

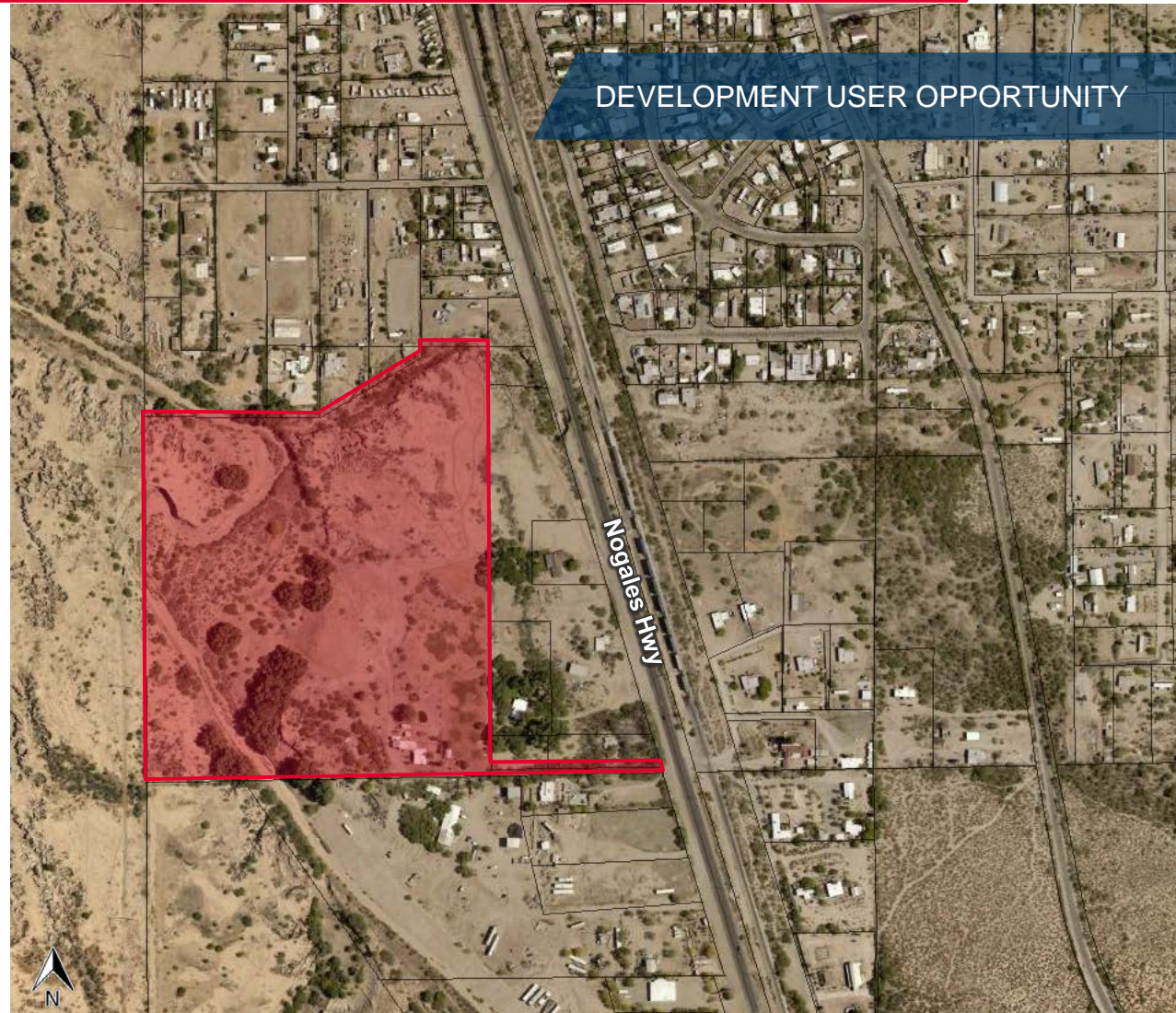
37.92 Acres Available
Sale Price \$675,000

Property Highlights

- Near Pima County's Aerospace Research Campus
<https://www.suncorridorinc.com/Industry-Strengths/Aerospace-Defense.aspx>
- Utilities available along S. Nogales Hwy
- Located in the Federal Opportunity Zone
<https://www.azcommerce.com/arizona-opportunity-zones/resources/>
- Located in the Opportunity Zone

Property Details

Available	37.92 Acres (1,651,795.20 SF)
Zoning	GR-1, Pima County
Tax Parcel No.	303-13-1750
Property Taxes	\$2,347.02 (2018)
Utilities	<ul style="list-style-type: none"> • Propane tank on site • Septic • Well: 8 acre feet allotted at \$48/yr. • Trash: contracted available
Power	<ul style="list-style-type: none"> (1) 200 amp, 240V, 3-phase (2) 200 amp, 480V, 3-phase



For more information, please contact:

Ron Zimmerman
Principal, Industrial Properties
+1 520 248 0427
rzimmerman@picor.com

Ryan McGregor
Commercial Properties
+1 520 546 2748
rmcgregor@picor.com

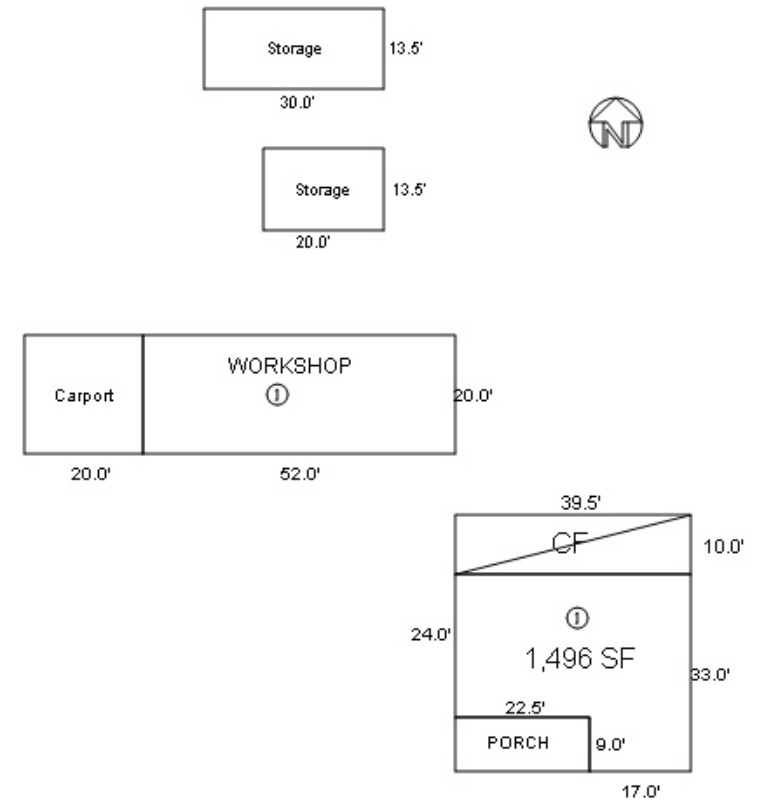
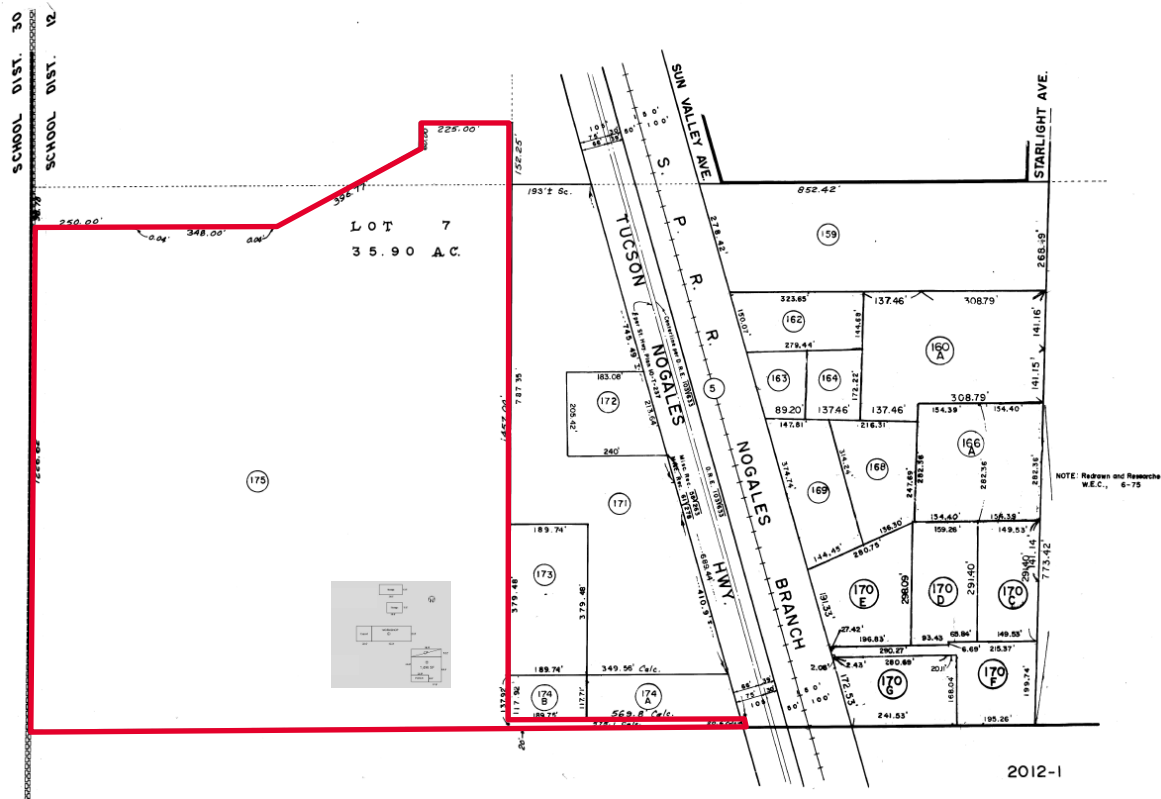
PICOR Commercial Real Estate Services
5151 E Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Plat Map / Property Improvement Map

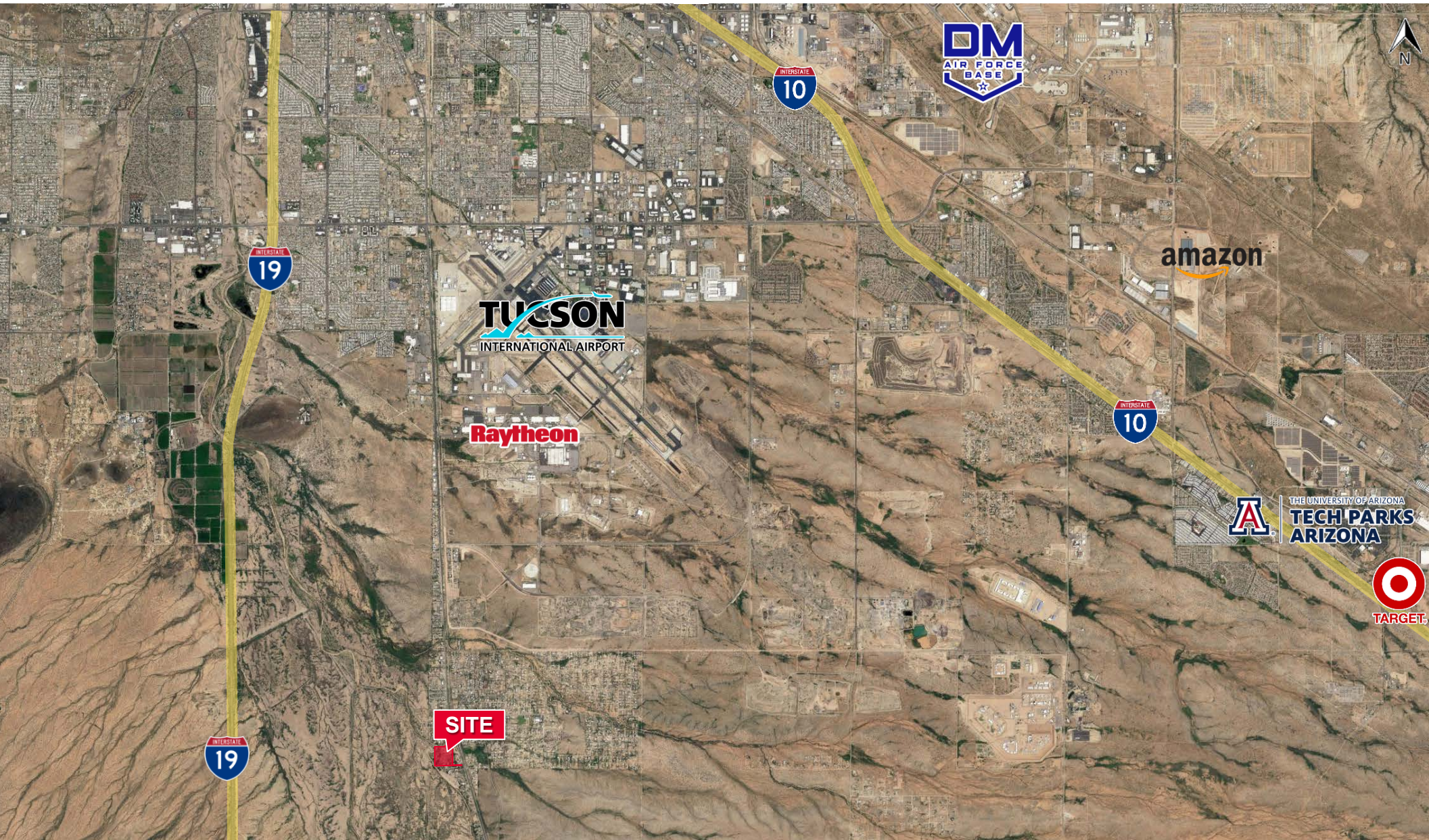
DEVELOPMENT USER OPPORTUNITY



FOR SALE

10498 S. Nogales Highway

Tucson, Arizona 85756



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

11/20/2019