

For Lease - 36,092 SF 6868 South Plumer, Tucson, AZ

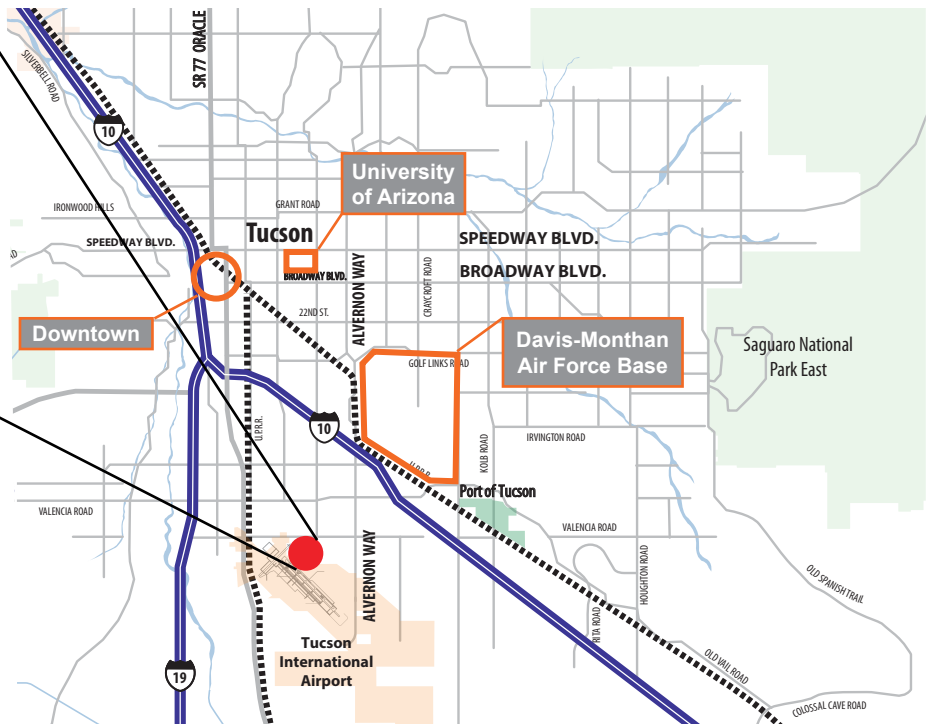


PROPERTY FEATURES

Available Space	36,092 sq feet
Layout/Usage	Office space in masonry/steel building with Built-up roof, HVAC, back-up generator
Distance to Airport	Immediately adjacent to Tucson International Airport terminal with access off Valencia Road
Utilities	Sewer, Water, Power, Telecom
Parking	8/1 parking ratio adjacent with close proximity
Zoning	Pima County Multiple Use (MU) 9728 Municipal Commercial Property
Lease Rate	\$1.17 SF/Month/NNN



DISTANCE FROM TUCSON AIRPORT
 PHOENIX 121 miles
 NOGALES 64 miles
 EL PASO 312 miles



For More Information:

SUN CORRIDOR INC

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Southern Arizona Aerospace & Defense Industry



BY THE NUMBERS

- Companies: **200+**
- Employees: **25,000+**
- Aerospace Technology Graduates (UofA, ASU, Cochise, PCC): **4,670**

KEY FACTS

- **Fifth highest** concentration of A&D employees in the nation (**Raytheon** alone employs 10,000+)
- Two of AZ's largest military installations: **Davis Monthan AFB** (11,607) & **Ft. Huachuca** (9,629)
- **Spaceport Tucson and Aerospace Research Campus** provide unique and ample land and expansion opportunities
- Year round flying weather, dry climate

WHAT LEADERS SAY

"The strong support we received from state and local organizations was essential to help provide Raytheon with the workforce and infrastructure to meet our growing demand."

Dr. Taylor Lawrence
CEO
Raytheon Missile Systems

Benefits of Tucson Airport Location (TUS)

- Only Arizona airport with 24/7 CBP air cargo handling
- No real property tax for tenants
- Expedited internal TIA plan review and permitting
- Business gateway between Southern Arizona and Mexico
- Direct access to two major highway systems
 - I-10 - one of 3 cross country freeways and only "all weather" interstate
 - I-19 - 60 miles to Mexico border
- TUS tenants include more than 100 companies in MRO, FBO, aerospace, aviation services and air cargo
- TUS property includes up to 5,160 developable acres, both airfield and non-airfield access
- TUS connects to hundreds of destinations around the globe; non-stop to 20 airports

MAJOR AIRPORT AREA EMPLOYERS

- Raytheon Missile Systems
- Bombardier Aerospace
- Ascent Aviation Services
- FedEx
- HomeGoods
- Universal Avionics

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