



# RANCHO SAHUARITA

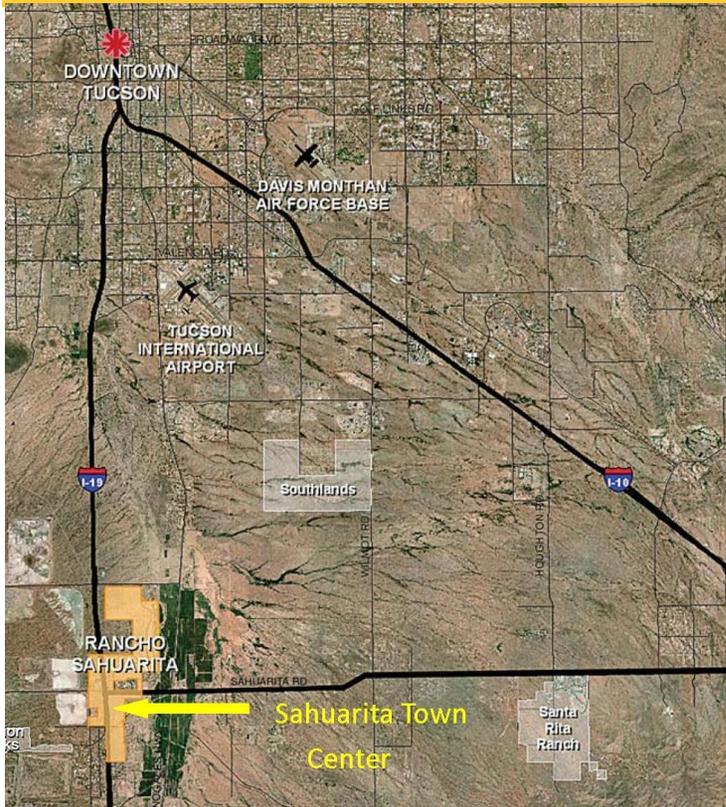
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## Rancho Sahuarita Exclusive Property Offering

### *Sahuarita, Arizona*



The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal.

**Location:** Business Park location on I-19 interchange in the Sahuarita Town Center, 15-minutes south of the Tucson International Airport, near Tucson, AZ.

**Delivery:** Turn-key Lease within 14-months of lease execution or industrial land for sale. Utilities are currently available.

**Comments:** The parcel is located within the Sahuarita Town Center, part of the 3,000-acre master-planned community of Rancho Sahuarita, which is consistently one of the top-selling communities in America.

The Sahuarita Town Center features:

- Adjacent to Interstate-19 full diamond interchange.
- Access to a highly educated workforce.
- A wide range of affordable and executive housing.
- Enhanced ability to recruit because of excellent schools, unrivaled recreational amenities, grocery, retail, restaurant, medical, and other services within walking distance of home and work.
- Freeway Signage Available

**Offering and Lease Terms:**

- Build-to-Suit for Lease (or Sale)
- Up to 16-acres (or alternative sites) w/no Disaster Risks
- Size and Price determined by Client Requirements
- Entitlements support a broad range of heavy commercial and industrial uses (Turn -key, Manufacturing, R&D or Flex Space)
- Power Available (TRICO w/5-30 MW)
- Fiber Optic already to the site

Office/Manufacturing/  
Flex Industrial Site



February 1, 2010

# SAHUARITA TOWN CENTER

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