

FedEx Ground Logistics Building Site



Sale Price: \$1,182,218

Down Payment: \$629,289

Sale Date: 7/16/2014

Document Number: 2014-1970604

Reference Number: 2043

FedEx Ground Logistics Building Site

7050 S Palo Verde Rd

Tucson, AZ 85756

County: Pima

Submarket: South



[Larger View](#)

Property Type: Industrial Land

Escrow Time: 365 days

Land Improvement: Finished Grade

Land Area: 11.00/acre 479,160/sqft

Land Price: \$107,474/acre \$2.47/sqft

Title Company: Other

Subdivision: Business Park of the Desert

Sec-Twp-Range: 16-T15S-R14E

Latitude: 32.124197

Longitude: -110.918956

[Google Map \(left-click here\)](#)

<http://maps.google.com?q=32.124197,-110.918956> - (or copy/paste from here)

Conditions of Deal: Assemblage, Build To Suit

Seller Business Park of the Desert LLC
c/o Steve Cohen
1100 N. Wilmot Road Suite 200
Tucson, AZ 85716

Buyer Westco Tucson LLC & Westco Tucson II LLC
Jade R. Leo
200 Randolph Avenue
Huntsville, AL 35801

Rep Mr. Steve Cohen
520.748.7100

Rep Mr. Jade R. Leo
265.539.6000

Listing Broker Cushman & Wakefield | Picor
1100 N Wilmot Rd
Suite 200
Tucson, AZ 85712

Contact Steve Cohen
520.546.2750
scohen@picor.com

Listing Russ Hall
Agents 520.546.2747

* 140-41-8660, BUSINESS PARK OF THE DESERT SQ20112850292 BLK 2
 * 140-41-8670, BUSINESS PARK OF THE DESERT SQ20112850292 BLK 3
 * The Westmoreland Company, Inc. purchased 11 acres of land on E. Corona Rd. between Country Club and Palo Verde Rd. in Tucson from Business Park of the Dessert for \$1,182,218.40. Russ Hall, SIOR, GSCS and Stephen D. Cohen, Principals and Industrial Specialists with Cushman & Wakefield | PICOR, represented the seller in this transaction.
 * The Westmoreland Company of Huntsville, Alabama assembled 26.5 acres in two transactions at Palo Verde & Corona Roads, for \$2.58 million for construction of a new 210,440-square-foot FedEx Ground Distribution Center. The assigned address of the property is 7050 South Palo Verde Road in Tucson according to public record. See RED Sales Comp #2044 for related transaction.
 * An adjacent 15.5 acres of raw land was also purchased for the project at \$1.393 million (\$2.06 PSF), this additional acreage is located directly to the west of 7050 S Palo Verde. The seller was Country Club Corona, LLC (Henry Jacome, principal) of Tucson. No brokers were involved.
 * The Westmoreland Company is one of five developers tasked by FedEx to find expansion distribution sites around the country. Dirt work and construction approvals were done while still in escrow.
 * Rio West of Tucson is General Contractor for the project and completion scheduled for Q2 2015.
 * Headquartered in Pittsburgh, PA FedEx Ground currently has 560 facilities in the FedEx network. The workforce of FedEx Ground is more than 65,000 employees with an average daily volume of more than 4.5 million packages serviced throughout the U.S. and Canada.

List of Parcels

- | | | | | |
|----|------------|--------|-----|------------------|
| 1. | 140-41-866 | Tucson | I-1 | Light Industrial |
| 2. | 140-41-867 | Tucson | I-1 | Light Industrial |

List of Photos

- [business park of the desert aerial](#)

List of Attachments

- [Business Park of the desert site plan](#)
- [A d of Prop value 1970604a](#)

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