

Pima County Aerospace, Defense & Technology Research and Business Park



SECTION 31 500 +/- ACRES, ZONED I-2



Tucson International has 3 active runways, the longest of which is over 11,000 feet. It has full 24-hour port of entry facilities for both cargo and passengers, including customs and immigration services.



Arizona's largest port of entry, Mariposa, is less than 60 miles to the south. The I-19 / I-10 route already handles high volumes of imported and exported goods. Trade projections show a rapidly increasing volume in the next decades.



The Port of Tucson is the largest intermodal center in the state and highlights the area's flexibility in transportation. Rail, air, or truck services are available in a conveniently concentrated area.

Access to Transportation Infrastructure

The park has excellent transportation options. Located 110 miles south of Phoenix and 50 miles north of Mexico, it is in both the Sun Corridor and CANAMEX Corridor. The Mexico line of the Union Pacific Railroad abuts the park's western boundary with a planned siding coming into the park. Interstate 19 to Mexico is 3 miles to the west.

The park is 6 miles south of Interstate 10, a transcontinental all-weather corridor. The current \$10 million relocation of the Hughes Access Road crosses the Business Park and is the initial leg of a proposed high-speed, limited-access Auxiliary Interstate Highway that will connect the Park with both I-19 and I-10.

Its planned rail siding provides direct rail access to Union Pacific's southernmost east-west route, which extends from the ports of Los Angeles and Long Beach to El Paso and points east, as well as the only rail line into Mexico from Arizona. The Port of Tucson, located 7 miles away, is Arizona's largest intermodal center.

Tucson International Airport just north of the park provides quick access for both passengers and freight, and is adding another main runway to expand capacity and improve safety.



Workforce and Training

Pima County's population is nearly 1 million, with nearly 450,000 in the labor force.

The University of Arizona (UA), with more than 35,000 students, produces a highly educated workforce. In 2012-13 Pima Community College awarded 2,634 associate degrees, 2,856 certificates and 240 Center for Training and Development certificates.

Pima County's One-Stop Career Centers and Veterans Workforce Center provide employers with free recruiting, screening and training assistance.

Since 2009, One-Stop has worked with three other counties, area logistics companies in the Southern Arizona Logistics Education Organization (SALEO) and area colleges and universities to establish a regional logistics education program that resulted in

600 credentials awarded, including:

- Certificates in Hazardous Materials, Forklift, Commercial Truck Driving, and Food Safety.
- Associates of Applied Science degree in Logistics and Supply-Chain Management.
- Bachelor of Applied Sciences degree in Logistics/Supply Chain.

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THE PROPERTY

The Pima County Aerospace Defense and Research Business Park is being developed to address the increasing need for supply chain locations for the aerospace industry and other key sector industries as well as imports/exports with Mexico.

The property is mostly flat, virgin desert located immediately south of the Tucson International Airport complex and Raytheon Missile Systems.

With over 500 total acres available in planned lots ranging from 24 to 47 acres, users have the opportunity to consolidate and customize properties as needed to meet their specific needs. This park is the initial portion of a larger planned industrial park that will encompass as much as 2,400 additional acres over time.

SITE SPECIFICATIONS

LOCATION:

Township 15.0 Range 14.0E Section 31
South of Tucson International Airport,
between Interstates 10 and 19, and
between Union Pacific Railroad route
to Mexico and route between California
ports and El Paso

ACRES: 500+/-

ZONING: I-2 Industrial Zoning

RAIL ACCESS: Siding designed and
approved for rail siding onto property

UTILITIES: Full utilities including fiber
access available to property

