

# SAMTEC

16220 S. La Cañada Drive



Sahuarita Advanced Manufacturing & Technology Center



FOR LEASE

NEW LIGHT INDUSTRIAL/HIGH-TECH MANUFACTURING SPACE

RENT - \$0.85/PRSF NNN, MONTH

TENANT IMPROVEMENT ALLOWANCE - \$25.00/PRSF

**CBRE**

# PROJECT OVERVIEW

16220 S. La Cañada Drive



SITE PLAN NOT TO SCALE

## DESCRIPTION

SAMTEC is an advanced manufacturing/assembly/office facility to be developed in the Town of Sahuarita, Arizona, approximately 20 miles south of Tucson.

## LOCATION

The project is located at 16220 S La Canada Drive, Sahuarita, AZ, approximately one quarter mile southwest of the I-19/Sahuarita Road interchange. Significant roadways are planned from closeby to allow traffic from the US-Mexico border to bypass Tucson, AZ and provide a "short cut" to I-10 Eastbound.

## BUILDING SPECIFICATIONS

A single-story concrete structure with steel-framed roof and three (3) loading docks at grade with overhead doors. Internally, clear height is 16' with HVAC distributed throughout the building. Power supply is to be 1156 amp rated 227/480 volt three phase.

## SIZE

The design allows for multiple tenants and configurations within the  $\pm 32,000$  SF as illustrated later in this brochure.

## PARKING

96 spaces, 4 of which are handicap designated. Potential to add an additional 15 spaces for a total of 111.

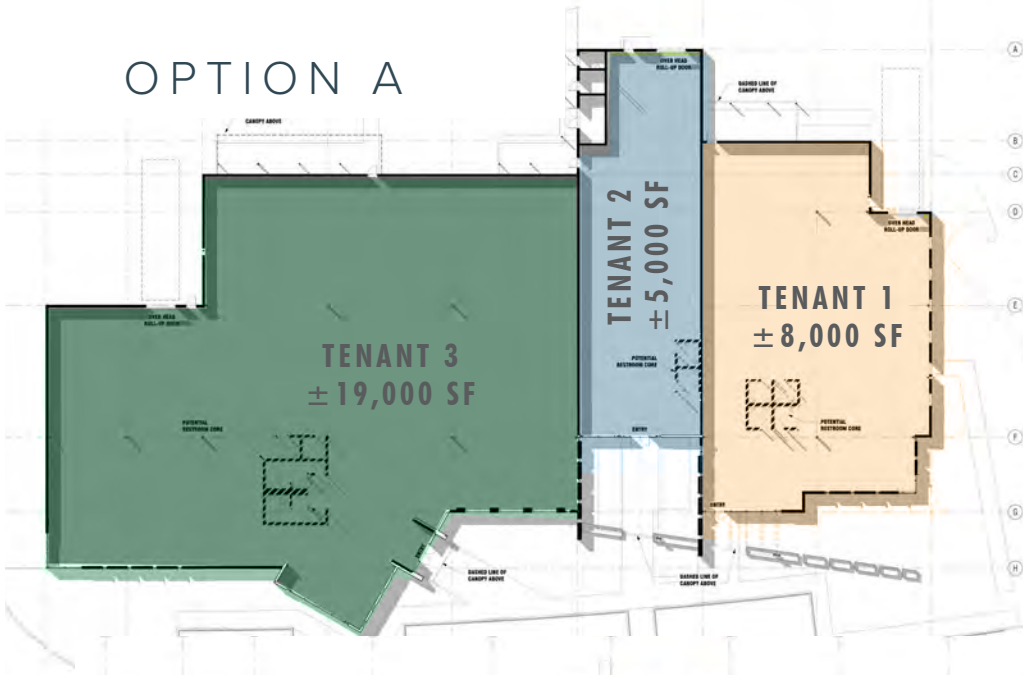
## OWNERSHIP

Town of Sahuarita

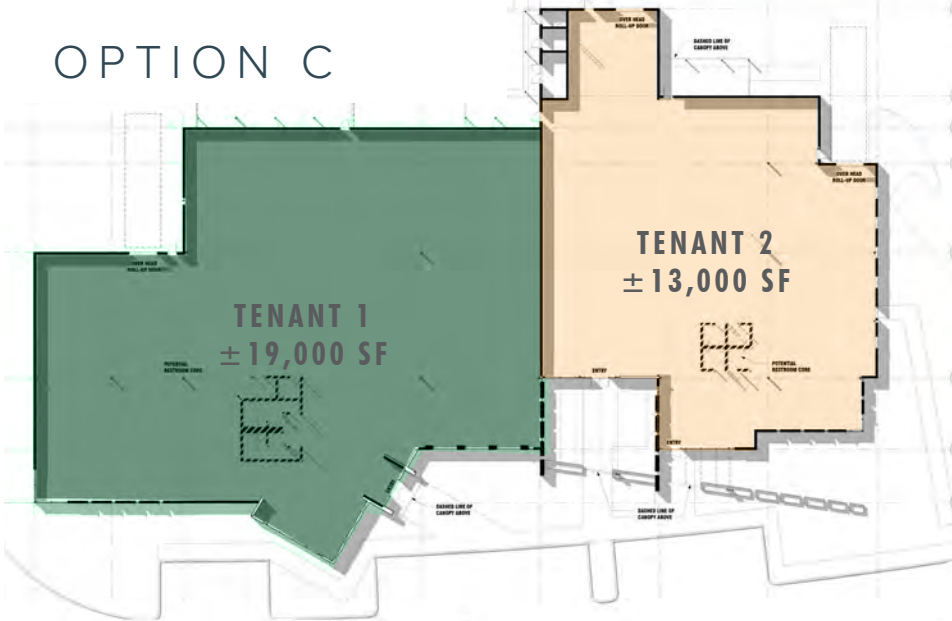


**SAMTEC**  
SAHUARITA, ARIZONA

### OPTION A



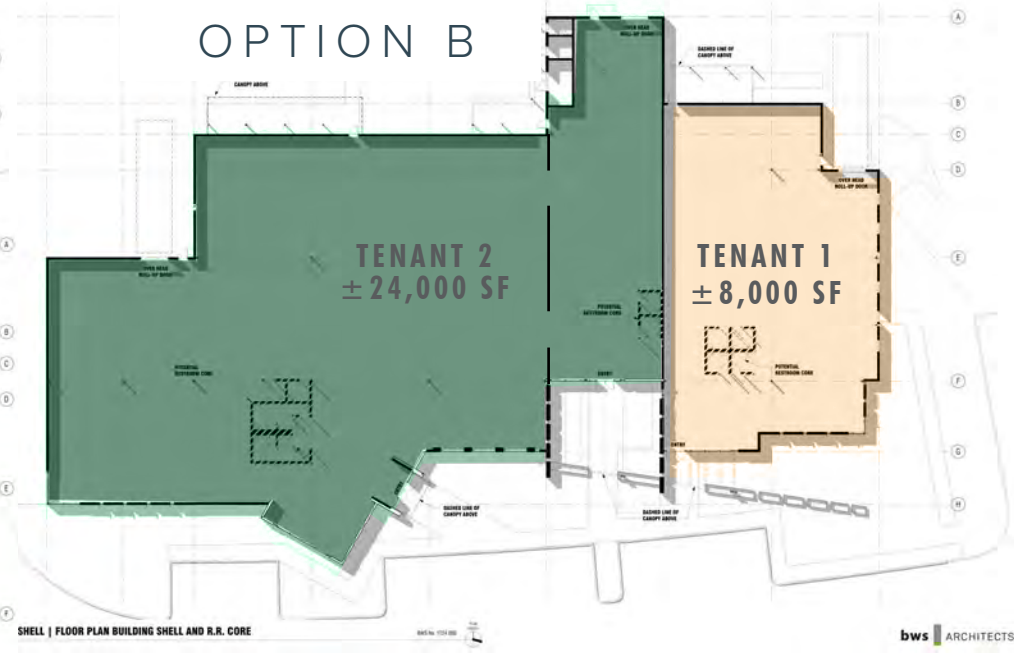
### OPTION C



NOT TO SCALE 

**ILLUSTRATIVE OPTIONS -  
OTHER CONFIGURATIONS MAY BE POSSIBLE.**

### OPTION B



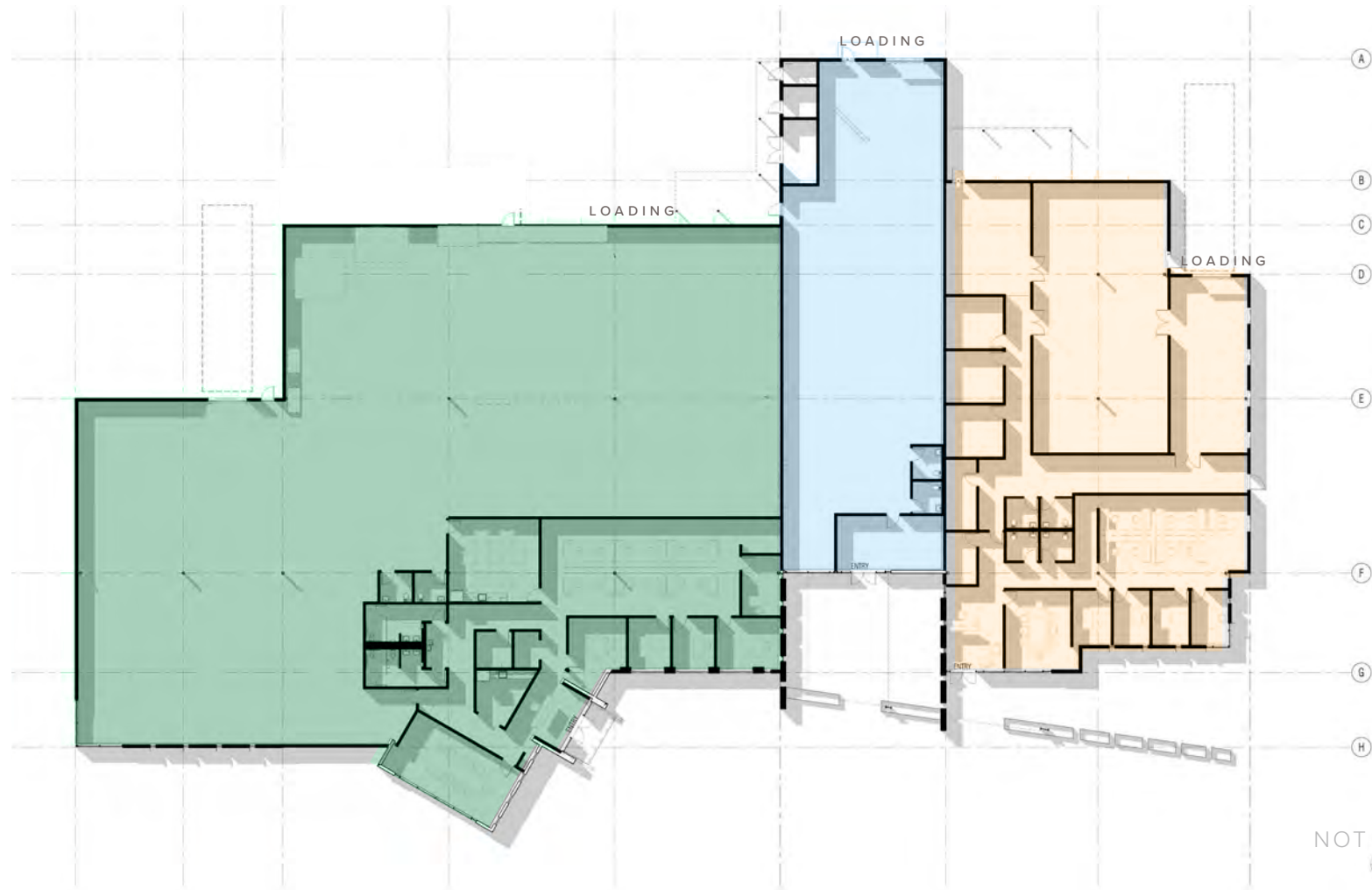
SHELL | FLOOR PLAN BUILDING SHELL AND R.R. CORE

bws ARCHITECTS

# ALTERNATIVE CONFIGURATIONS



# HYPOTHETICAL LAYOUT



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24 min   
**INTERSTATE  
 10**

56 min   
**US-MEXICO  
 BORDER**

29 min   
**UNIVERSITY OF  
 ARIZONA**

27 min   
**DOWNTOWN  
 TUCSON**

20 min   
**RAYTHEON  
 CAMPUS**

20 min   
**TUCSON INTL.  
 AIRPORT**



# SAHUARITA, ARIZONA

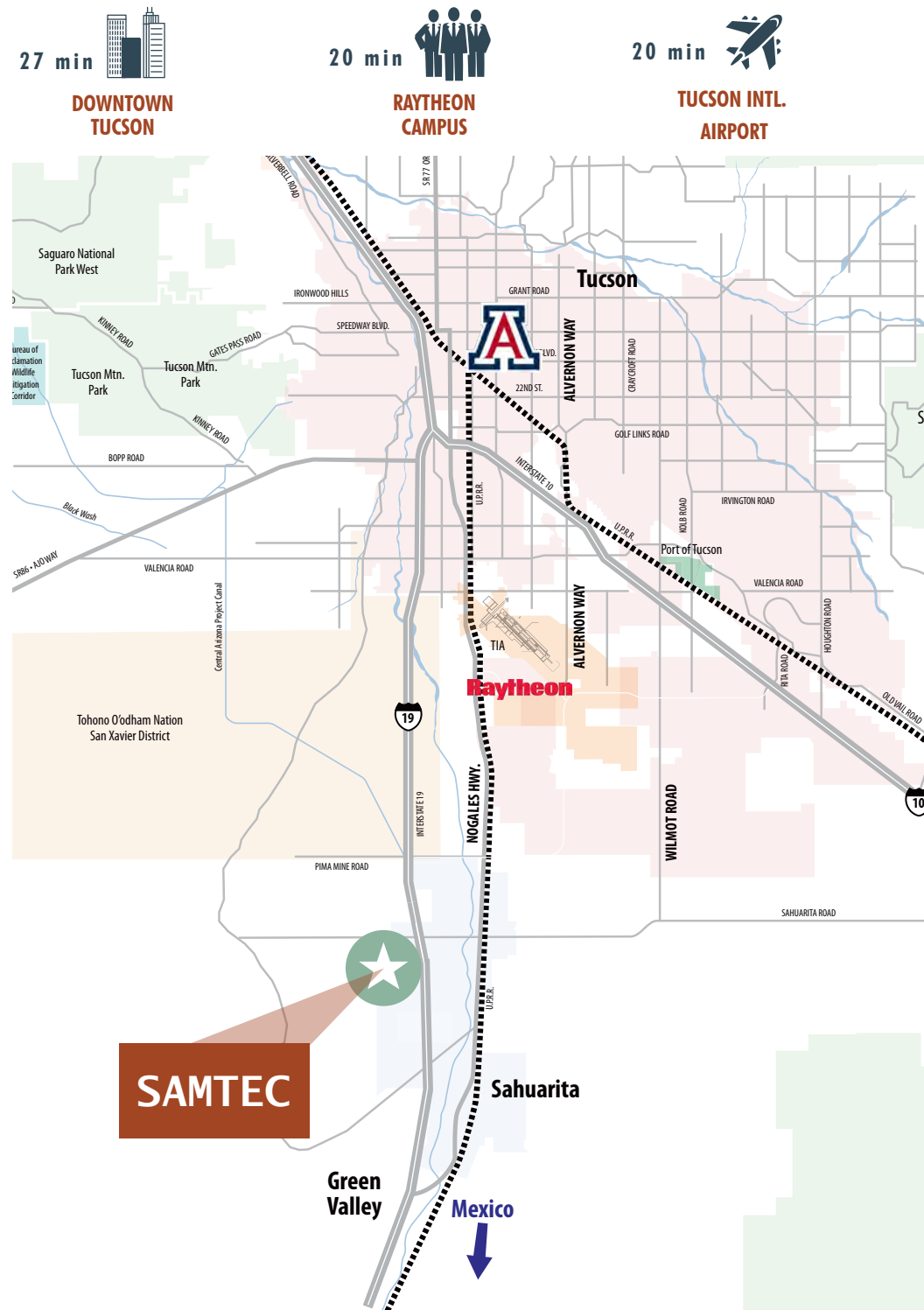
Incorporated in 1994, Sahuarita is the fifth youngest town in the State of Arizona, just 15 miles south of Tucson.

For more information, please visit [www.sahuaritanow.com](http://www.sahuaritanow.com)

## SAHUARITA DEMOGRAPHIC PROFILE

Population	29,801
Population (5 year projection)	32,074
Median Age	37
Bachelor's Degree or Higher	33%
Average Household Income	\$69,425

Source: Town of Sahuarita





## FOR MORE INFORMATION

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## CBRE

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