



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





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

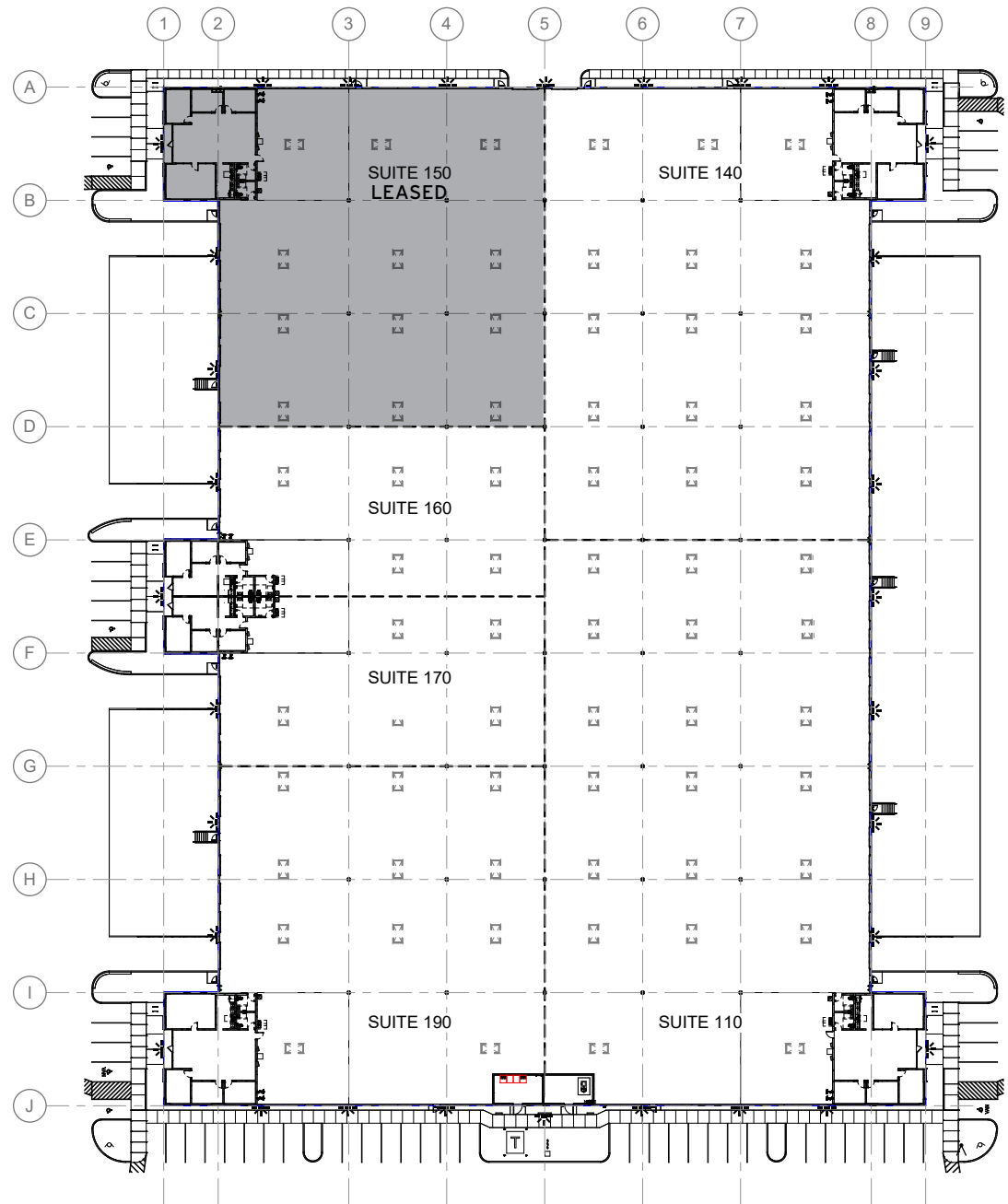
Tilt Up

Sprinklers ESFR

K-Factor: 16.8, 52
PSI measurement

Slab Thickness

7" reinforced slab



Not to Scale

1 OVERALL FLOOR PLAN

1" = 30'-0"



SITE PLAN



SUITE 110

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



SUITE 140

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



SUITE 110/140

- ±72,829 SF Total
- ±4,418 SF Office, ±68,411 SF Warehouse
- 21 dock level loading | 2 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



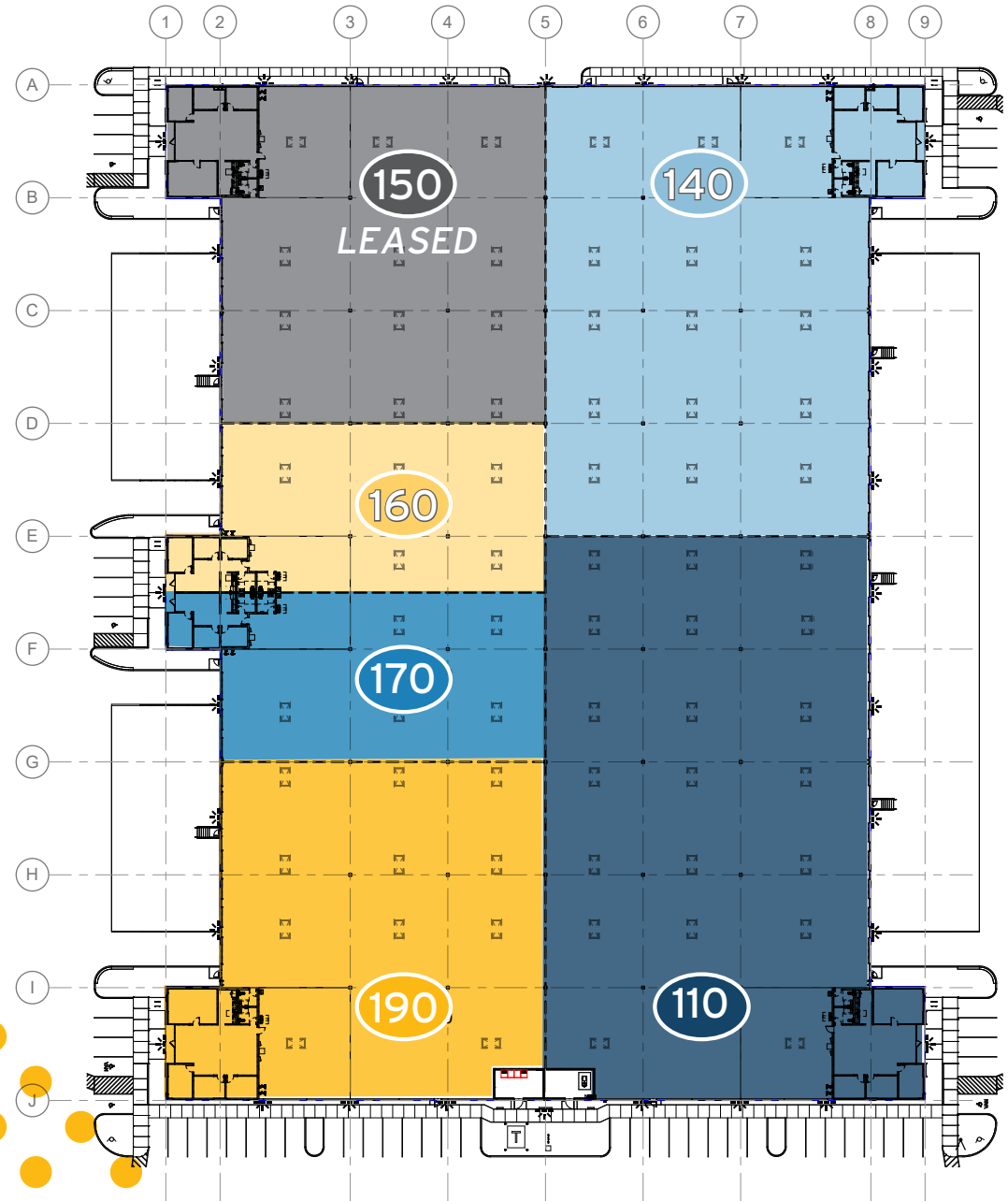
SUITE 170

- ±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
- ±2,209 SF Office, ±22,271 SF Warehouse
- 5 dock level loading | 1 drive-in level loading door



OVERALL FLOOR PLAN
1" = 30'-0"

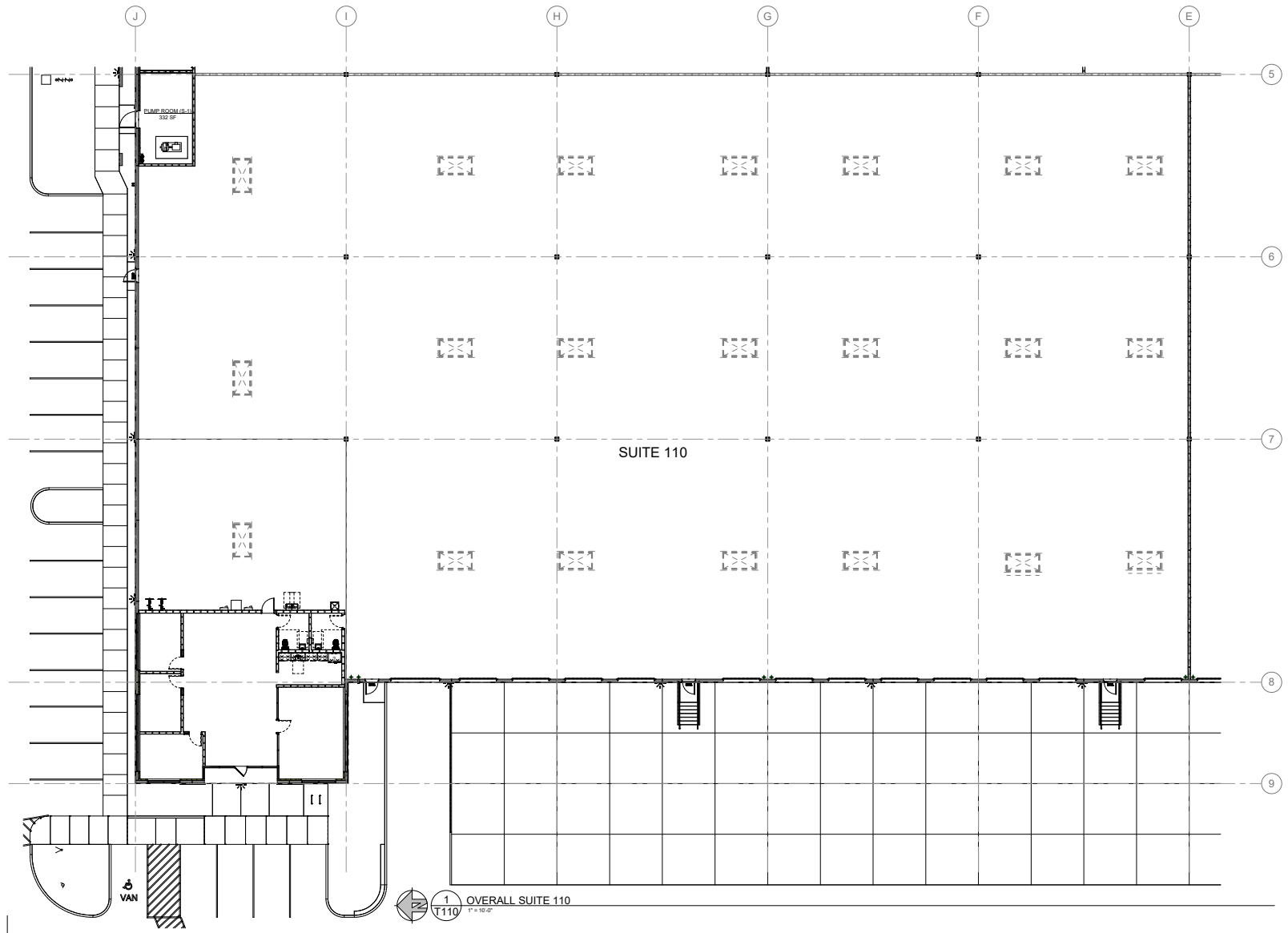
Not to Scale

FLOOR PLAN



SUITE 110

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

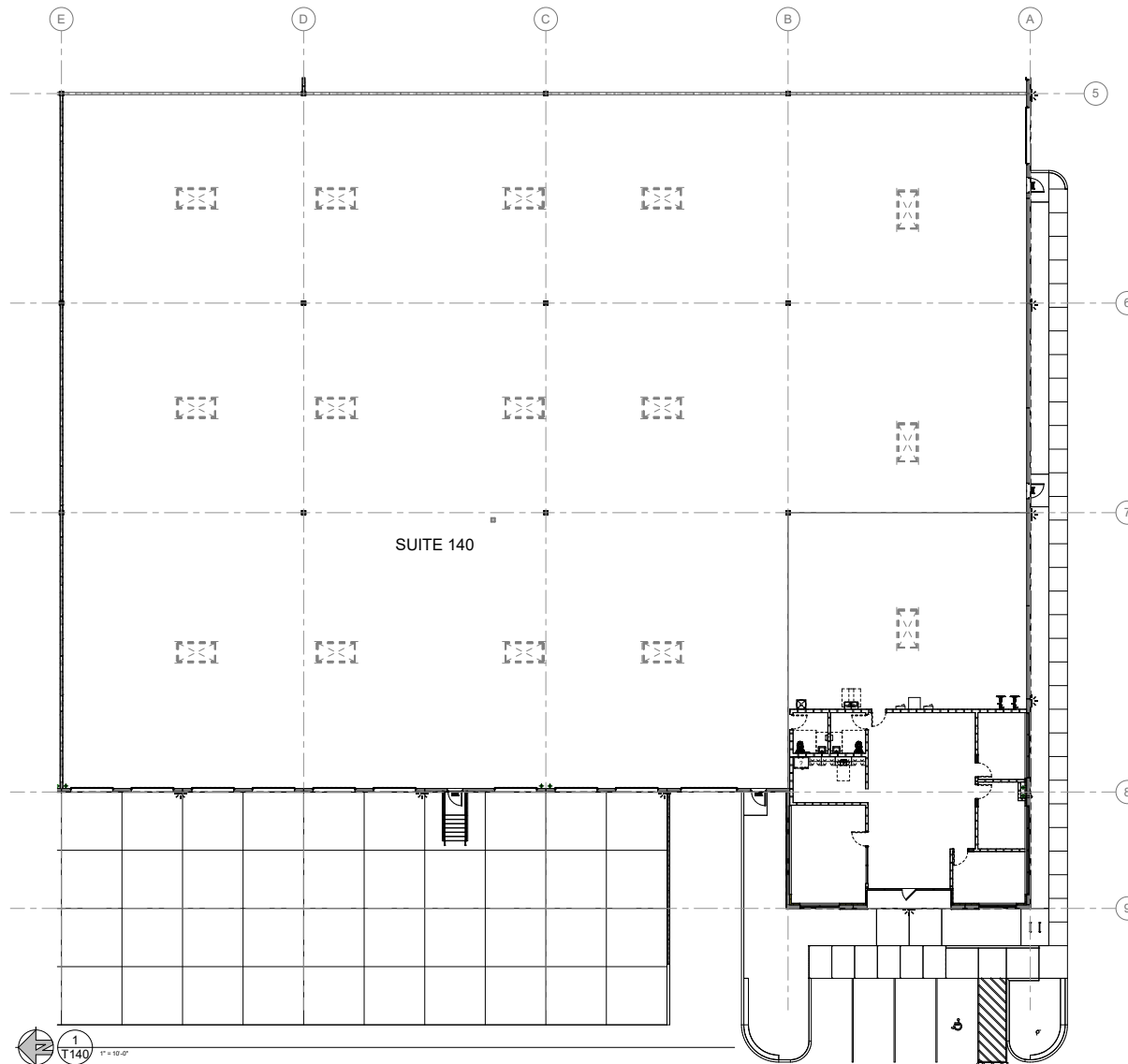


FLOOR PLAN



SUITE 140

- ±32,659 SF Total (Can be combined with Suite 110, ±72,829 SF)
- ±2,209 SF Office, ±30,450 SF Warehouse
- 9 dock level loading | 1 drive-in level loading door

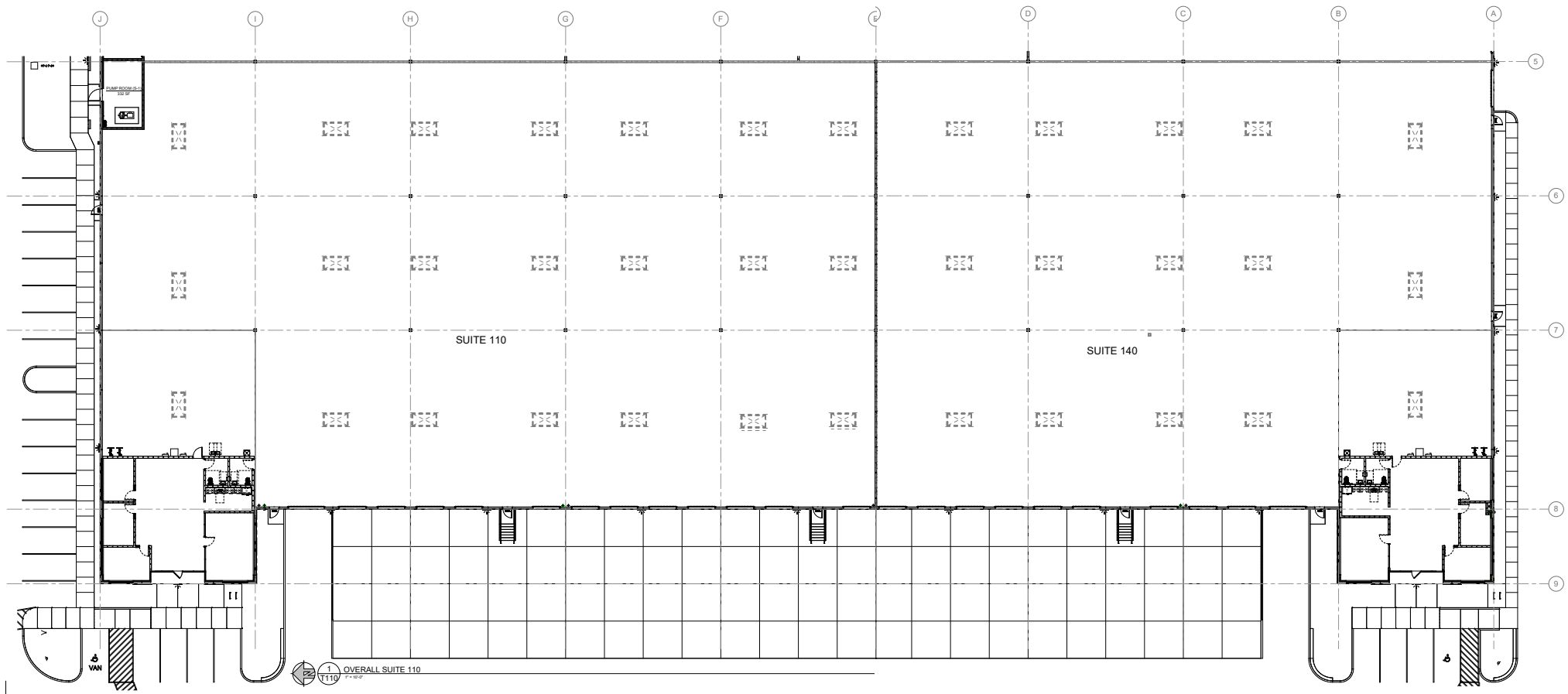


FLOOR PLAN



SUITE 110/140

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

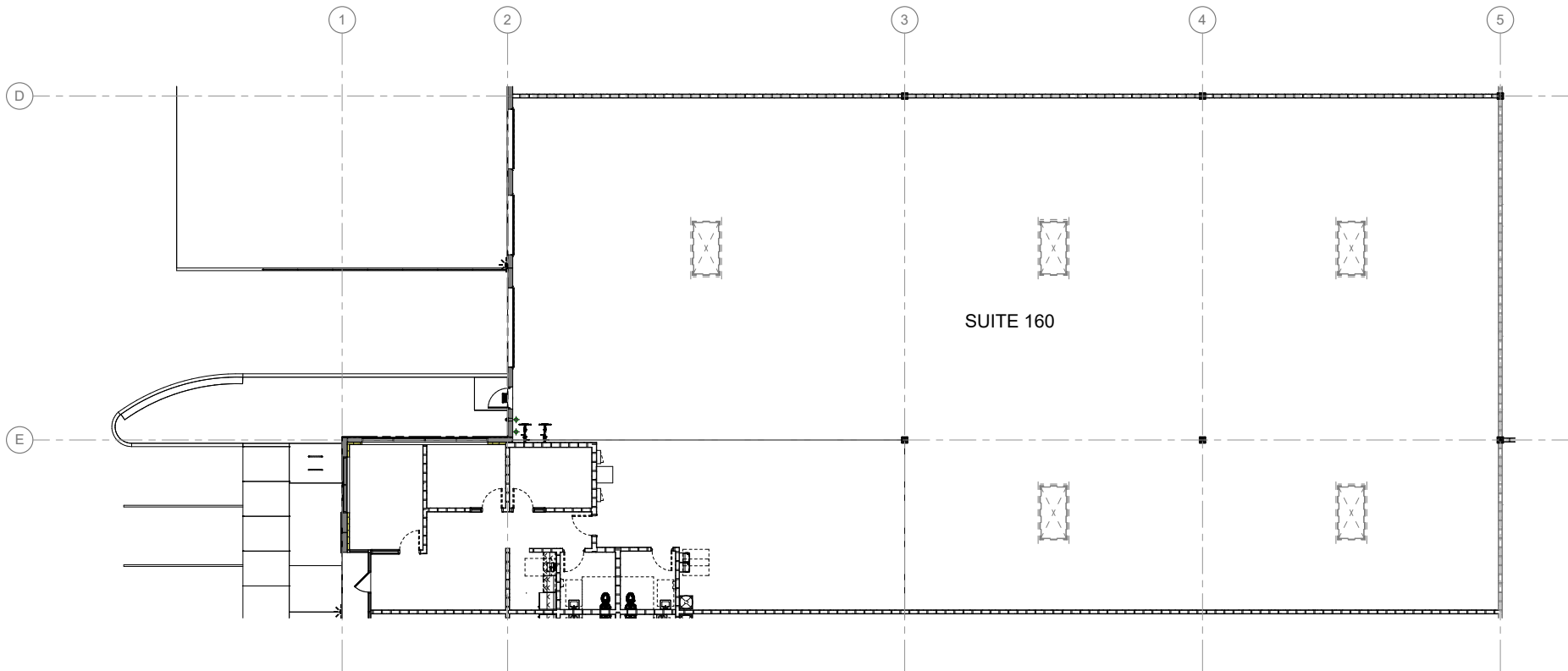


FLOOR PLAN



SUITE 160

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



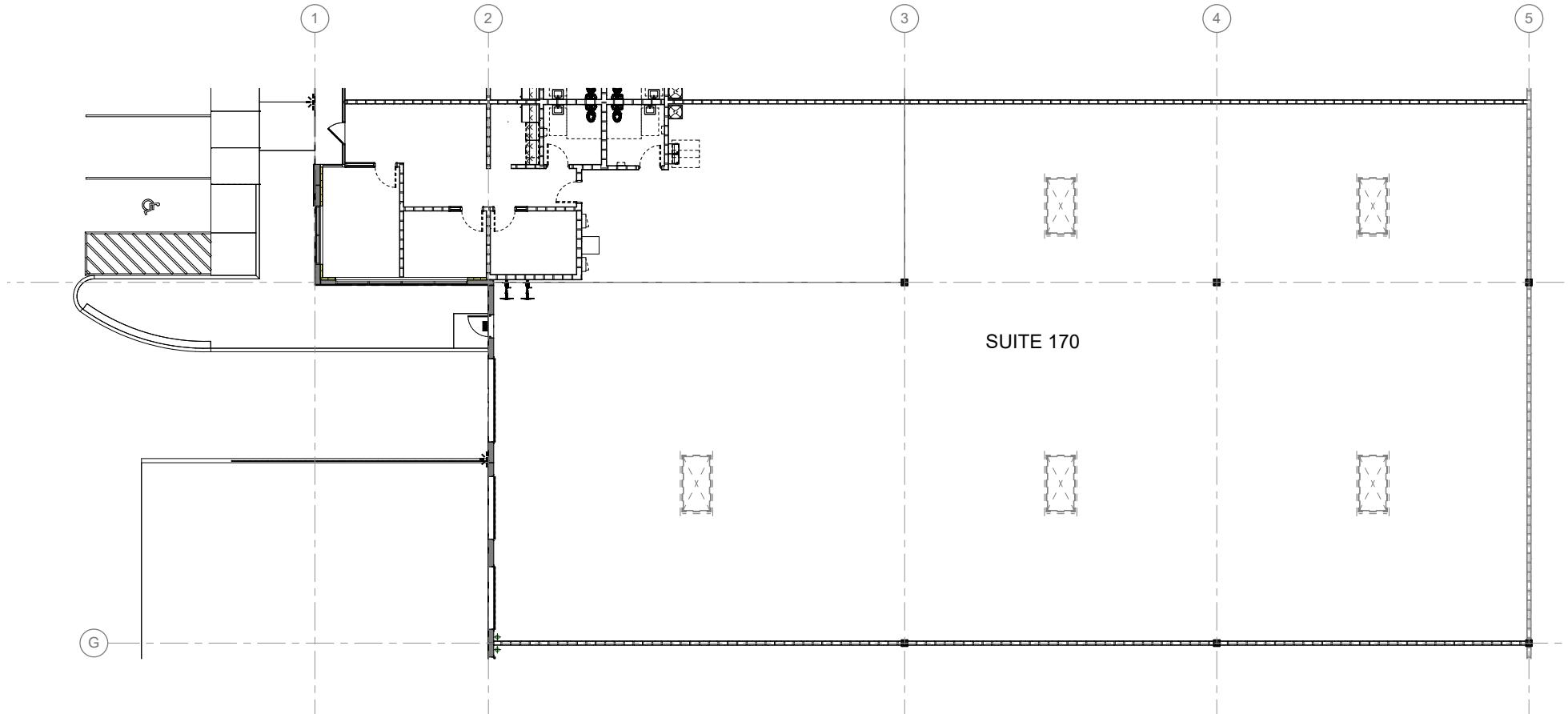
1 OVERALL SUITE 160
1/8" = 1'-0"

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
T170

OVERALL SUITE 170

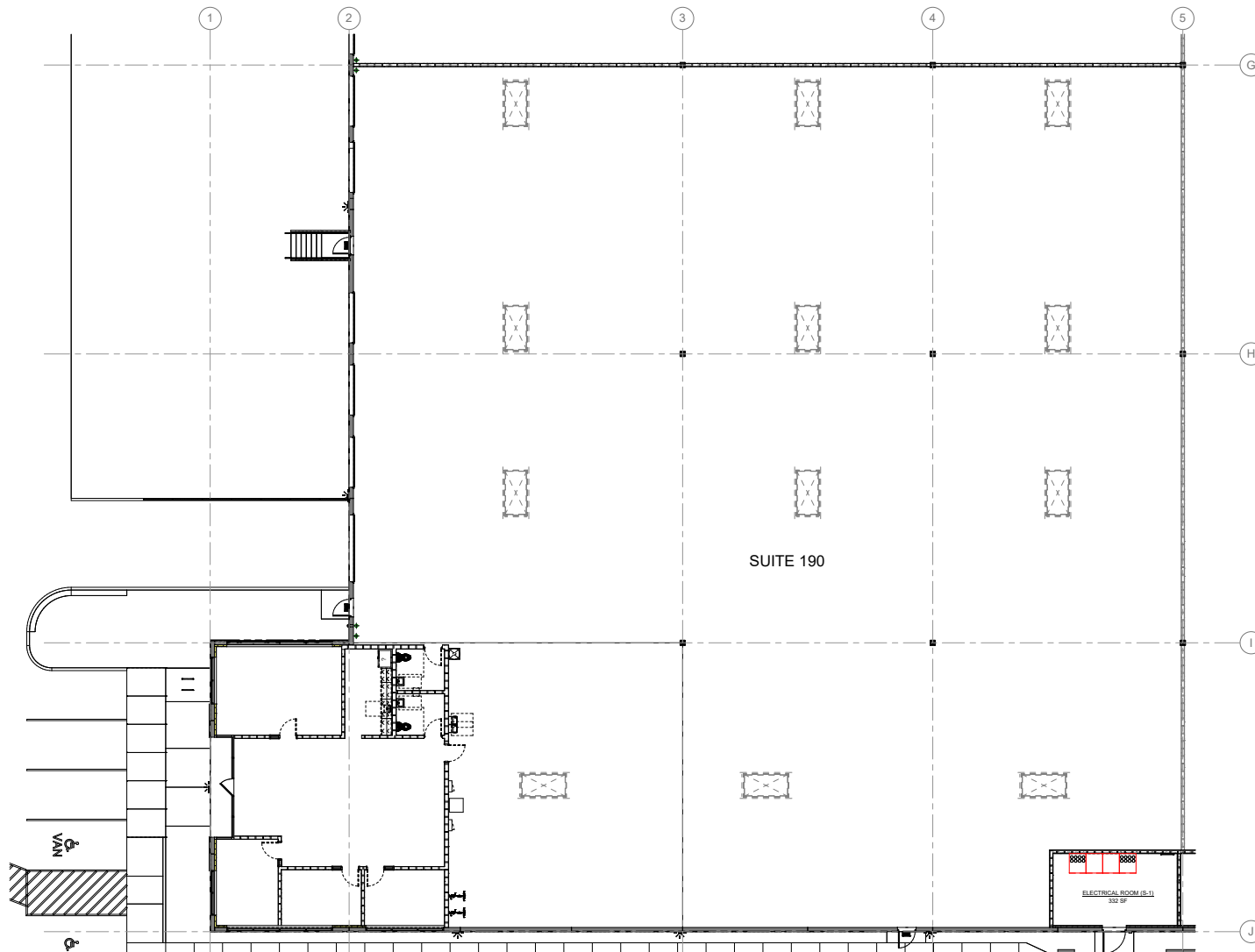
1/8" = 1'-0"

FLOOR PLAN



SUITE 190

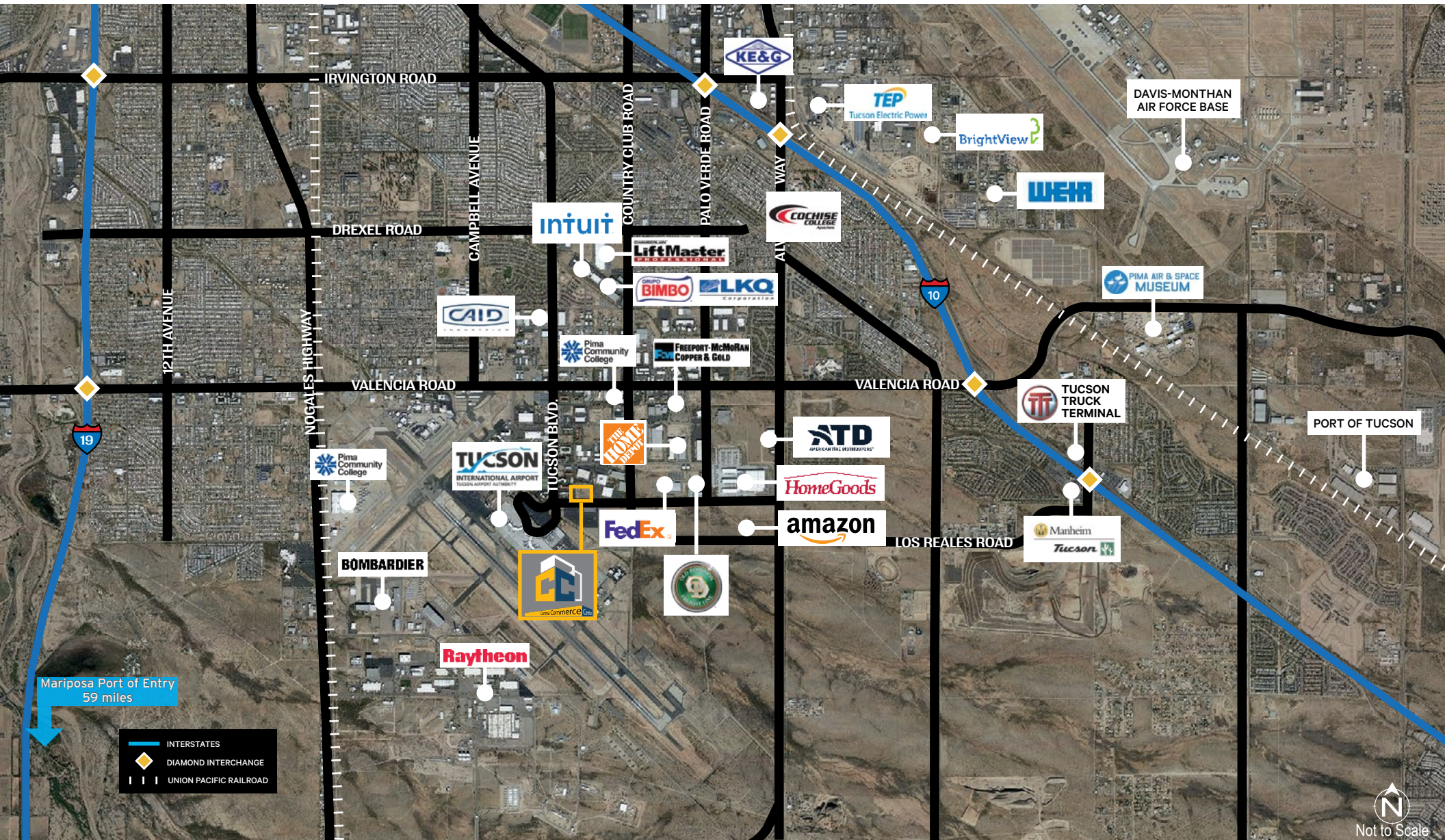
- ±24,480 SF Total
- ±2,209 SF Office, ±22,271 SF Warehouse
- 5 dock level loading | 1 drive-in level loading door



CONSTRUCTION PROGRESS



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

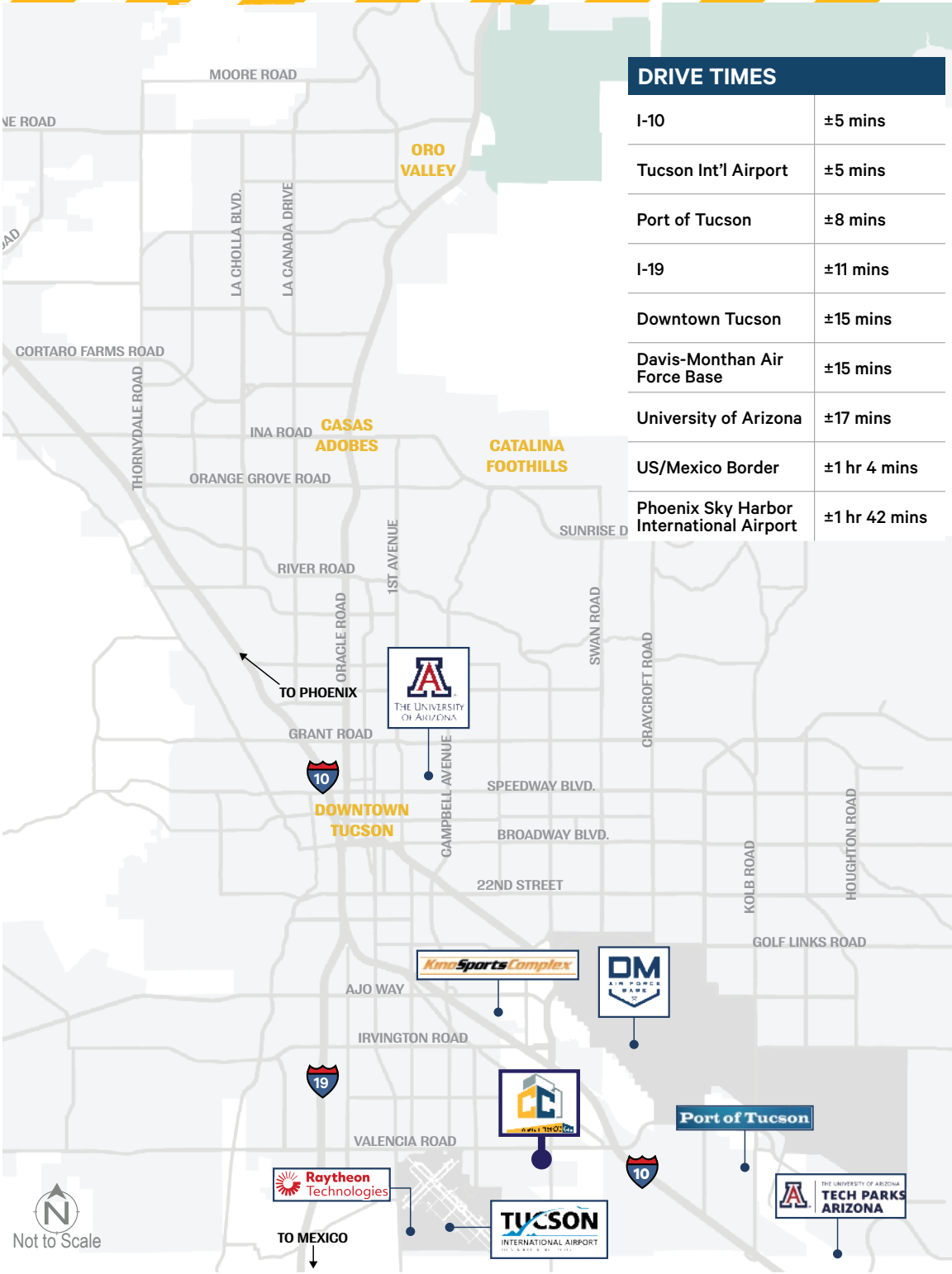
SOURCE: ESRI 2024

THE UNIVERSITY OF ARIZONA

±53,000
STUDENTS

±16,000
EMPLOYEES

\$11 BILLION
IMPACT



HIGHWAY DRIVE TIMES FROM TUCSON

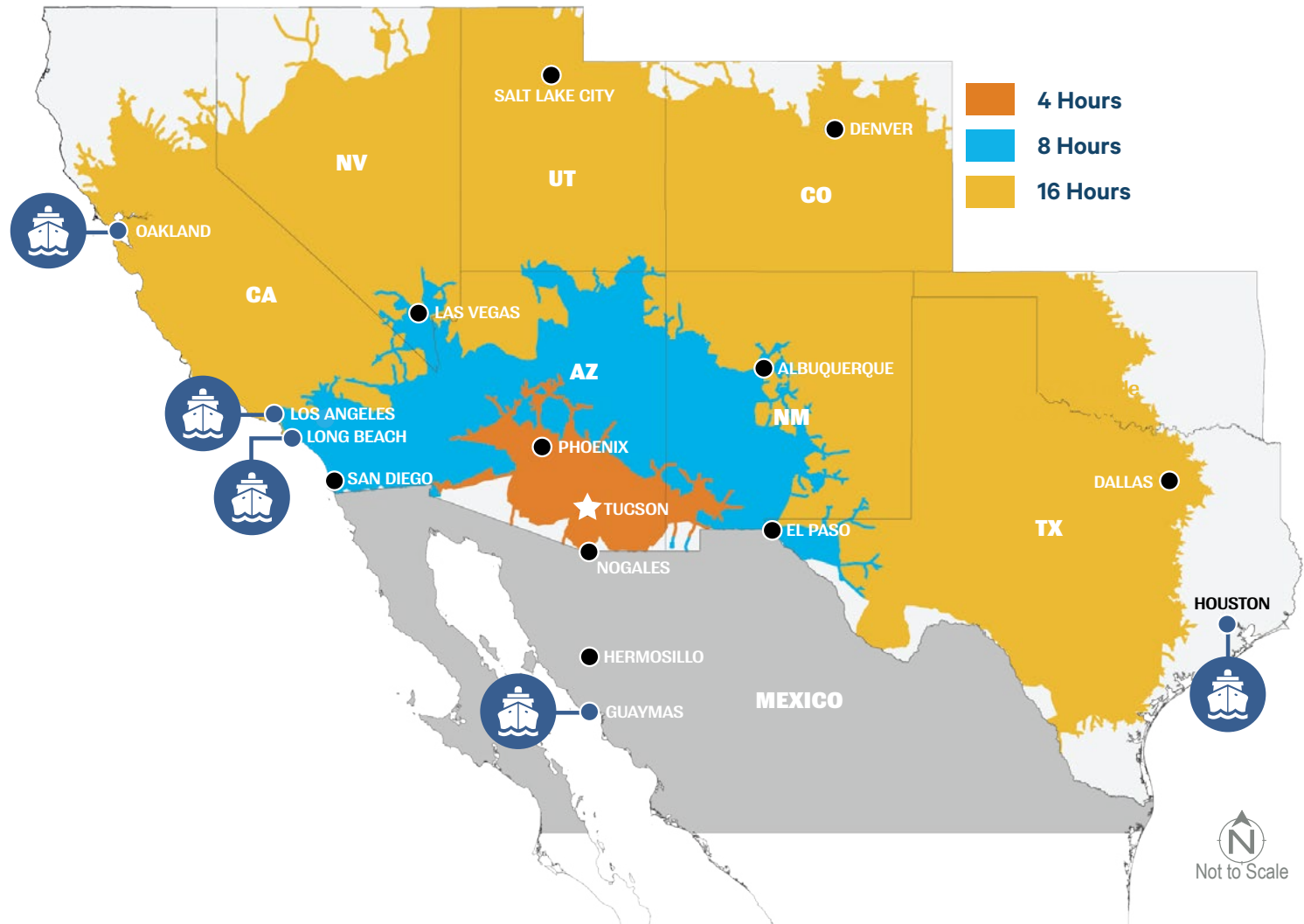
LOCATION	MILES	HOURS
Nogales	83	1
Phoenix	94	1.5
Hermosillo	241	4.5
El Paso	336	5
Guaymas	329	6
San Diego	388	6
Las Vegas	395	6
Albuquerque	468	6
Los Angeles	485	7
Long Beach	495	7
Salt Lake City	757	11
Oakland	838	13
Dallas	971	13
Houston	1,082	15

COMPARABLE WAGE RATES

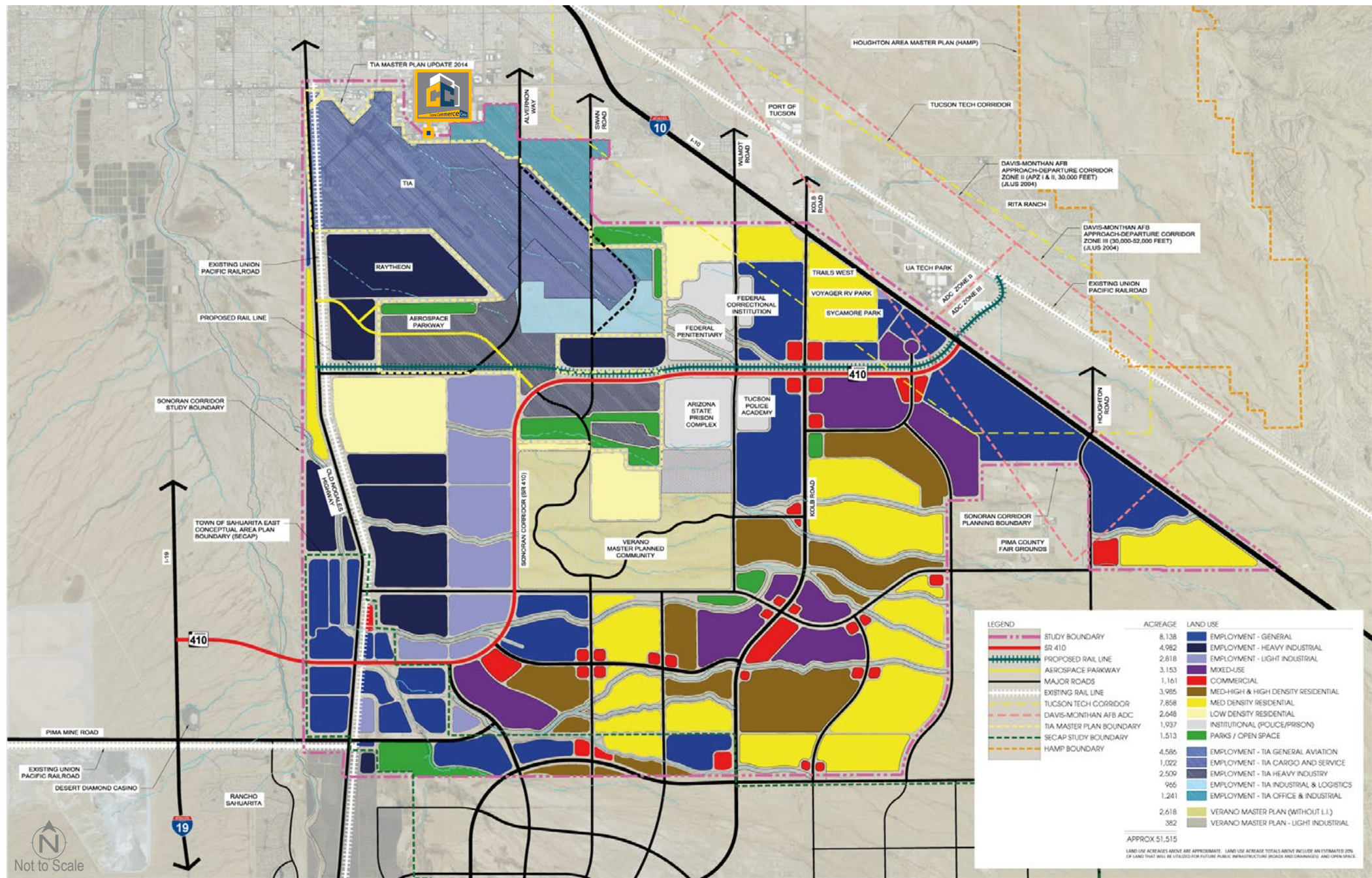
COMMUNITY	AVG. HOURLY WAGE
Tucson, Arizona	\$26.82
Phoenix, Arizona	\$30.45
Albuquerque, New Mexico	\$25.31
Salt Lake City, Utah	\$31.23
Denver, Colorado	\$35.15
El Paso, Texas	\$20.85
San Diego, California	\$35.21
Los Angeles, California	\$35.48
Reno, Nevada	\$27.78

SOURCE: BUREAU OF LABOR STATISTICS

REGIONAL DRIVE TIMES AND WAGES



SONORAN CORRIDOR





CORONA COMMERCE CENTER

2717 E CORONA RD
TUCSON, AZ

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