



OVER 160,000 SQ. FT. BUILT-TO-SUIT FOR:

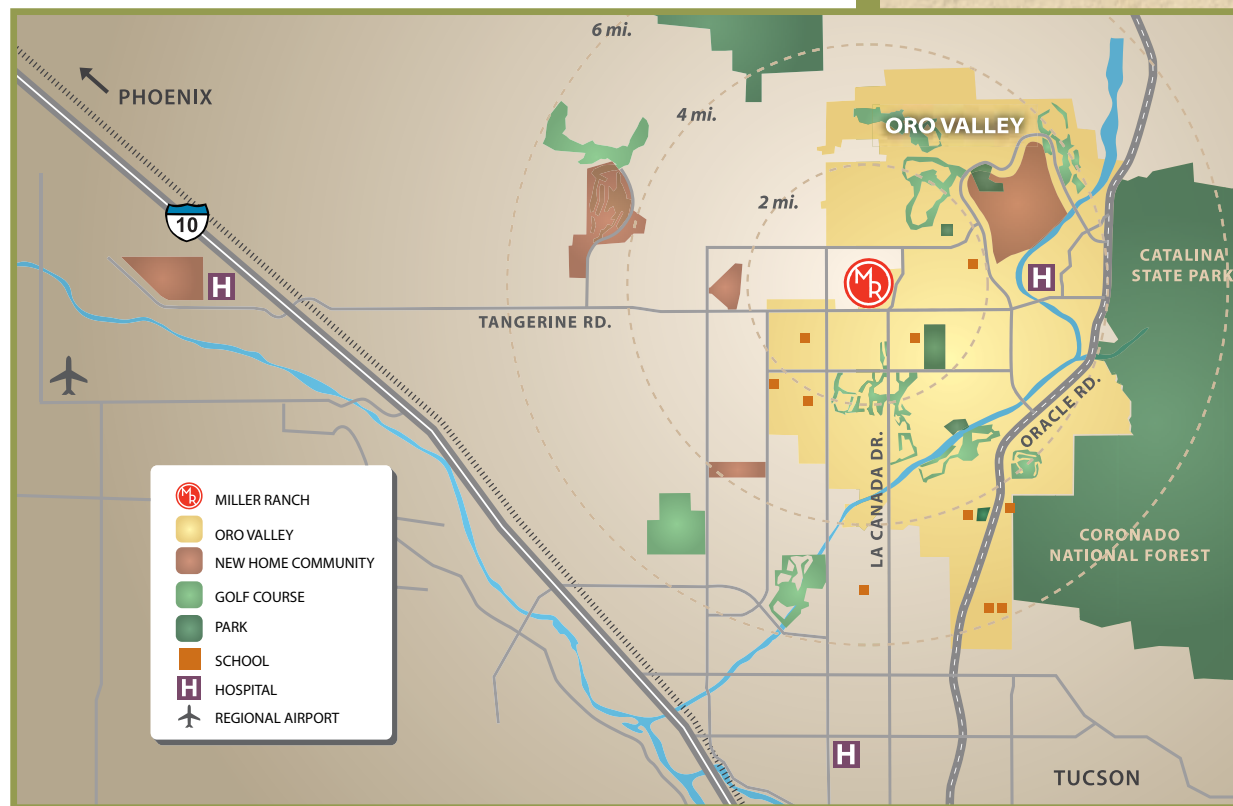
Corporate headquarters
Clean-room manufacturing
Surgery centers
Light manufacturing
Research and development
And other facilities

SOUTHERN ARIZONA

Excellent quality of life
High-technology center
Culturally diverse
Low-cost
High-growth
Renowned University of Arizona
Transportation hub
Large, skilled labor force
Mild climate

MILLER RANCH CORPORATE PARK

19-acre commercial facility
160,000 sq. ft. available
Build to suit
Spectacular natural surroundings
Sustainable features like solar
power and water harvesting
Convenient adjacent retail
Nearby housing, schools,
shopping, medical
Easy access, ample parking



REPRESENTED EXCLUSIVELY BY



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www.MillerRanchPark.com

Site Location: 1410 W. Tangerine Rd., Tucson AZ 85755

DEVELOPED BY



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AN EXCEPTIONAL ENVIRONMENT FOR SUCCESS

Oro Valley, Arizona | www.MillerRanchPark.com

Everything you need to do business AND DO IT WELL.



About an hour's drive from Phoenix in the spectacular foothills just north of Tucson is a very attractive business environment – Miller Ranch Corporate Park in Oro Valley, Arizona.

Miller Ranch is a new corporate park that combines versatility and value with the exceptional business environment and high quality of life of the desert southwest.

SOUTHERN ARIZONA

Miller Ranch allows you to take full advantage of all the benefits of doing business from Southern Arizona.

The Tucson area has experienced strong growth over the past few years. It has become a center for high-technology industries with a strong foundation in defense, aerospace, software, bio-tech, optics and solar energy. In fact, Tucson has become known as "Optics Valley" for the cutting-edge developments of industry leaders and breakthrough research of The University of Arizona.

Transportation and Shipping

Oro Valley lies on the Interstate 10 corridor linking Phoenix and Tucson, giving you easy access to two major metropolitan areas. Two international airports offer direct flights to dozens of major destinations across the U.S. A nearby regional air park is a convenient terminal for private flights.

Miller Ranch's proximity to major Interstate and rail arteries gives you easy access to shipping across the country, with 24-hour turnaround to a large percentage of the United States, particularly Southern California and Los Angeles. The area is also one of the country's major gateways to Mexico with the Nogales Port of Entry about 70 miles south on Interstate 19.

An added benefit is the mild climate which makes weather-related travel and shipping delays very rare.

WORKFORCE

With the area's population of over one million, Southern Arizona has a large, diverse, enthusiastic and skilled workforce. The civilian labor pool is made up of more than 450,000 people and over half of the population is in the prime working age of 18 to 54.

The highly capable workforce is a product of education programs at The University of Arizona and six campuses of Pima Community College, as well as many technical and specialized training programs throughout the region. There are also a large number of cooperative efforts to recruit qualified workers for new and expanding businesses.



Here the pace is relaxed, the dress is casual
and life is always rewarding.

QUALITY OF LIFE

Lifestyle is the key to recruiting and keeping top employees. Oro Valley is a community dedicated to a high quality of life and offers award-winning schools, world-class resorts, designer golf courses, an exceptional park system, and a wide range of desirable housing.

The mild weather and stunning landscape encourages healthy, active lifestyles. Residents enjoy a myriad of outdoor activities the year round, from hiking scenic mountain trails to the challenge of Tucson's famous desert golf.

Everyone finds Southern Arizona's culture fascinating — modern, yet rich in traditions derived from its Western and Mexican heritage. Architecture ranges from elaborate centuries-old Spanish missions to high-tech high rises.

The food is fabulous whether you're enjoying an authentic burrito from a small family-owned cantina or celebrating at one of the area's

world-class resort restaurants. The weather is perfect for dining al fresco and outdoor entertaining even in the winter. There are symphonies, art galleries, a trendy night life scene and lots of fun things to do for families.

MILLER RANCH CORPORATE PARK

At the heart of this exceptional business setting is Miller Ranch Corporate Park. Miller Ranch is more than just an office building – it's a work environment. The facility has ample parking and convenient access to major streets. A wide variety of housing as well as conveniences and services of the city are just minutes away.

The high-desert setting is truly spectacular. The Santa Catalina Mountains with the majestic Pusch Ridge give a panoramic backdrop to the Park. Miller Ranch's architecture is artistically designed to complement the natural environment. Landscaped walking paths provide peaceful places to enjoy lunch with a dramatic vista. They also connect offices with the on-site retail center. The facilities also use sustainable practices like water harvesting and solar power to cut your costs and help protect the environment.

Shopping and dining are conveniently located on site. The retail component

of Miller Ranch offers a variety of choices from a quick lunch to dining venues suitable for entertaining clients. Retail shops and services make it easy to pick up anything from dry cleaning to a unique gift.



Stone Canyon Golf Club



Cutshaw-Yeager Homes



St. Augustine Cathedral



Discover the perfect
environment for your
business and your people.



BLDG. 1	32,600 sq. ft.
BLDG. 2	22,500 sq. ft.
BLDG. 3	6,400 sq. ft.
BLDG. 4	6,400 sq. ft.
BLDG. 5	20,000 sq. ft. COMBINABLE WITH BLDG. 6
BLDG. 6	20,000 sq. ft. COMBINABLE WITH BLDG. 5
BLDG. 7	18,000 sq. ft.
BLDG. 8	17,000 sq. ft. COMBINABLE WITH BLDG. 9
BLDG. 9	21,000 sq. ft. COMBINABLE WITH BLDG. 8

RETAIL COMPONENT

