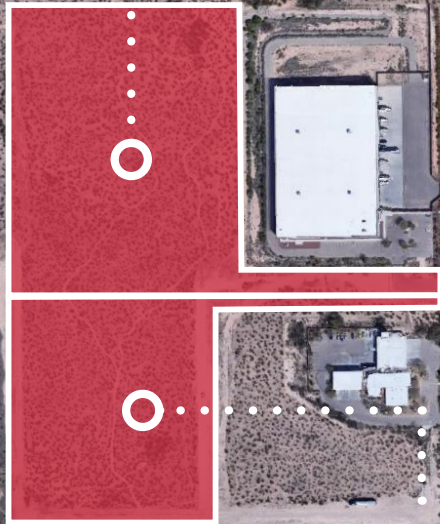


E Valencia Rd

S Alvernon Way

10.38
Acres



7.19
Acres

Alvernon Way Commerce Center

E Valencia Rd & S Alvernon Way
Tucson, AZ 85756

17.57 Acres
Shovel Ready Parcels
For Sale
(7.19 Ac + 10.38 Ac)

For More Information Contact:

Christopher J. Itule

520 548 4321

chris.itule@naihorizon.com

Gordon Wagner

520 398 5130

gordon.wagner@naihorizon.com

NAIHorizon

Property Highlights

Site & Location

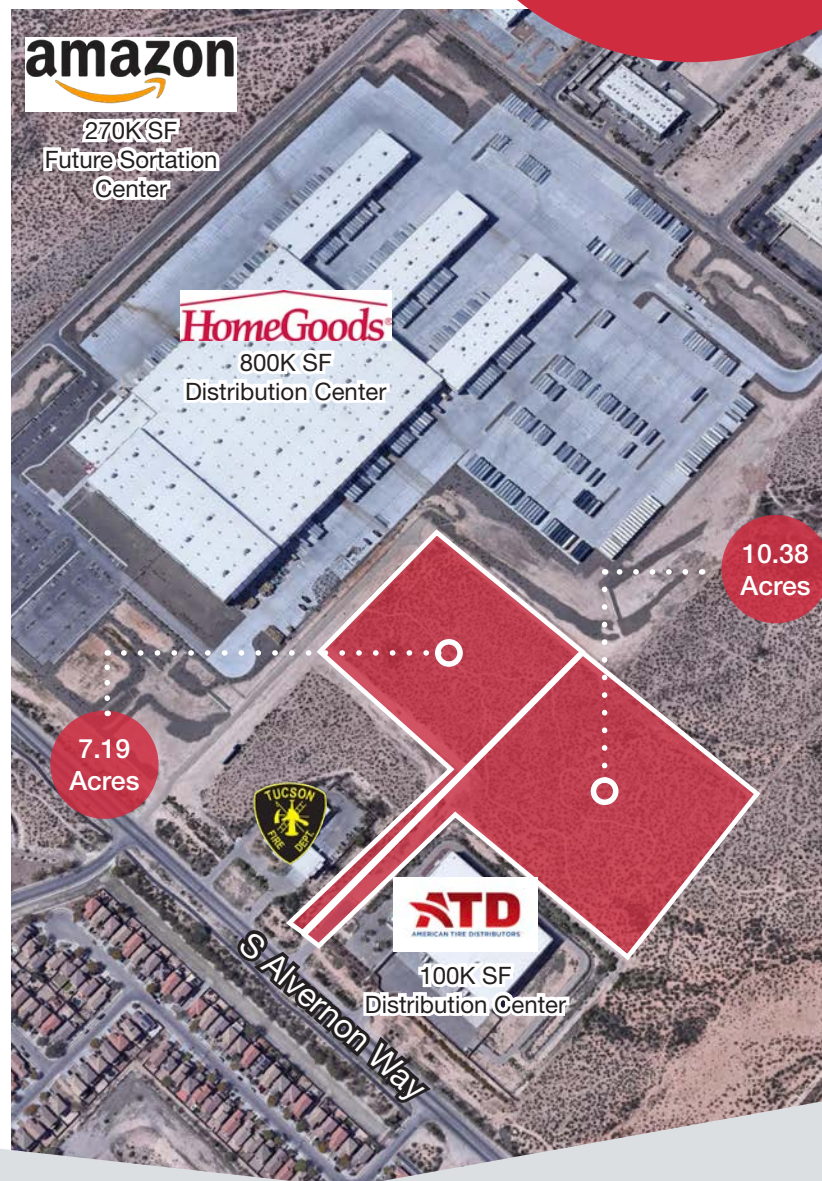
- 17.57 Acres (765,349 SF) combined shovel ready parcels on the Alvernon Corridor leading to Aerospace Parkway
- APN # 140-41-127C - 7.19 Acres (313,196 SF)
- APN # 140-41-127E - 10.38 Acres (452,152 SF)
- I-1 Zoning
- Available together or separately
- Sewer on site
- Adjacent to 800,000 SF HomeGoods Distribution Center & 100,000 SF American Tire Distribution Center
- Just north of Amazon's new 270,000 SF sorting center currently under construction
- Adjacent to Tucson Fire Dept Station #22
- ±1.5 Miles to I-10
- ±1.5 Miles to Tucson International Airport
- ±4.5 Miles to I-19

Sale Price

\$3.60 PSF
(separate)

\$3.45 PSF
(combined)

Alvernon Way
Commerce
Center



For More Information Contact:

Christopher J. Itule
520 548 4321
chris.itule@naihorizon.com

Gordon Wagner
520 398 5130
gordon.wagner@naihorizon.com

NAIHorizon

Conceptual Plans

Plan #1

Alvernon Way
Commerce
Center

Buildings #1 & #2

Parcel 140-41-127E | 10.38 Acres

Buildings (Each):
400' x 150' - 60,000 SF
(4) 100' x 150' Bays

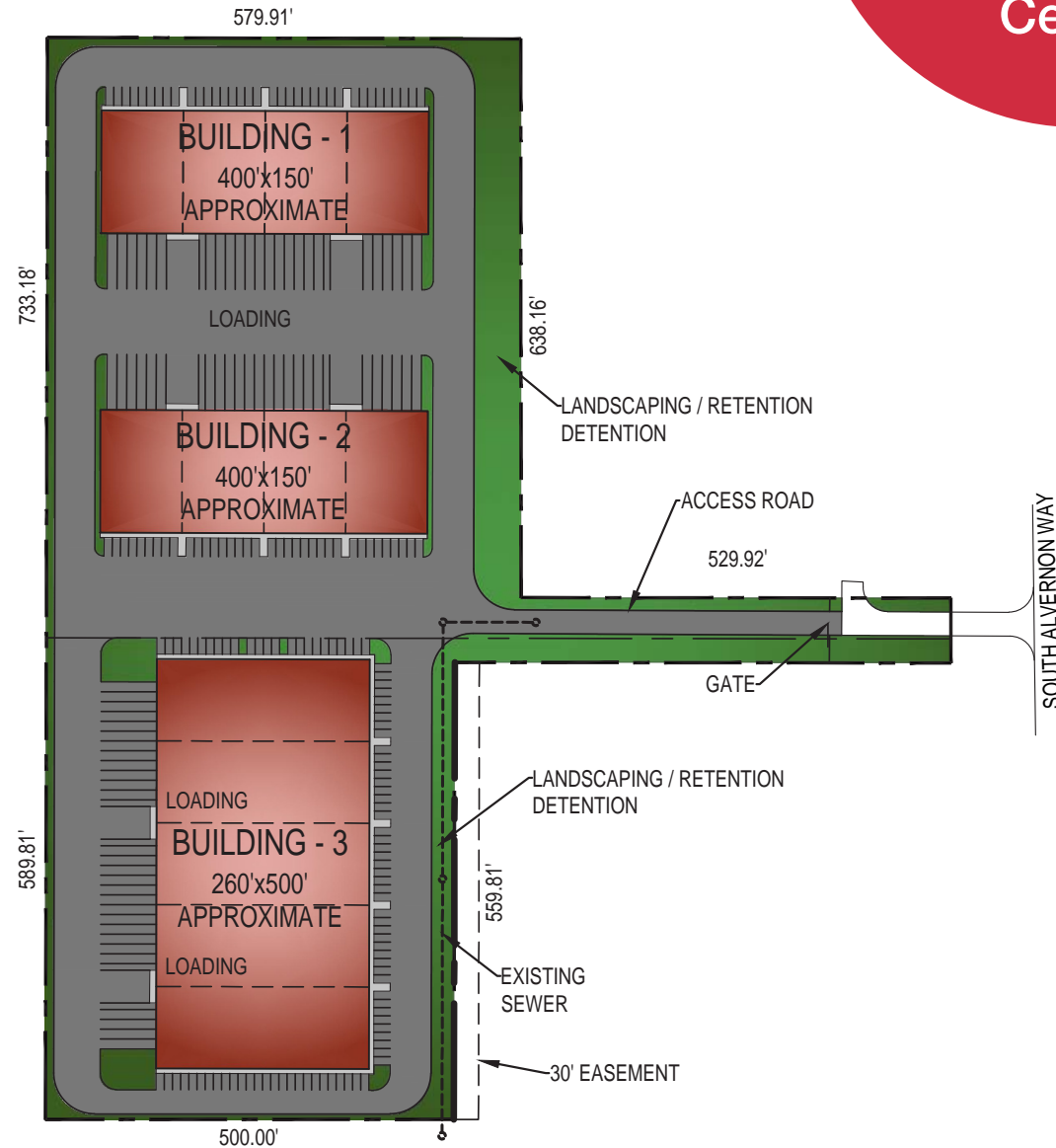
Parking:
72 Auto Parking Spaces

Building #3

Parcel 140-41-127C | 7.19 Acres

Building:
260' x 500' - 130,000 SF
(5) 260' x 100' Bays

Parking:
95 Auto Parking Spaces



For More Information Contact:

Christopher J. Itule

520 548 4321

chris.itule@naihonorizon.com

Gordon Wagner

520 398 5130

gordon.wagner@naihonorizon.com

NAIHorizon

Conceptual Plans

Plan #2

Alvernon Way
Commerce
Center

Building #1

Parcel 140-41-127E | 10.38 Acres

Building:

260' x 500' - 130,000 SF
(5) 260' x 100' Bays

Parking:

114 Auto Parking Spaces
16 Truck Parking Spaces

Building #2

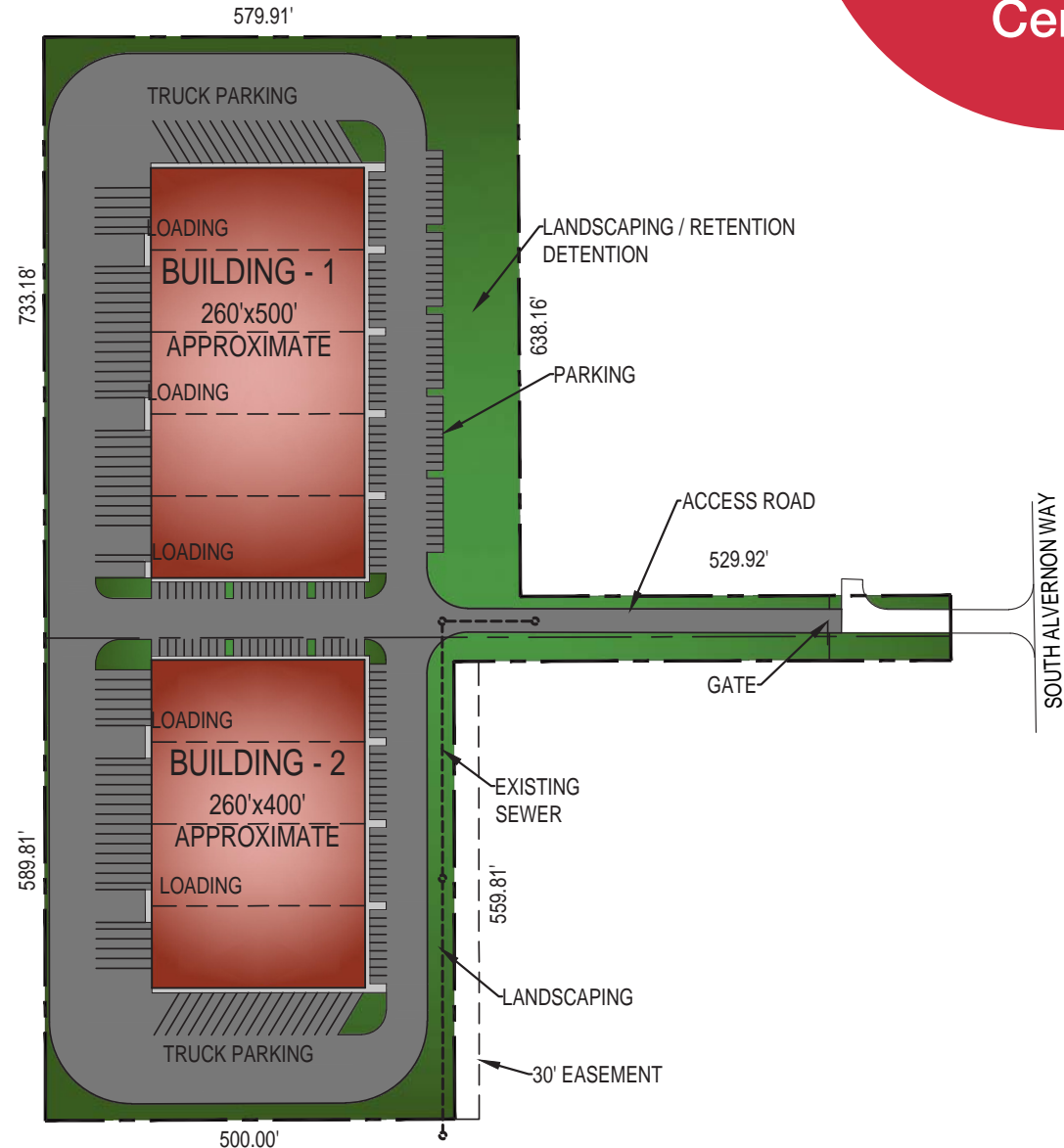
Parcel 140-41-127C | 7.19 Acres

Building:

260' x 400' - 104,000 SF
(4) 260' x 100' Bays

Parking:

60 Auto Parking Spaces
16 Truck Parking Spaces



For More Information Contact:

Christopher J. Itule

520 548 4321

chris.itule@naihorizon.com

Gordon Wagner

520 398 5130

gordon.wagner@naihorizon.com

NAIHorizon

Conceptual Plans

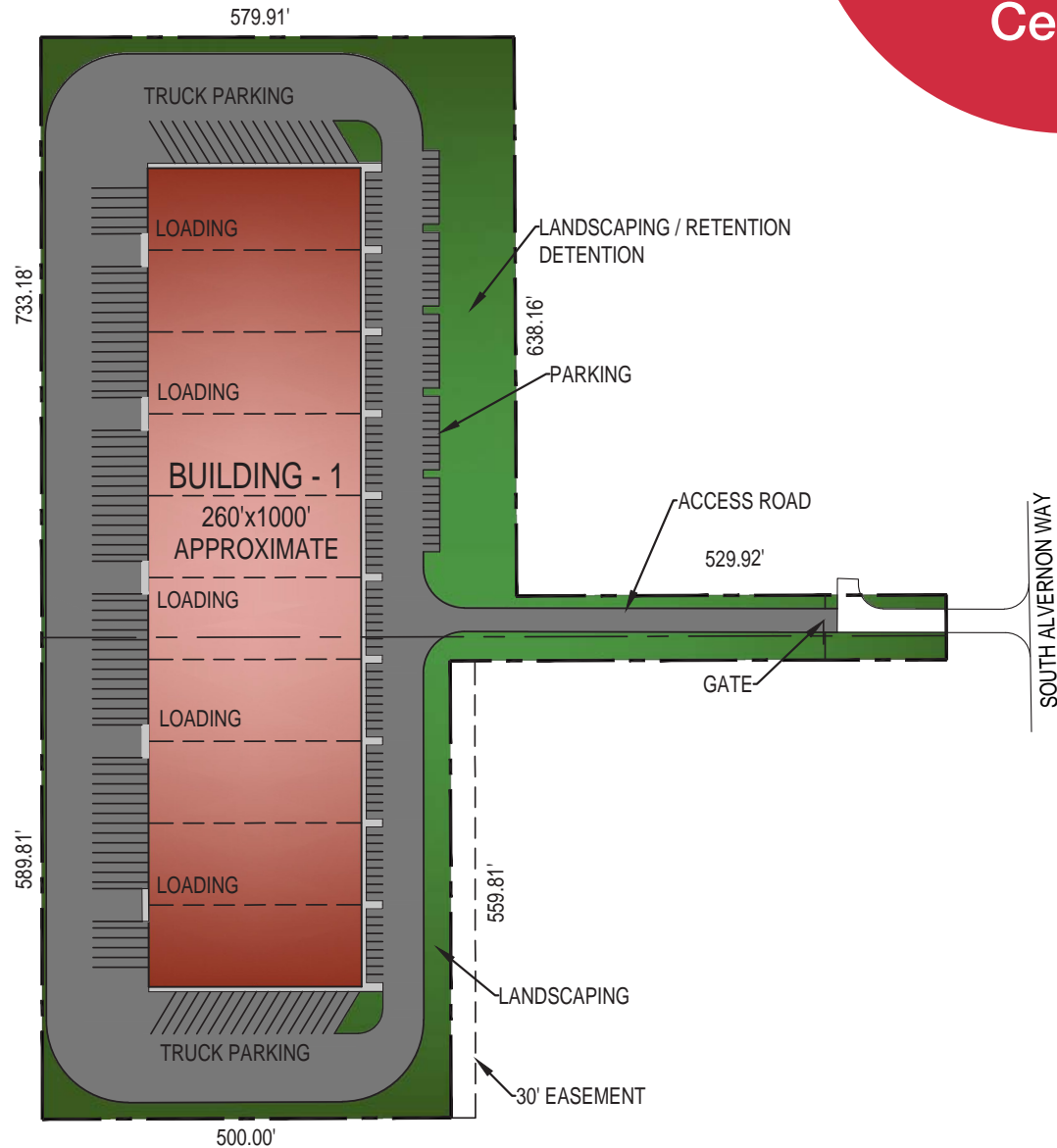
Plan #3

Alvernon Way
Commerce
Center

Building #1
Parcels 140-41-127E & 140-41-127C
17.57 Acres Combined

Building:
260' x 1000' - 260,000 SF
(10) 260' x 100' Bays

Parking:
135 Auto Parking Spaces
32 Truck Parking Spaces Minimum



For More Information Contact:

Christopher J. Itule

520 548 4321

chris.itule@naihonorizon.com

Gordon Wagner

520 398 5130

gordon.wagner@naihonorizon.com

NAIHorizon

Proximity Aerial

Site & Location

Alvernon Way
Commerce
Center



For More Information Contact:

Christopher J. Itule

520 548 4321

chris.itule@naihorizon.com

Gordon Wagner

520 398 5130

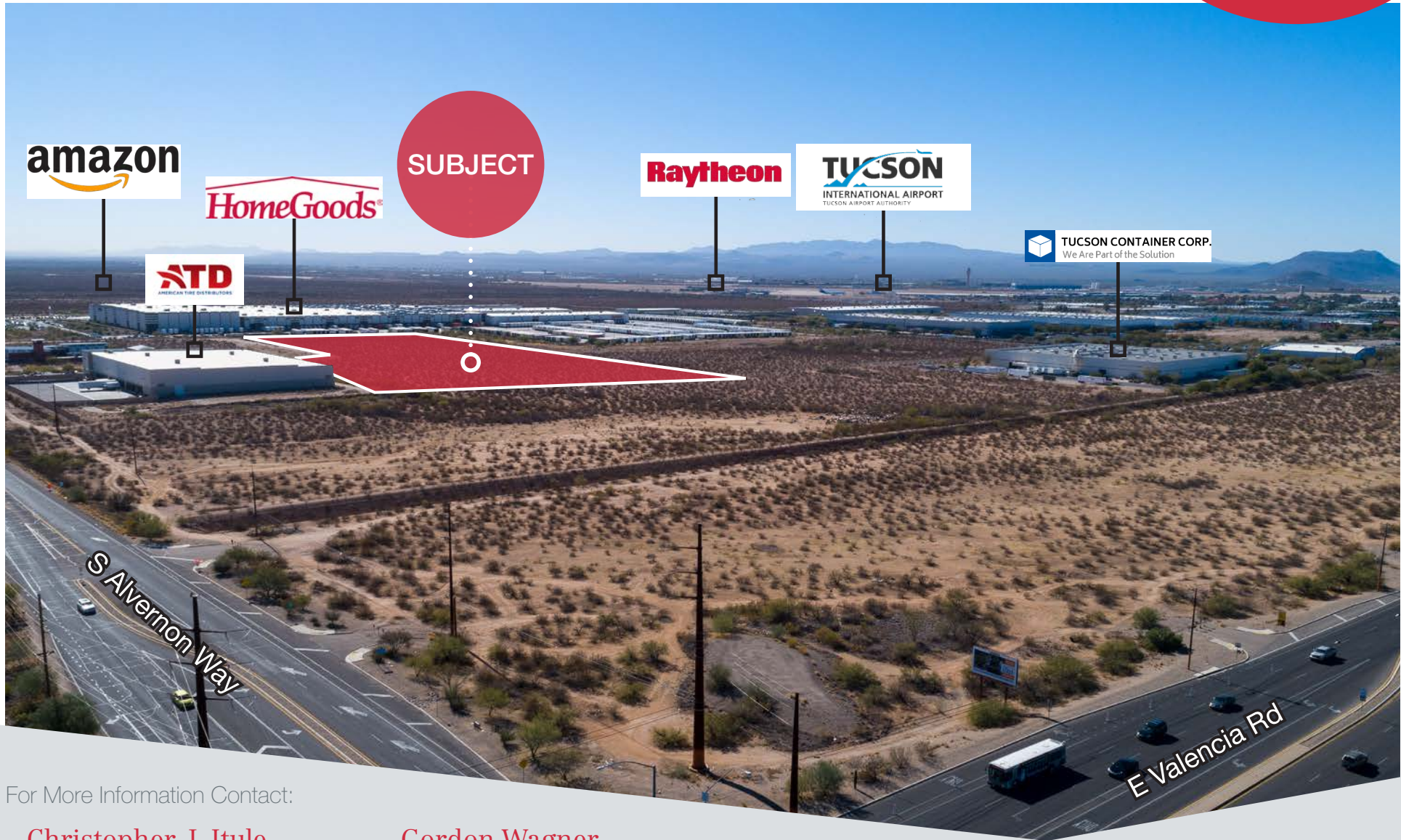
gordon.wagner@naihorizon.com

NAIHorizon

Drone Aerial

Facing Southwest

Alvernon Way
Commerce
Center



For More Information Contact:

Christopher J. Itule
520 548 4321
chris.itule@naihorizon.com

Gordon Wagner
520 398 5130
gordon.wagner@naihorizon.com



Drone Aerial

Facing Southeast

Alvernon Way
Commerce
Center



Christopher J. Itule
520 548 4321
chris.itule@naihhorizon.com

Gordon Wagner
520 398 5130
gordon.wagner@naihhorizon.com

NAIHorizon

Drone Aerial

Facing Northwest

Alvernon Way
Commerce
Center



For More Information Contact:

Christopher J. Itule
520 548 4321
chris.itule@naihorizon.com

Gordon Wagner
520 398 5130
gordon.wagner@naihorizon.com

NAIHorizon

Drone Aerial

Facing Northeast

Alvernon Way
Commerce
Center



For More Information Contact:

Christopher J. Itule

520 548 4321

chris.itule@naihorizon.com

Gordon Wagner

520 398 5130

gordon.wagner@naihorizon.com

NAIHorizon

Location Aerial

Major Employers

Alvernon Way
Commerce
Center



For More Information Contact:

Christopher J. Itule

520 548 4321

chris.itule@naihonorizon.com

Gordon Wagner

520 398 5130

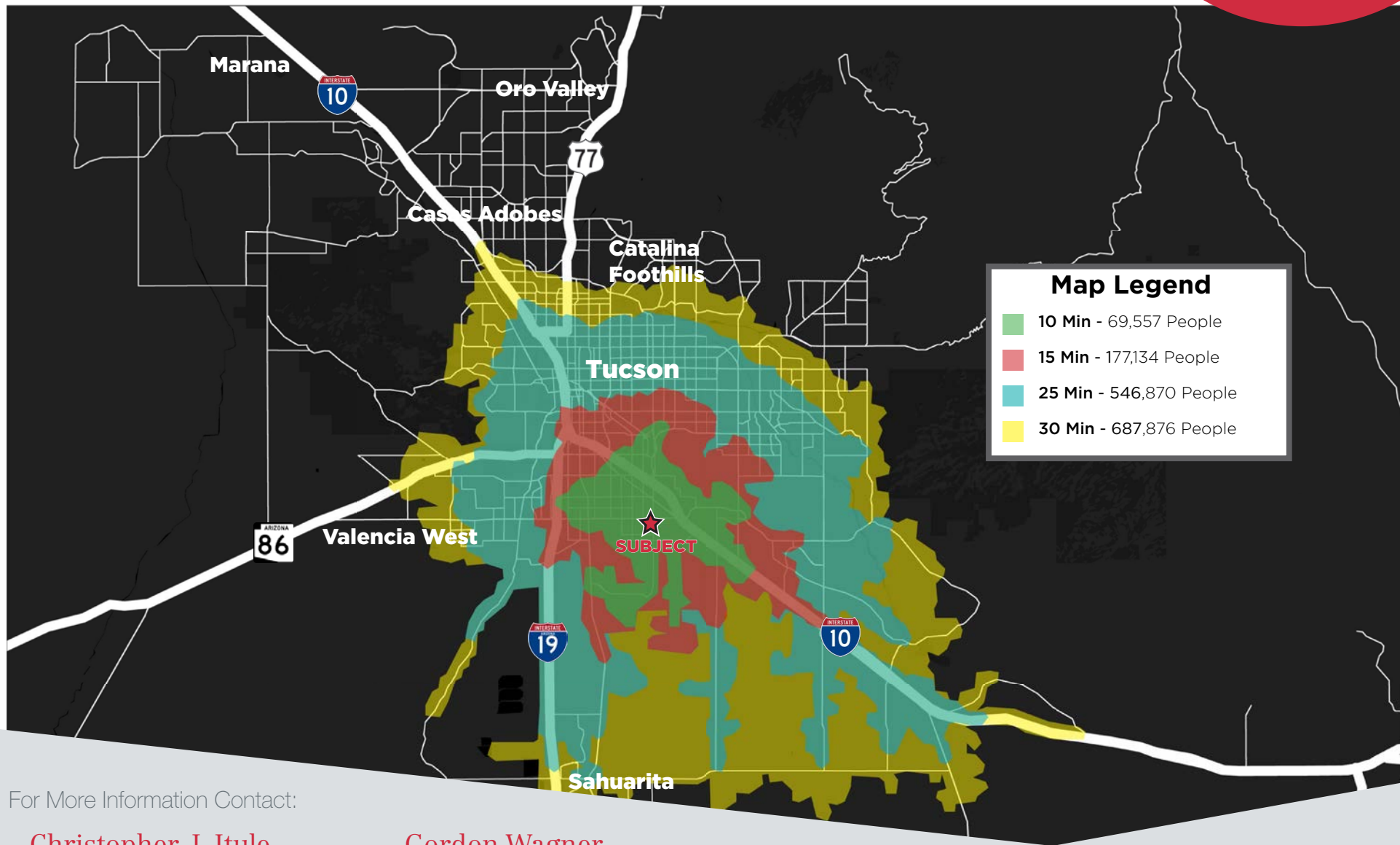
gordon.wagner@naihonorizon.com

NAIHorizon

Drive Time Map

10 / 15 / 25 / 30 Minutes

Alvernon Way
Commerce
Center



For More Information Contact:

Christopher J. Itule

520 548 4321

chris.itule@naihorizon.com

Gordon Wagner

520 398 5130

gordon.wagner@naihorizon.com

NAIHorizon

Employment Demographics

3 Mile Radius



Alvernon Way
Commerce
Center



For More Information Contact:

Christopher J. Itule
520 548 4321
chris.itule@naihorizon.com

Gordon Wagner
520 398 5130
gordon.wagner@naihorizon.com



The Sonoran Corridor

A Regional Economic Catalyst

Alvernon Way
Commerce
Center

What is the Sonoran Corridor?

The Sonoran Corridor is a multilevel, multistep, multiyear economic development initiative for Pima County and Southern Arizona. Once completed it will significantly transform the regional economy, adding billions of dollars and tens of thousands of jobs to the Tucson valley.

The Corridor is best described as a 50-square-mile area surrounding the Tucson International Airport that includes some of Pima County's largest employers, among them Raytheon Missile Systems, Davis-Monthan Air Force Base, Tucson International Airport and the University of Arizona Tech Park.

The area has a unique nexus of rail, highway and air transportation infrastructure that is desirable for a whole host of industries. A state-wide transportation infrastructure planning body described the Corridor as ideally situated to serve as an import distribution center for all of the Sun Corridor, which is the economic development zone stretching from the Mexican border north through Tucson and Phoenix to the Prescott Valley.

Mexico's burgeoning manufacturing economy and expansion of its Pacific ports is creating an historic opportunity for Southern Arizona. According to a study by the Joint Planning Advisory Council, a Sun Corridor planning group from Pima, Pinal and Maricopa counties, the Sonoran Corridor is not only "well-placed geographically to capitalize on the flow of goods from the Mexico and the gulf coast ports, but it has in place the necessary elements for import distribution – rail, air, and interstate access – all conveniently located."

Because of this, the Corridor is often described as an import/export logistics hub. While accurate, what the Sonoran Corridor is really all about is jobs.

The goal of the county's and the regional and state efforts to develop the transportation infrastructure in the corridor is to support and expand the major employers already there and to attract and foster new employers in the future. That effort is laid out in detail in the county's Economic Development Plan, Update 2018.

\$32 Billion

Estimated Annual
Economic Impact

200,000

Estimated Job
Creation



Click

To Read
More

For More Information Contact:

Christopher J. Itule

520 548 4321

chris.itule@naihhorizon.com

Gordon Wagner

520 398 5130

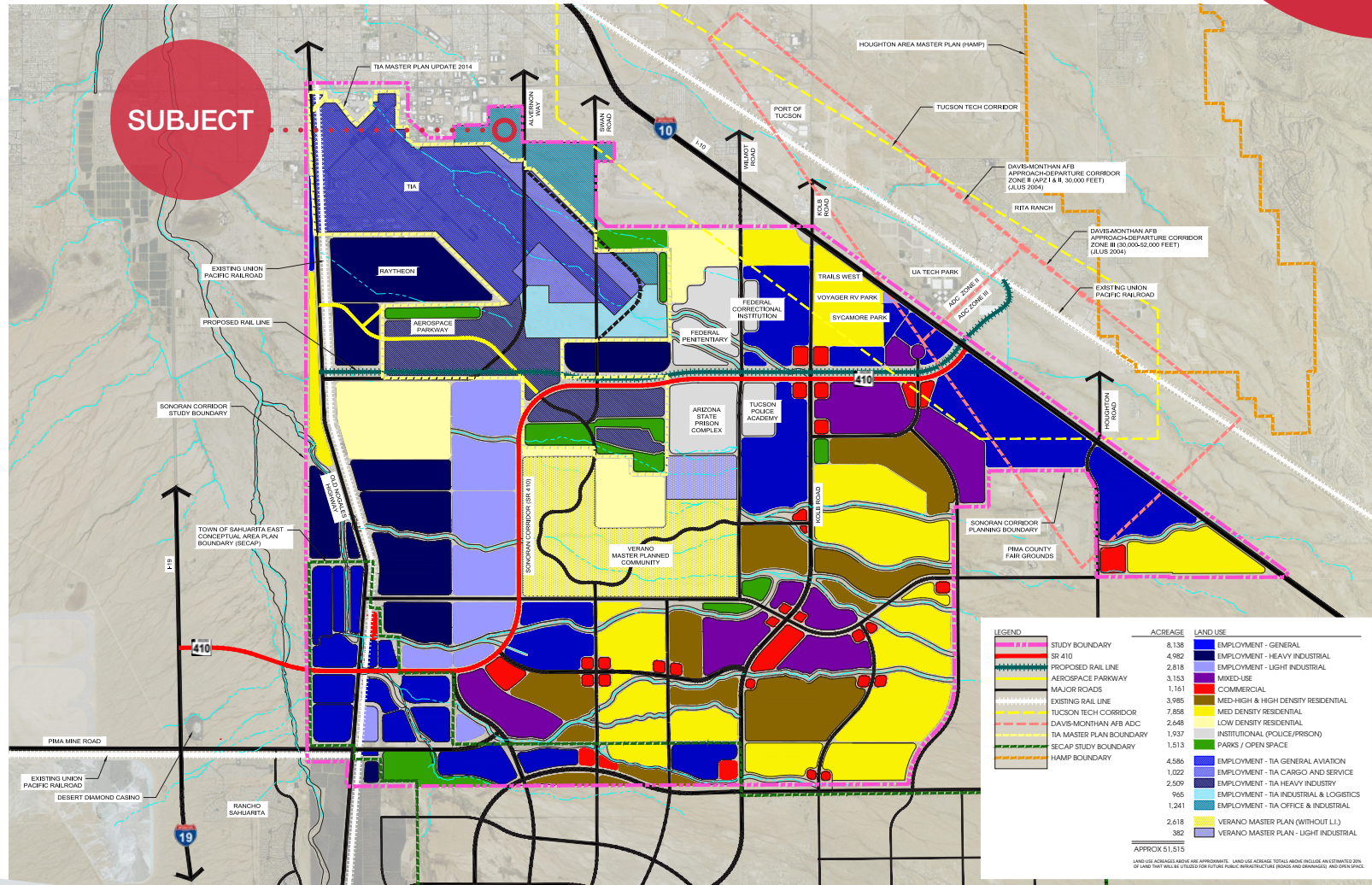
gordon.wagner@naihhorizon.com

NAIHorizon

The Sonoran Corridor

Draft Land Use Concept Plan

Alvernon Way
Commerce
Center



For More Information Contact:

Christopher J. Itule

520 548 4321

chris.itule@naihorizon.com

Gordon Wagner

520 398 5130

gordon.wagner@naihorizon.com

NAIHorizon

Alvernon Way Commerce Center

For More Information Contact:

Christopher J. Itule

520 548 4321

chris.itule@naihhorizon.com

Gordon Wagner

520 398 5130

gordon.wagner@naihhorizon.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAIHorizon