



Lender Owned

Property Highlights

- Recently annexed and zoned I-1
- I-10 EB, Frontage Road access
- City of Tucson has agreed to provide future cross access easement to Craycroft Road
- $\pm 2,000$ SF of I-10 Frontage
- Excellent visibility with $\pm 51,994$ vehicles per day passing by the site on I-10 (MPSI Estimate 2016)
- Opportunity for advertising, land-banking or assembling for future development
- Adjacent parcels (outlined with dashed hues above) totaling ± 32.30 acres maybe available from separate sellers

Parcel Details

Lot Size	± 12.82 Acres
Zoning	I-1, City of Tucson
Sale Price	\$1,250,000.00

Demographics 2018 Estimates

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Est Population	6,675	22,150	78,578
Households	2,085	7,389	24,885
Avg Household Income	\$69,049	\$68,144	\$65,730

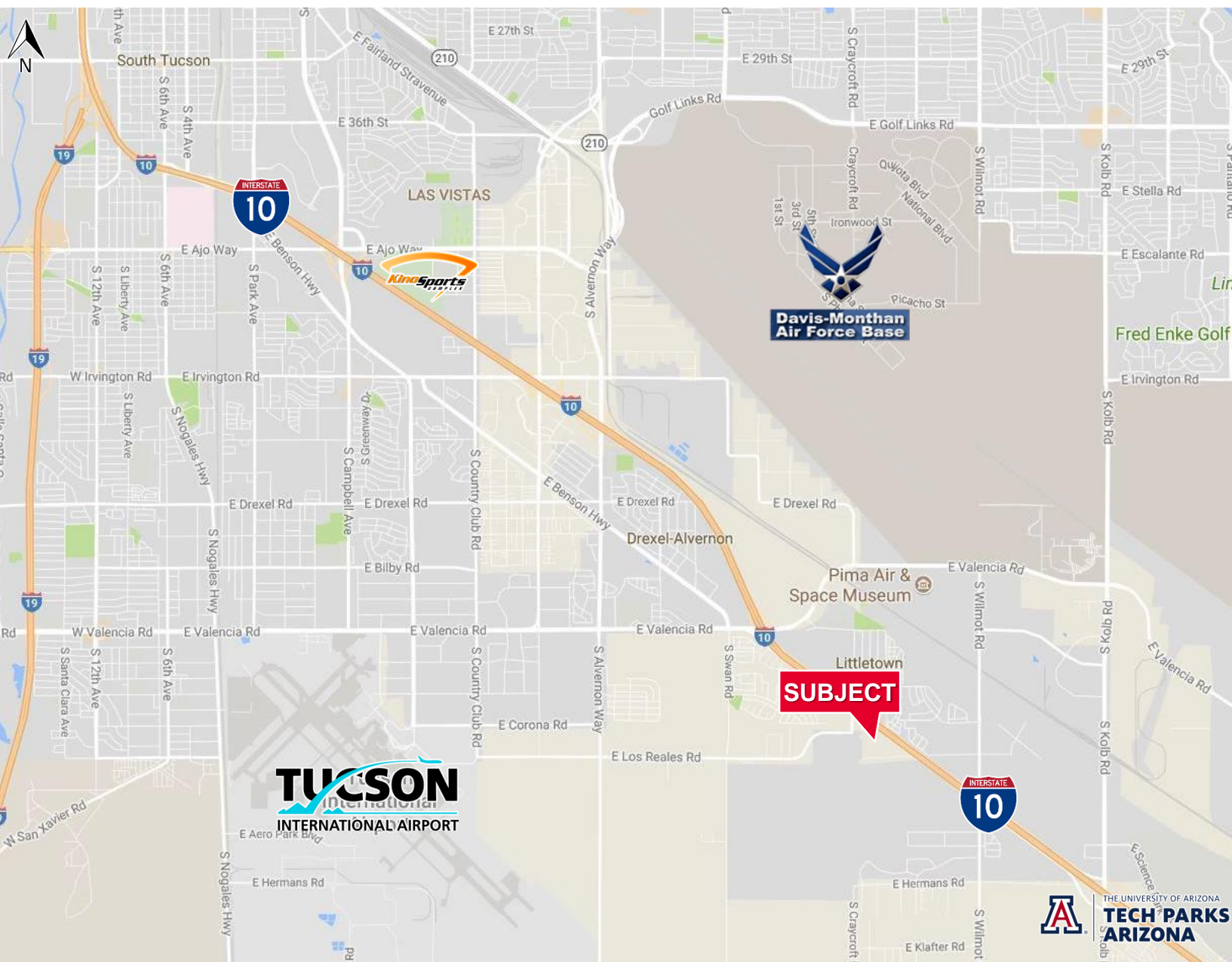
Brandon Rodgers, CCIM
Industrial Properties
+1 520 564 2714
brodgers@picor.com

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

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6/22/2020

INDUSTRIAL LAND


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