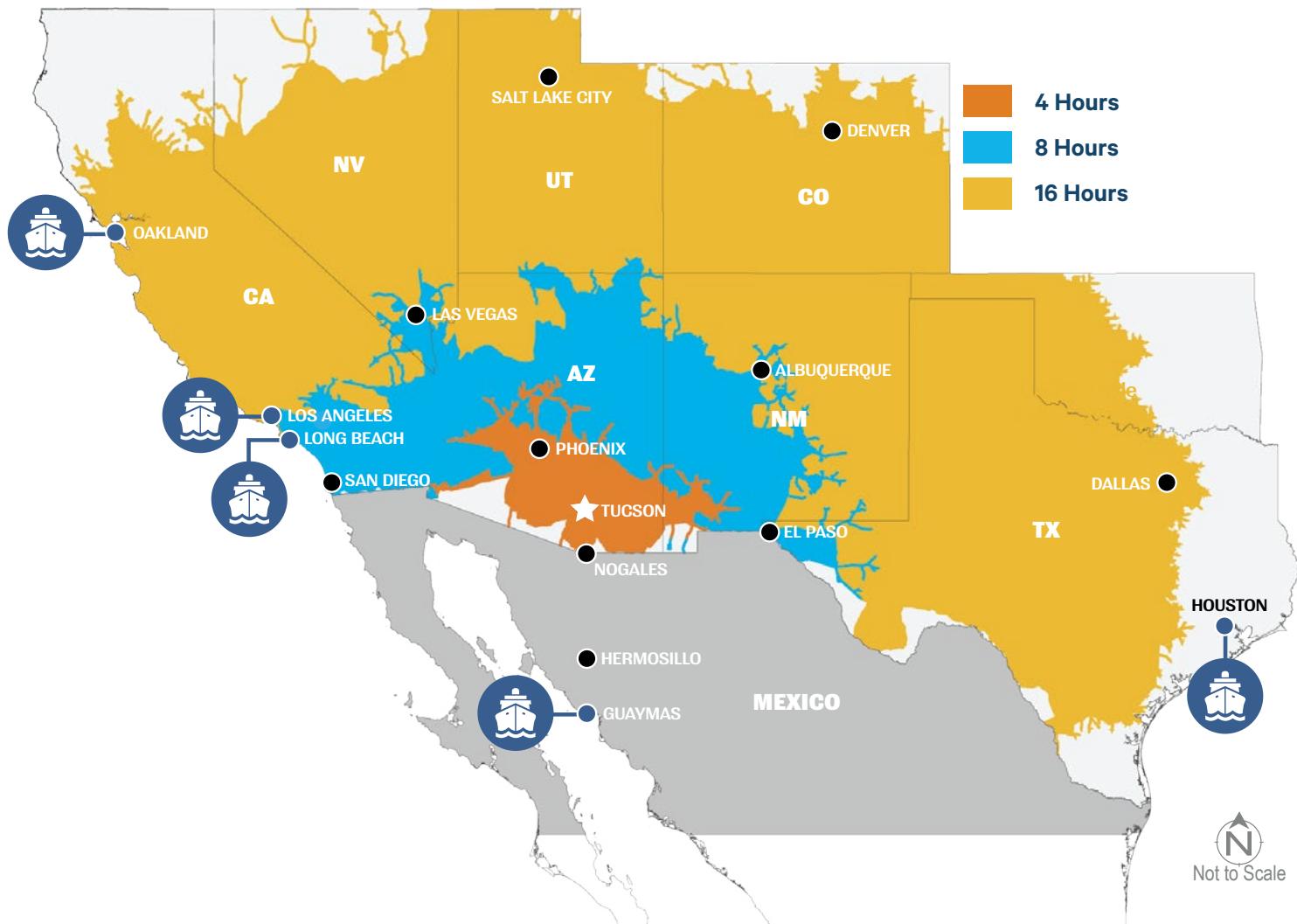
HIGHWAY DRIVE TIMES FROM TUCSON

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

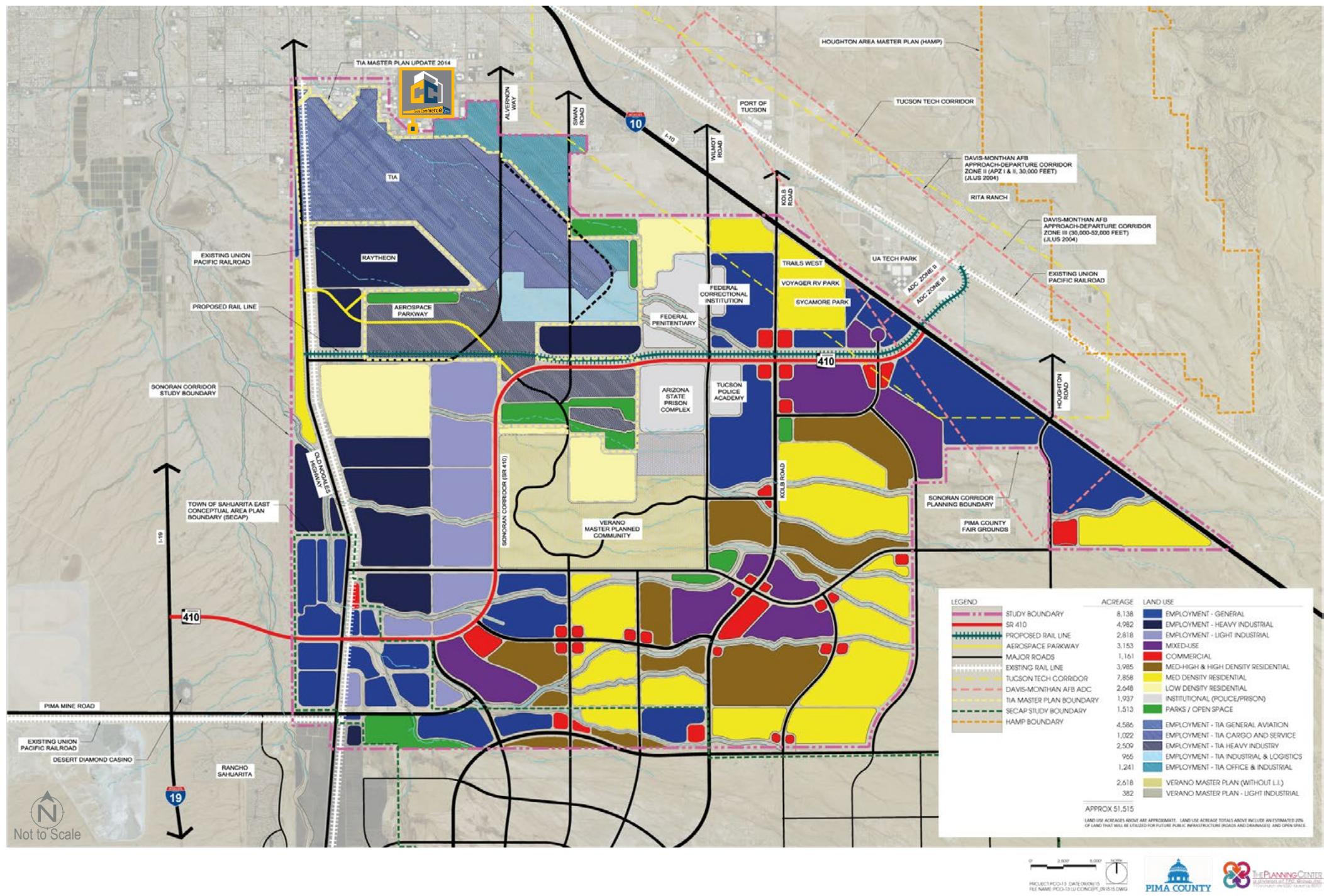
REGIONAL DRIVE TIMES AND WAGES



SOURCE: BUREAU OF LABOR STATISTICS

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Not to Scale

SONORAN CORRIDOR





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CBRE

 **Schnitzer**
PROPERTIES

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