



Corona Commerce Center



Industrial For Lease

CORONA COMMERCE CENTER

2717 E CORONA RD | TUCSON, AZ

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





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.

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

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

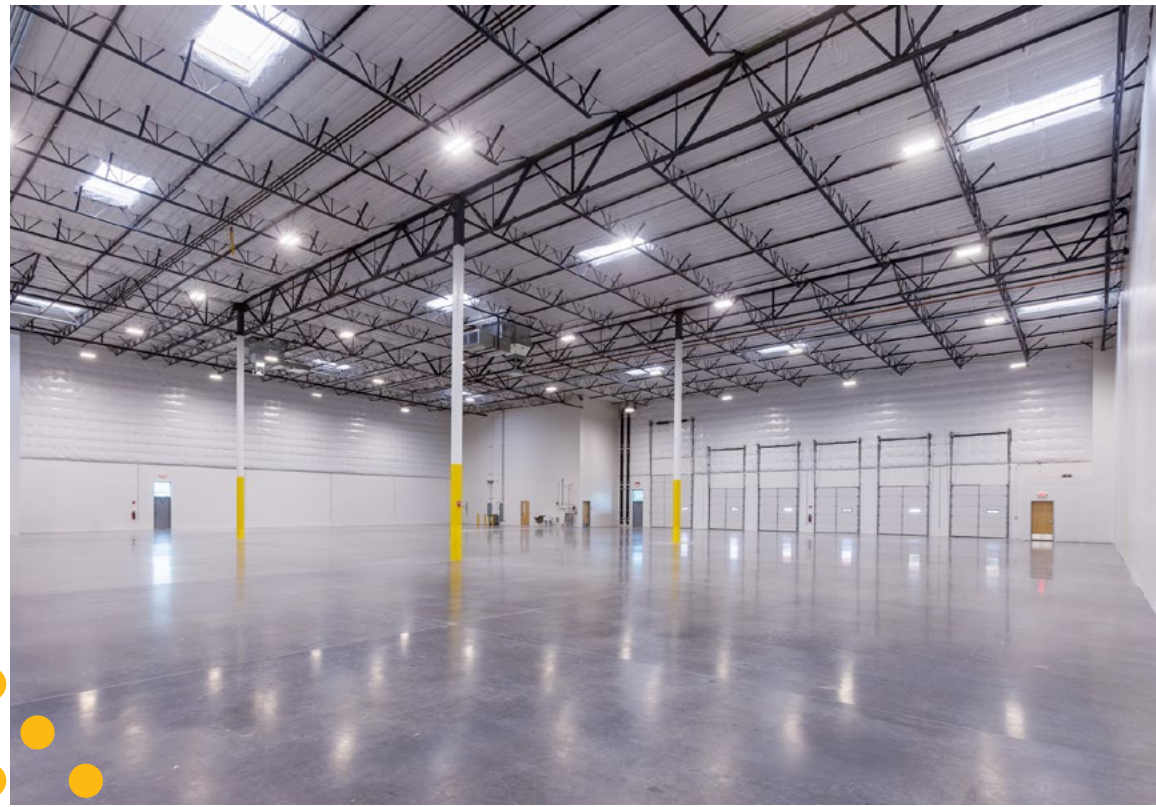
Tilt Up

Sprinklers ESFR

K-Factor: 16.8, 52
PSI measurement

Slab Thickness

7" reinforced slab



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



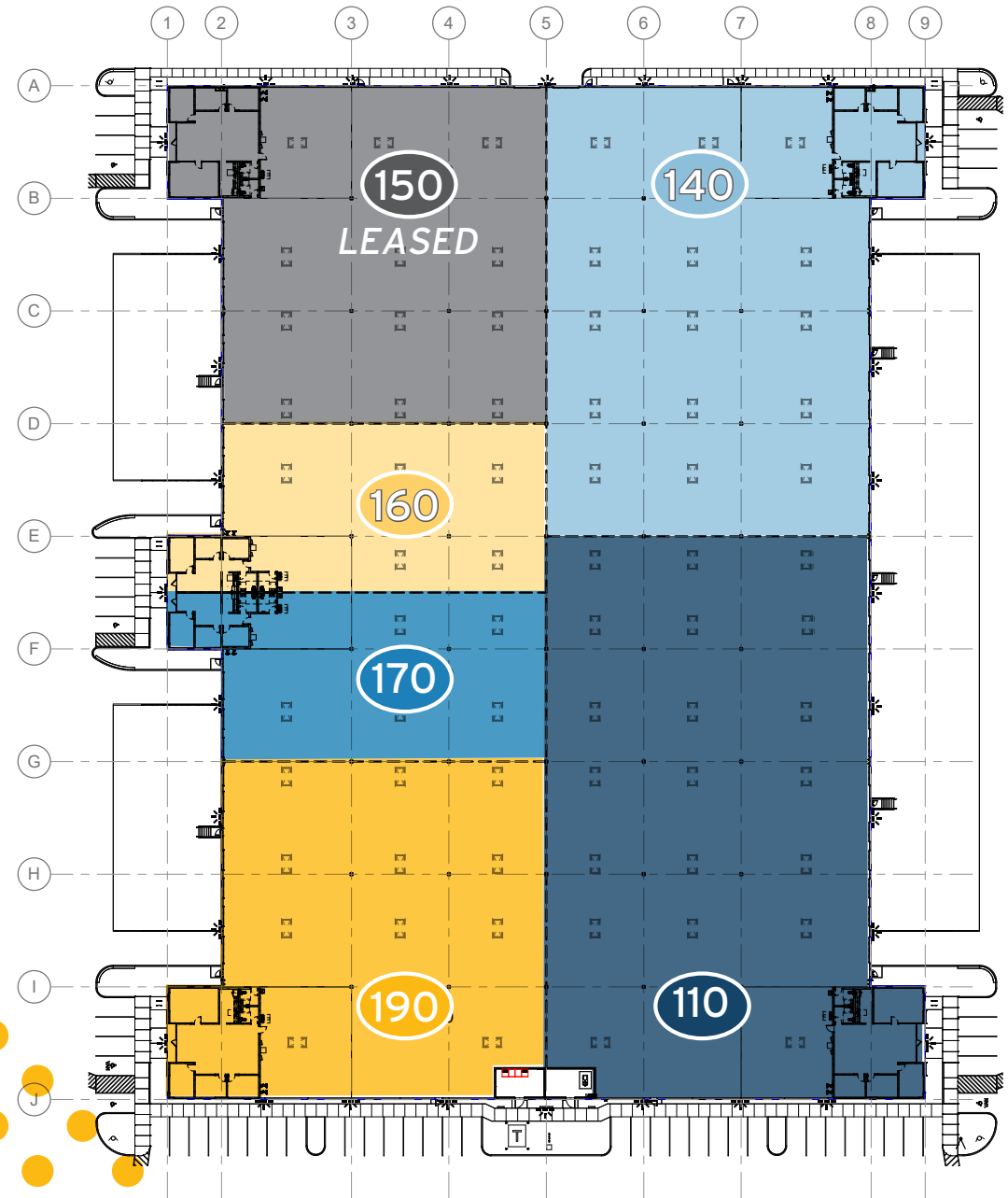
SUITE 170

- ±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



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

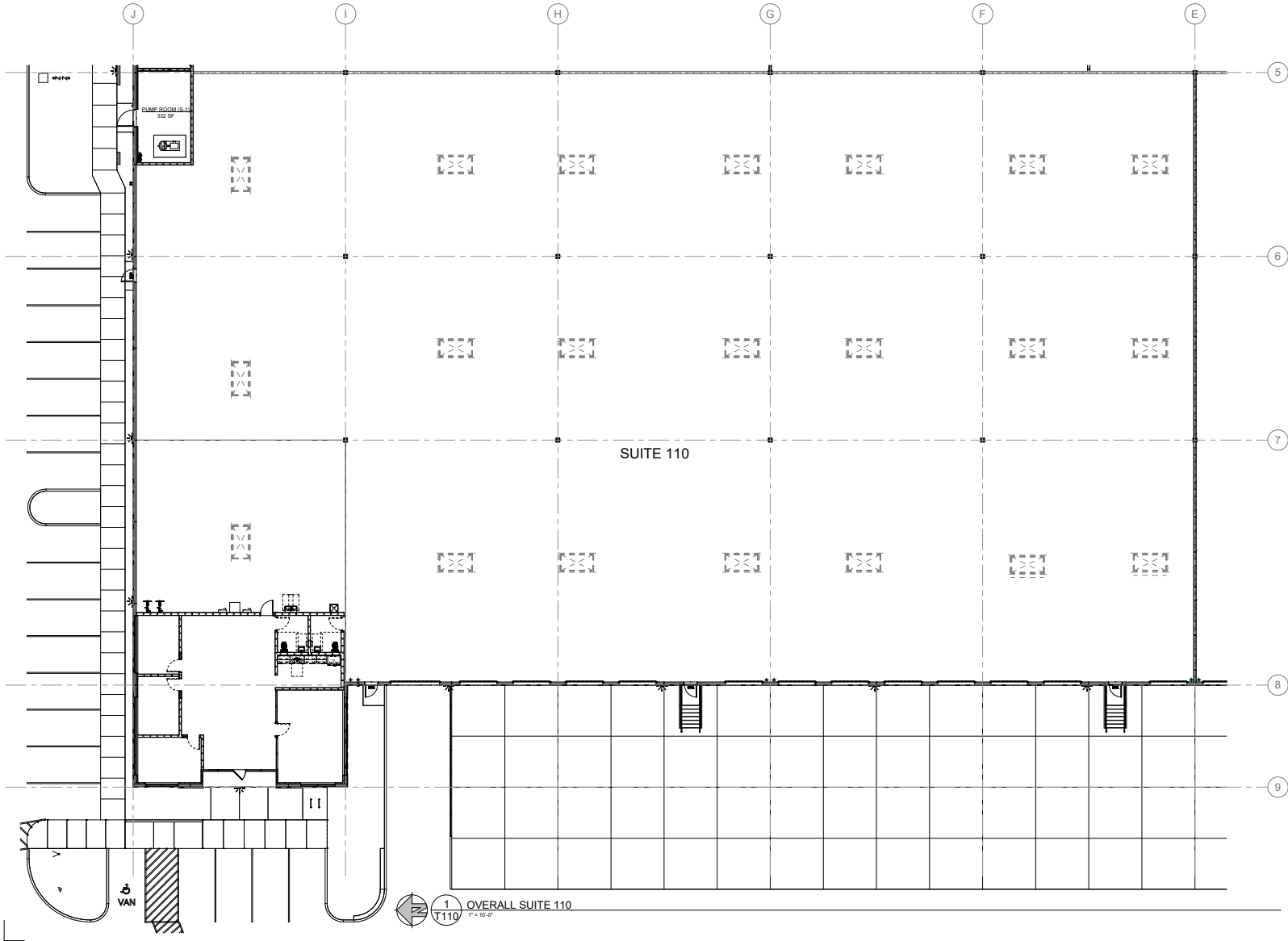
Not to Scale

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

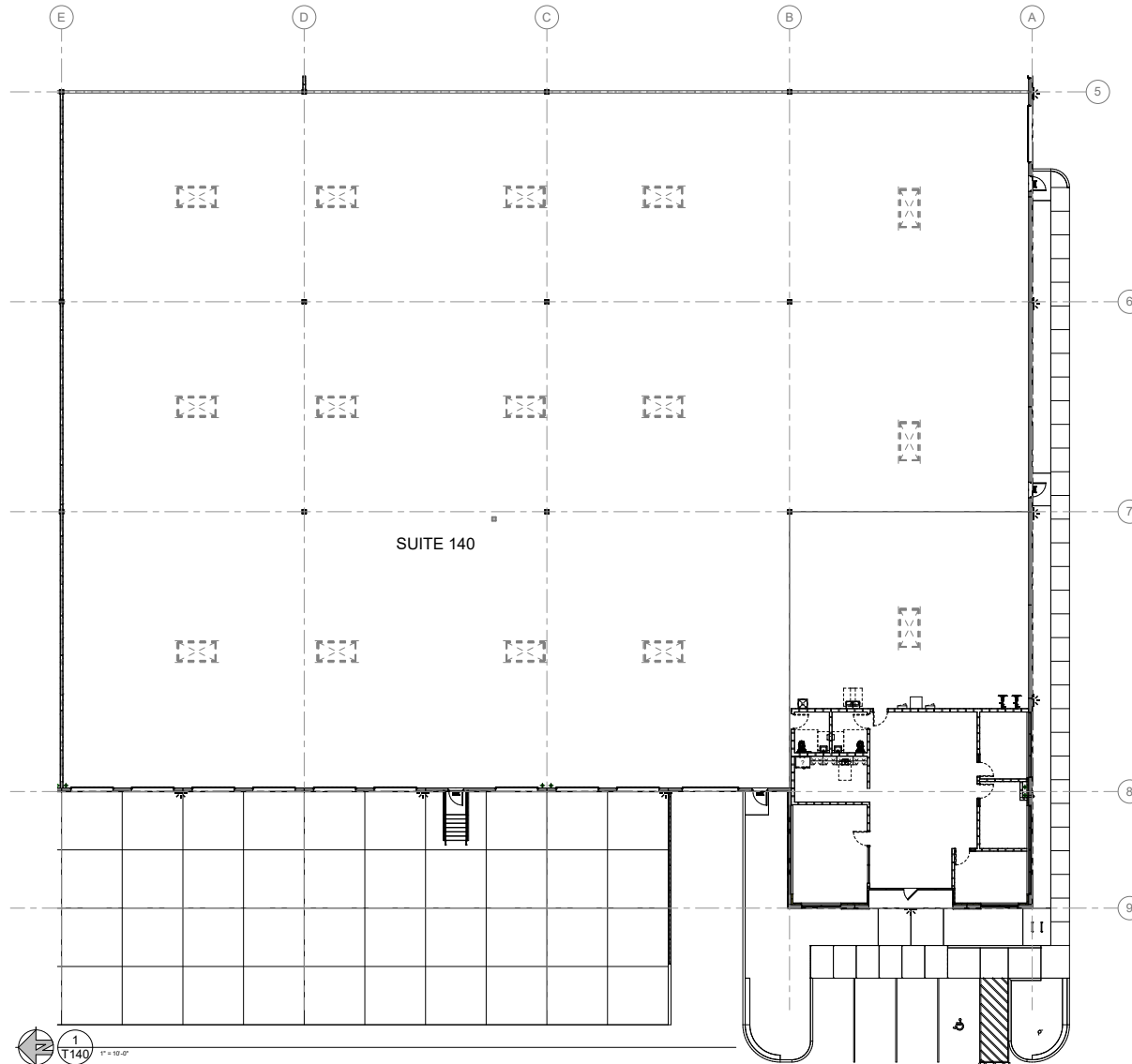


FLOOR PLAN



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

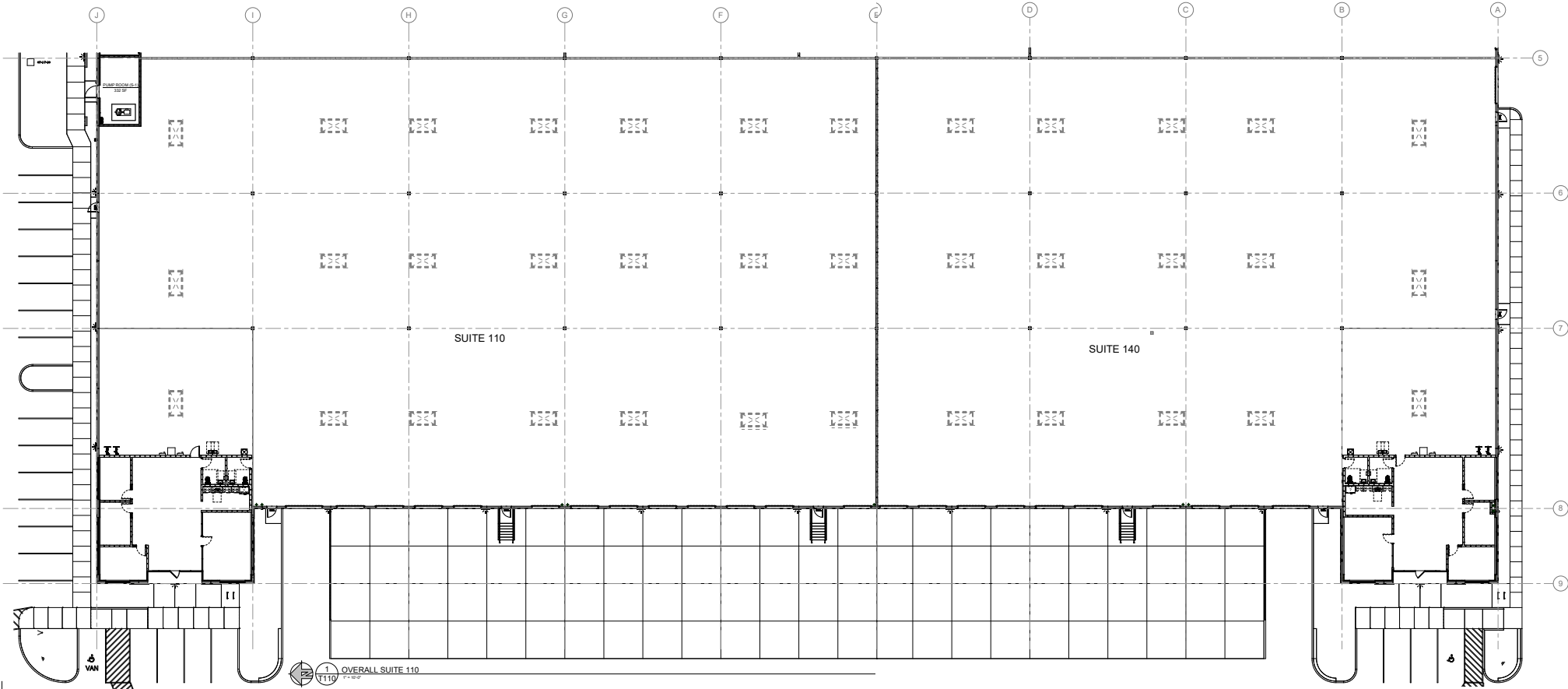


FLOOR PLAN



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

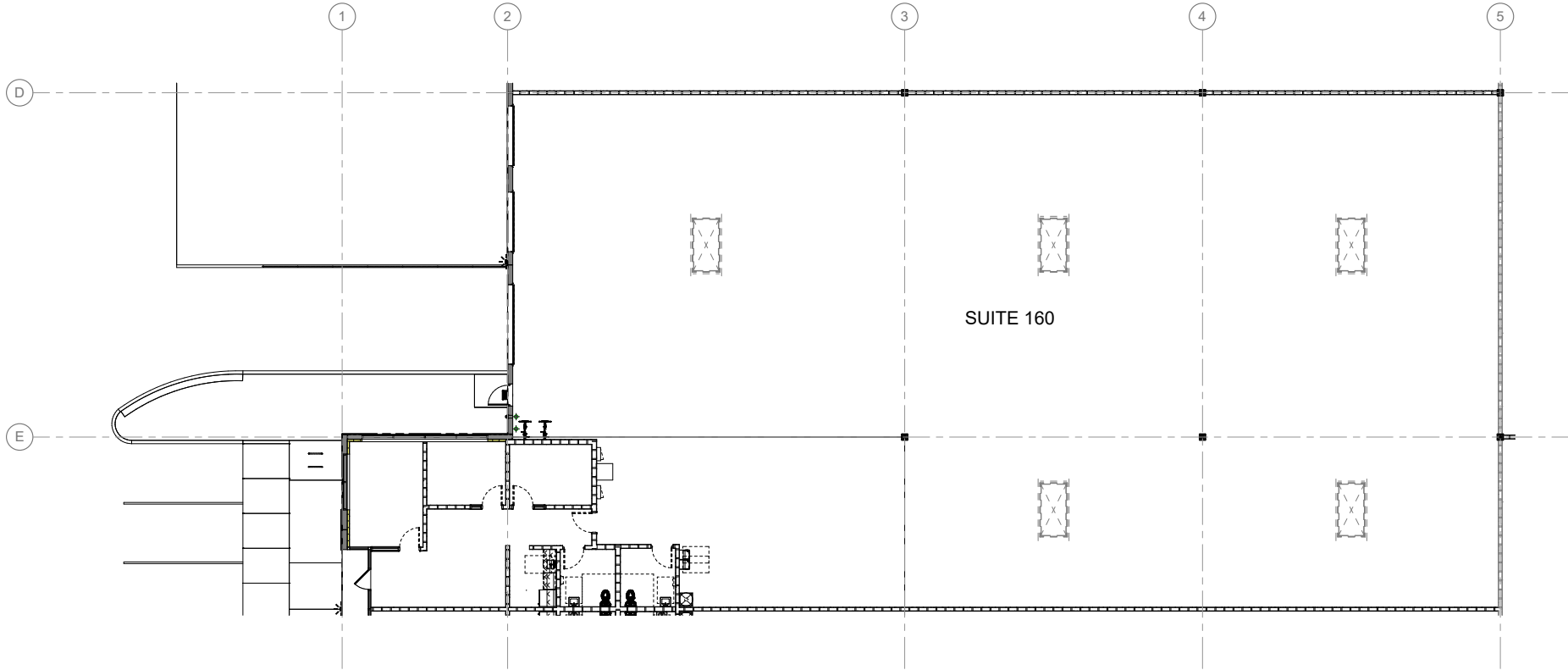


FLOOR PLAN



SUITE 160

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



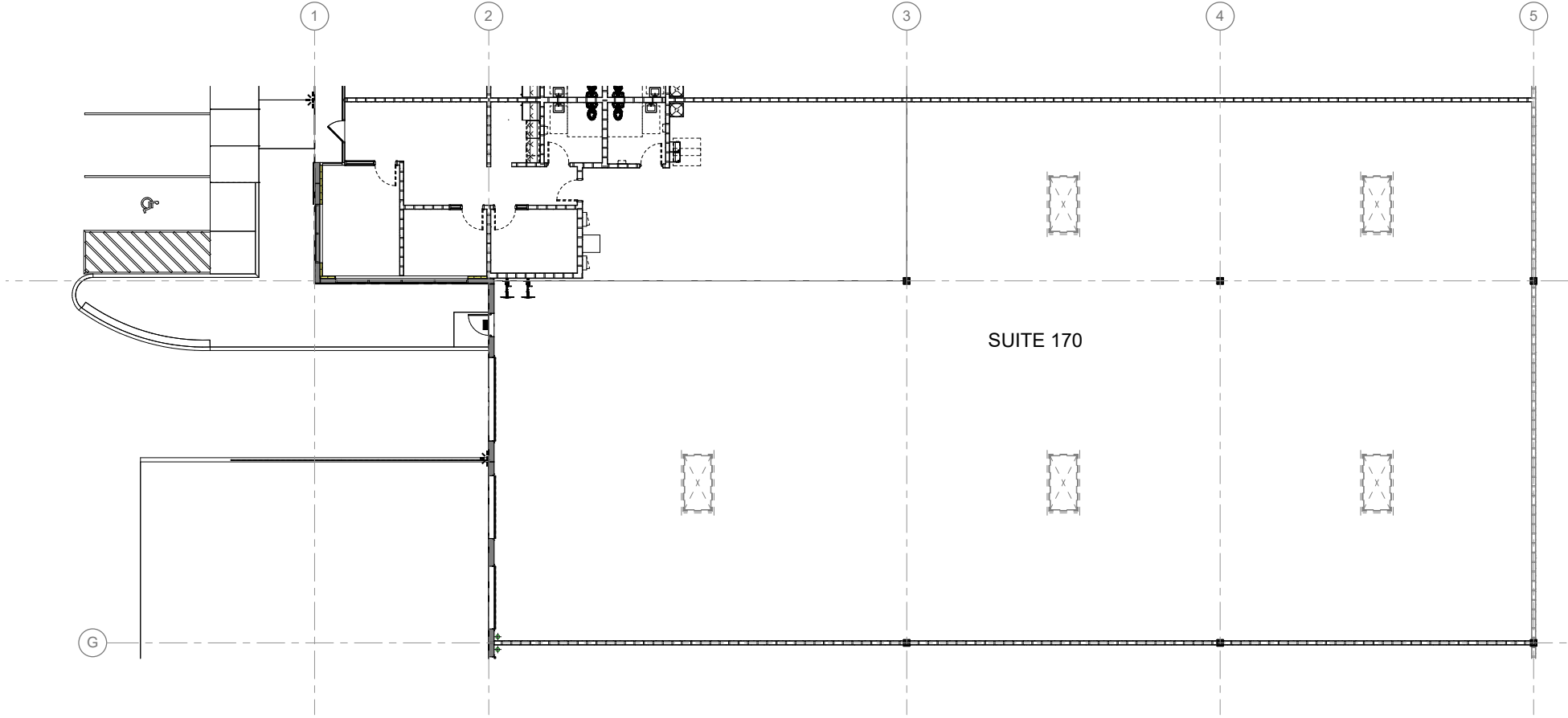
1 OVERALL SUITE 160
1/8" = 1'-0"

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



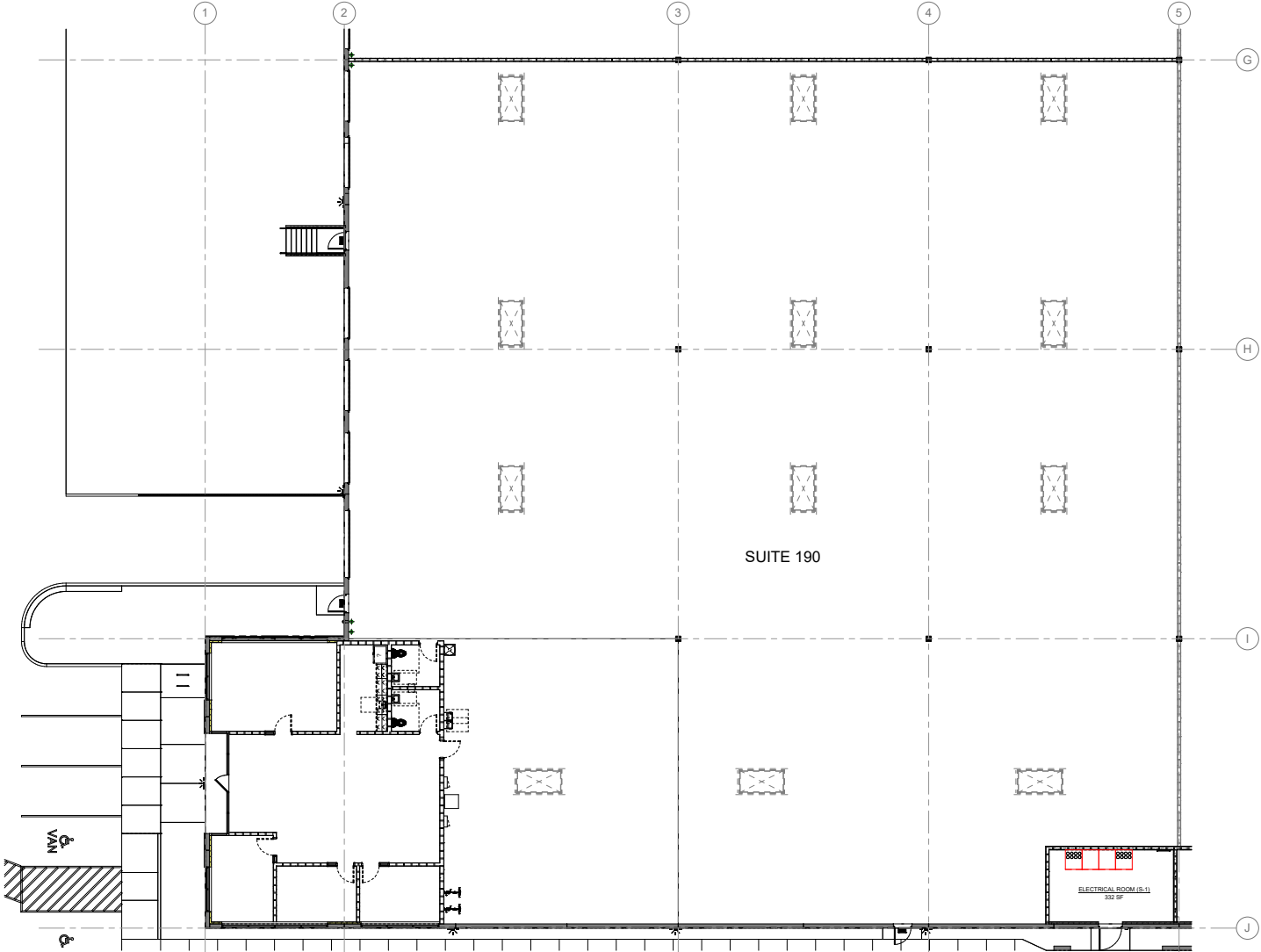
1 OVERALL SUITE 170
1/8" = 1'-0"

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



TRADE MAP



AREA DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	59,433	125,461	515,569
AVG. HOUSEHOLD INCOME	\$77,376	\$76,337	\$79,369
HOUSEHOLDS	20,478	42,649	209,583
EMPLOYED POPULATION - BLUE COLLAR	8,803	17,580	49,126

DAYTIME POPULATION			
BUSINESSES	1,061	3,549	17,744
EMPLOYEES	45,444	85,140	281,197
DAYTIME WORKERS	46,833	93,605	301,258

Source: ESRI 2025

2025 ESTIMATED DEMOGRAPHICS



EMPLOYED CIVILIAN POPULATION

82.1% 1 mile
94.9% 5 miles



AVG. HOUSEHOLD INCOME

\$66,122 1 mile
\$76,337 5 miles



AVG. HOUSING VALUE

\$320,000 1 mile
\$255,392 5 miles

SOURCE: ESRI 2025

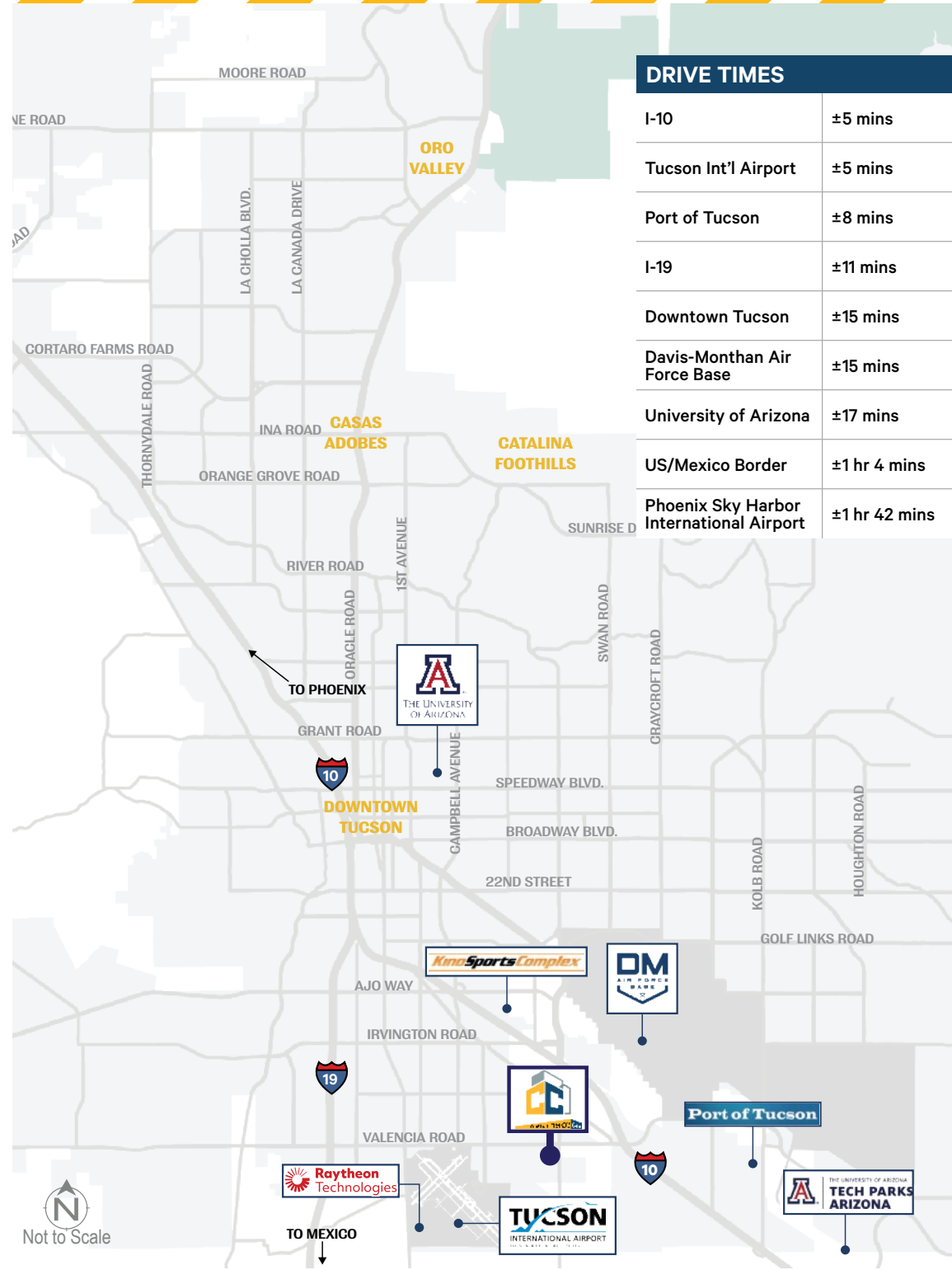
THE UNIVERSITY OF ARIZONA

±54,384 STUDENTS

±15,764 EMPLOYEES

\$460 MILLION ECONOMIC IMPACT

SOURCE: <https://uair.arizona.edu/>



HIGHWAY DRIVE TIMES FROM TUCSON

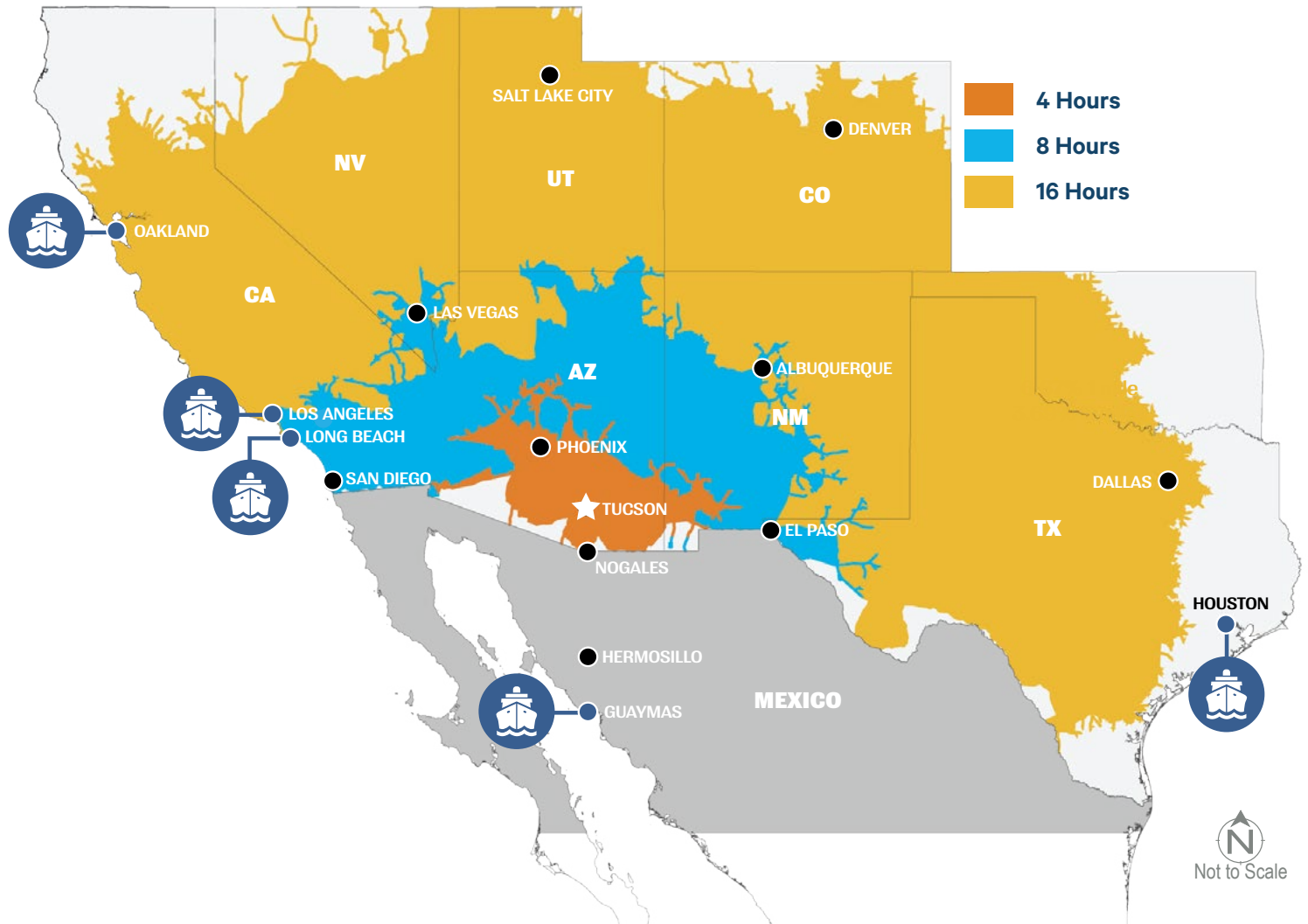
LOCATION	MILES	HOURS
Nogales	83	1
Phoenix	94	1.5
Hermosillo	241	4.5
El Paso	336	5
Guaymas	329	6
San Diego	388	6
Las Vegas	395	6
Albuquerque	468	6
Los Angeles	485	7
Long Beach	495	7
Salt Lake City	757	11
Oakland	838	13
Dallas	971	13
Houston	1,082	15

COMPARABLE WAGE RATES

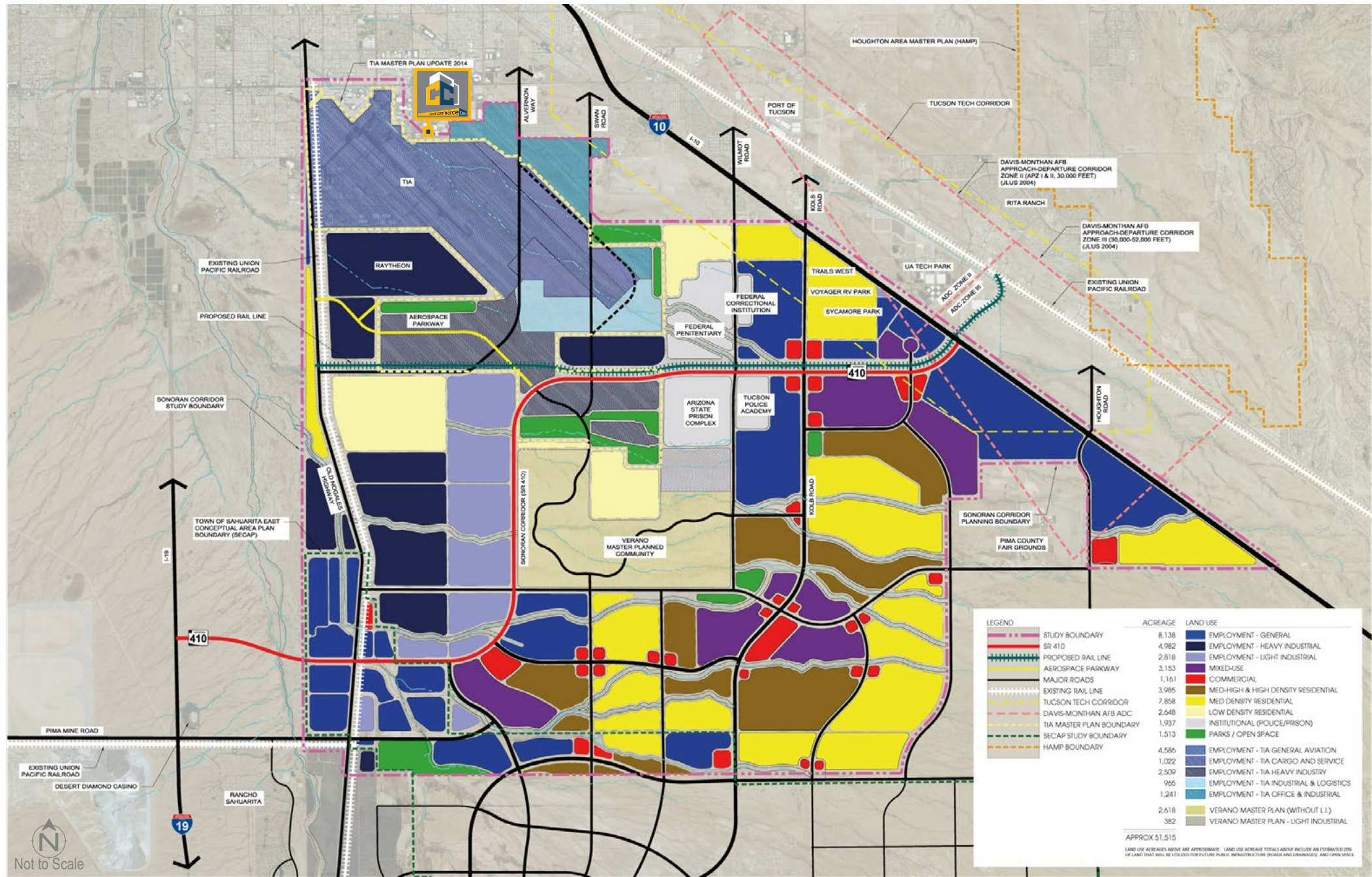
COMMUNITY	AVG. HOURLY WAGE
Tucson, Arizona	\$26.82
Phoenix, Arizona	\$30.45
Albuquerque, New Mexico	\$25.31
Salt Lake City, Utah	\$31.23
Denver, Colorado	\$35.15
El Paso, Texas	\$20.85
San Diego, California	\$35.21
Los Angeles, California	\$35.48
Reno, Nevada	\$27.78

SOURCE: BUREAU OF LABOR STATISTICS

REGIONAL DRIVE TIMES AND WAGES



SONORAN CORRIDOR





CORONA COMMERCE CENTER

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TUCSON, AZ

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CBRE



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