



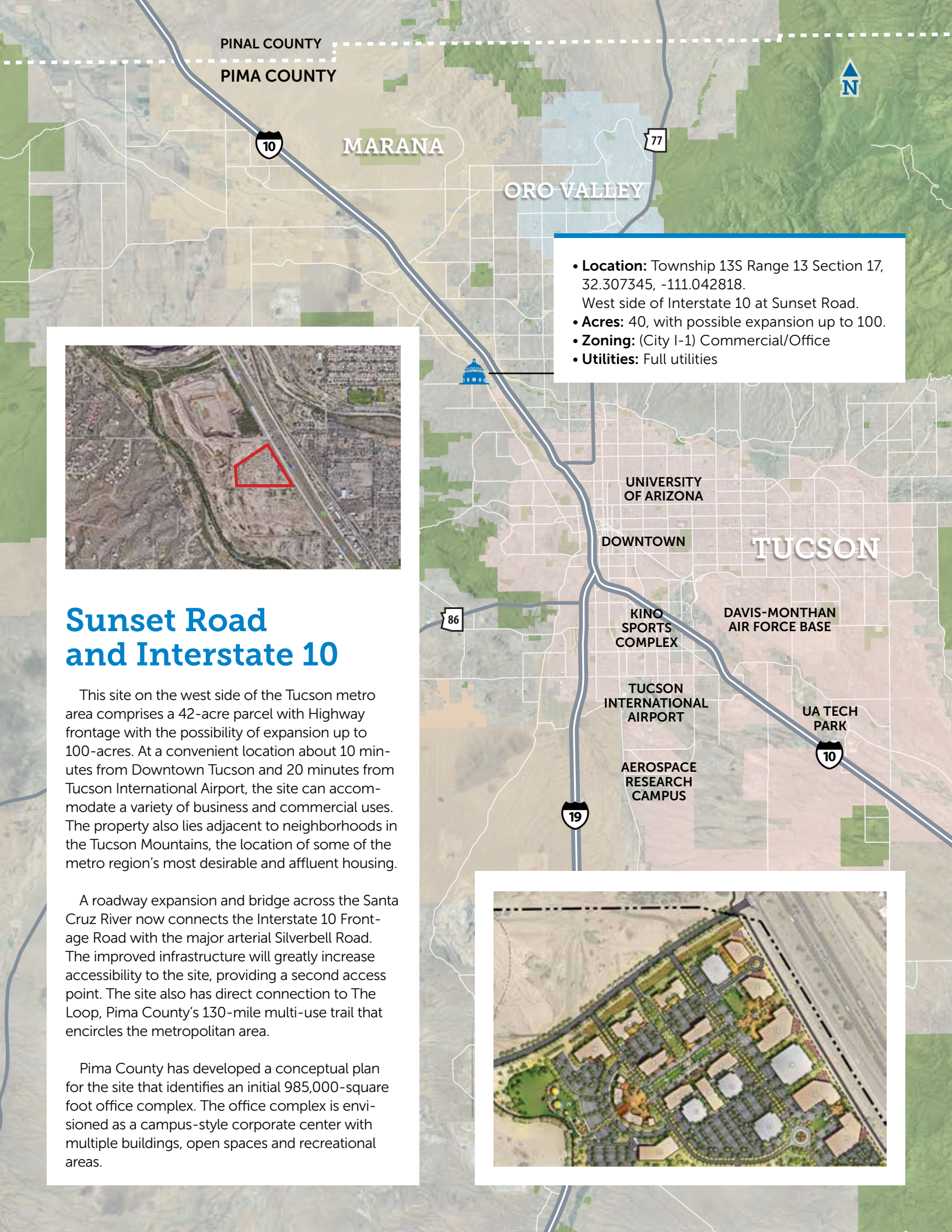
SUNSET ROAD AND I-10

Interstate 10 frontage offers ideal corporate signature exposure to more than 106,000 cars per day and quick access to the city's urban core while connectivity with major arterial streets provides direct links to desirable rural neighborhoods and desert expanses.



PIMA COUNTY





PINAL COUNTY
PIMA COUNTY

MARANA

ORO VALLEY

TUCSON

UNIVERSITY OF ARIZONA

DOWNTOWN

KINO SPORTS COMPLEX

DAVIS-MONTHAN AIR FORCE BASE

TUCSON INTERNATIONAL AIRPORT

UA TECH PARK

AEROSPACE RESEARCH CAMPUS

19

86

10

77



- **Location:** Township 13S Range 13 Section 17, 32.307345, -111.042818. West side of Interstate 10 at Sunset Road.
- **Acres:** 40, with possible expansion up to 100.
- **Zoning:** (City I-1) Commercial/Office
- **Utilities:** Full utilities



Sunset Road and Interstate 10

This site on the west side of the Tucson metro area comprises a 42-acre parcel with Highway frontage with the possibility of expansion up to 100-acres. At a convenient location about 10 minutes from Downtown Tucson and 20 minutes from Tucson International Airport, the site can accommodate a variety of business and commercial uses. The property also lies adjacent to neighborhoods in the Tucson Mountains, the location of some of the metro region's most desirable and affluent housing.

A roadway expansion and bridge across the Santa Cruz River now connects the Interstate 10 Frontage Road with the major arterial Silverbell Road. The improved infrastructure will greatly increase accessibility to the site, providing a second access point. The site also has direct connection to The Loop, Pima County's 130-mile multi-use trail that encircles the metropolitan area.

Pima County has developed a conceptual plan for the site that identifies an initial 985,000-square foot office complex. The office complex is envisioned as a campus-style corporate center with multiple buildings, open spaces and recreational areas.

