



# WEST SHORE HOME TUCSON

CONSTRUCTION & BUILDING  
PRESENTATION BY JUPITER  
LOGIX, INC.







01

02

03

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## The Location You Want

9617 E. Old Vail Rd. Tucson, Arizona 85747 is situated within the Rita Ranch Commerce Center, located near the U of A Tech Campus, just north of I-10, and positioned close to hotels, dining, and shopping. Your new neighbors will include IBM, Raytheon, United Healthcare, Citi, and Target.

## The Building You Want

This custom-built 25,000 sq. ft. facility will feature 20,000 sq. ft. of warehouse combined with 5,000 sq. ft. of office space, secured parking for 80+ vehicles, 3 roll-up doors, and 2 truck docking stations – all built by a sustainable team of developers.

## The Security You Want

Secured parking for 80+ company vehicles features 6-foot + high-security gates, desert landscaping that thwarts unauthorized pedestrian approaches, and a high-tech security camera and lighting system that monitors motion 24/7.

## The Price You Want

We will deliver this turnkey custom-built facility for **\$1.89 NNN per sq. ft./monthly**, with a 15-year lease, and a 7-year renewal. The rental rate is driven by project scope, land and construction costs, supplies, interest rates, etc. Any unforeseen increases in costs could potentially increase development costs and subsequently the rental rate.





01

# THE LOCATION: RITA RANCH COMMERCE CENTER 9617 E. OLD VAIL RD TUCSON, AZ 85747

### Property Highlights

- Fast growing southeast Tucson
- Adjacent to Houghton Town Center and U of A Science & Tech Park
- Master-planned industrial park with Protective CC & R's
- Zoned I-1 (City Tucson), with all utilities available to lots & 60' gas easement







02

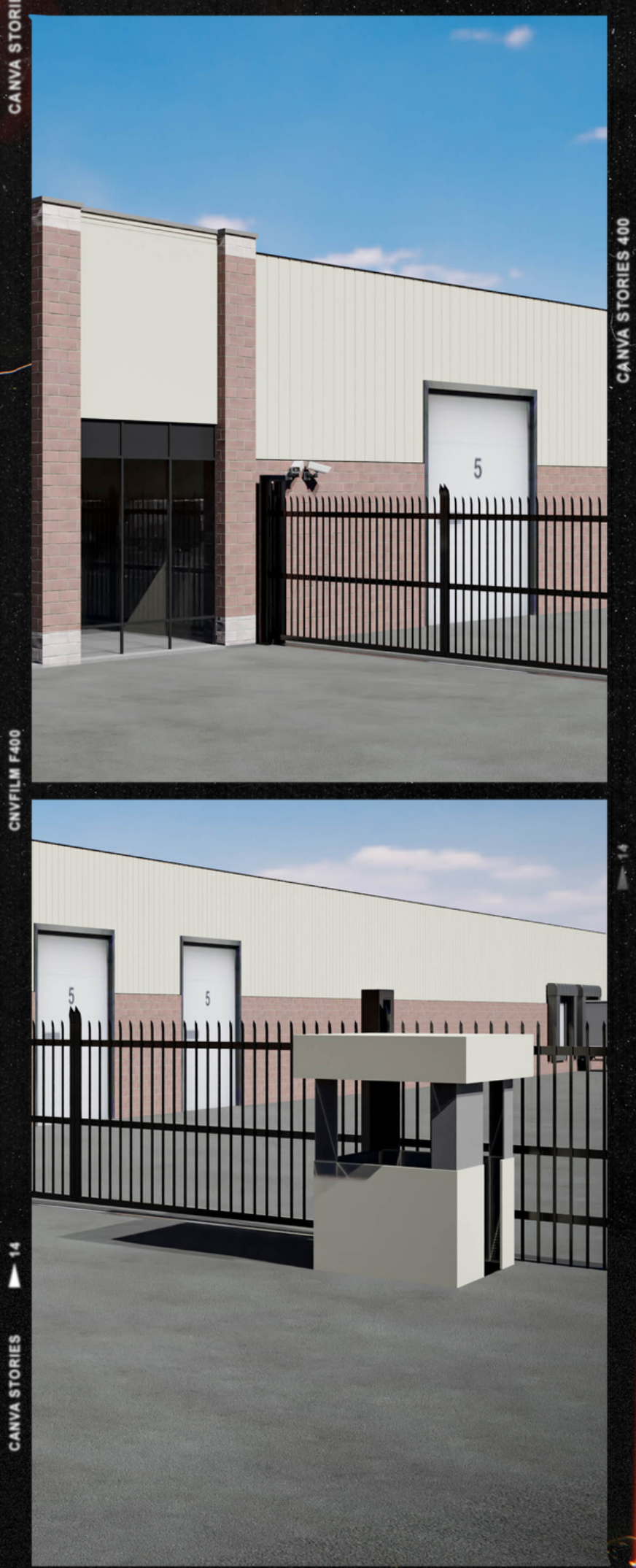
# THE BUILDING: 25,000 SQ. FT. OFFICE/ INDUSTRIAL FACILITY

## West Shore Homes Tucson Facility

This newly-built 25,000 sq. ft. facility will feature 20,000 sq. ft. of warehouse combined with 5,000 sq. ft. of office space, secured parking for 80+ vehicles, 3 roll-up doors, and 2 truck docking stations – all built by a sustainable team of developers.





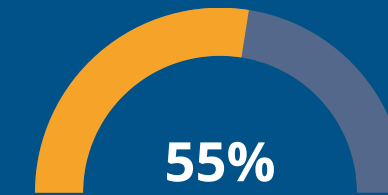


03

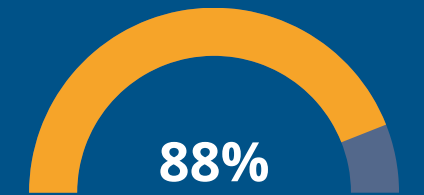
# THE SECURITY: OUR DESIGN & TECHNOLOGY



**100%**  
Fleet Security



**55%**  
Lower Security Cost



**88%**  
Better Security Tech

Our security camera and lighting system is designed to secure 100% of the West Shore Home's fleet at 55% of the costs by using advanced sensor technology which provides better alerts to the camera system. The video monitoring system is enhanced by Artificial Intelligence (AI), which then provides 88% better security by enhancing threat assessment, targeting, motion monitoring, and track and trace.



04

# THE PRICE & TERMS YOU WANT

**\$1.89**

NNN Per sq.  
ft./monthly

**15 yr**

Lease with 7  
yr renewal

Our price for the turnkey delivery of custom-built office and warehouse space is competitive. Our lease term of 15 years provides stability.

**Market  
Rates  
Tucson  
Office**

**\$2.01**  
Per sq. ft. Monthly

**Market Rates**

**Tucson  
Industrial**

**\$1.05**

Per sq. ft. Monthly



# MEET OUR TEAM



**Jessica Contreras**

Jupiter Logix CEO | Project Lead

**Sustainability Expert**



**Brinda Devine**

Commercial Broker | Project Advisor

**25+ Yrs Commercial**



**Ian McDowell**

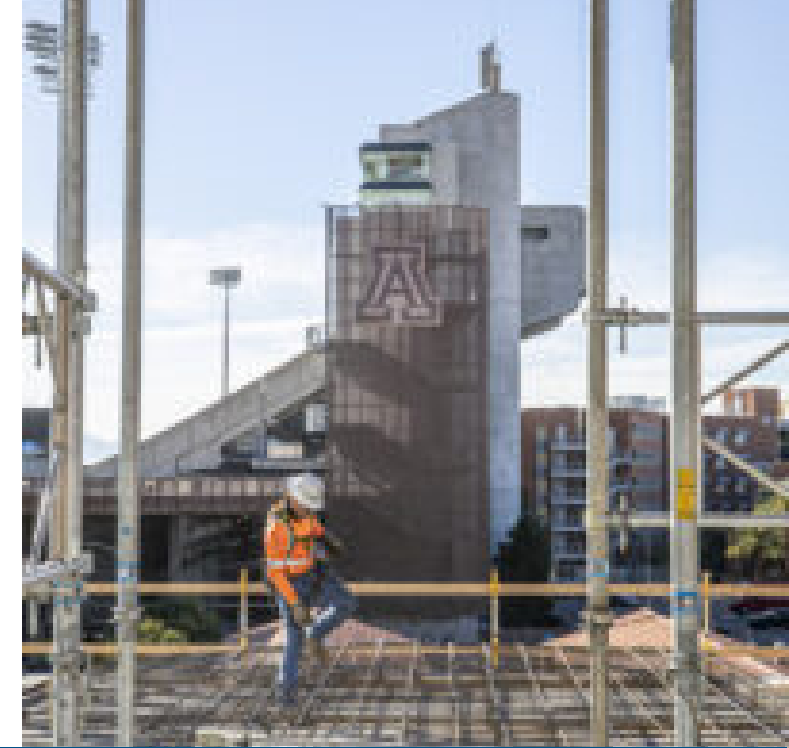
V.P. Sundt | Project Advisor

**25+ Yrs Construction**





# OUR AWARD-WINNING BUILDING PARTNER SUNDT



## 01

Sundt is an award winning builder in the Tucson, AZ area which includes the 2022 Cornerstone Award and numerous AGC Build Arizona Awards

## 02

Their list of clients includes:





# YOUR EXPECTED MOVE-IN DATE OF Q2 2024

JUNE 2024						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	1	2	3	4	5	6



We expect to complete and deliver this build by June 30th, 2024





# TIME LINE



**Feb 21th 2023**  
**LOI Signed**  
**w/ West Shore**



**April 15th 2023**  
**Ground Breaking**



**April 15th 2024**  
**Site Inspection**  
**West Shore**





# CONTACT US

The background features several large, semi-transparent blue spheres with various patterns of white dots and lines. One large sphere is centered in the background, partially obscured by a dark blue rectangular box containing contact information. Another sphere is visible in the top right corner, and a third is in the bottom right corner. The overall aesthetic is clean and modern.

Contact: Jessica Contreras, CEO

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**JUPITER  
LOGIX**

**THANK YOU**

[HTTPS://JUPITERLOGIX.COM/WESTSHORE](https://jupiterlogix.com/westshore)

