



FOR SALE OR BUILD TO SUIT

Century Park Marketplace

NE & SE Corners of Valencia Road & Kolb Road
Tucson, Arizona 85756



For more information, please contact:

Stephen D. Cohen
Principal, Industrial Properties
+1 520 546 2750
scohen@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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10/26/2020



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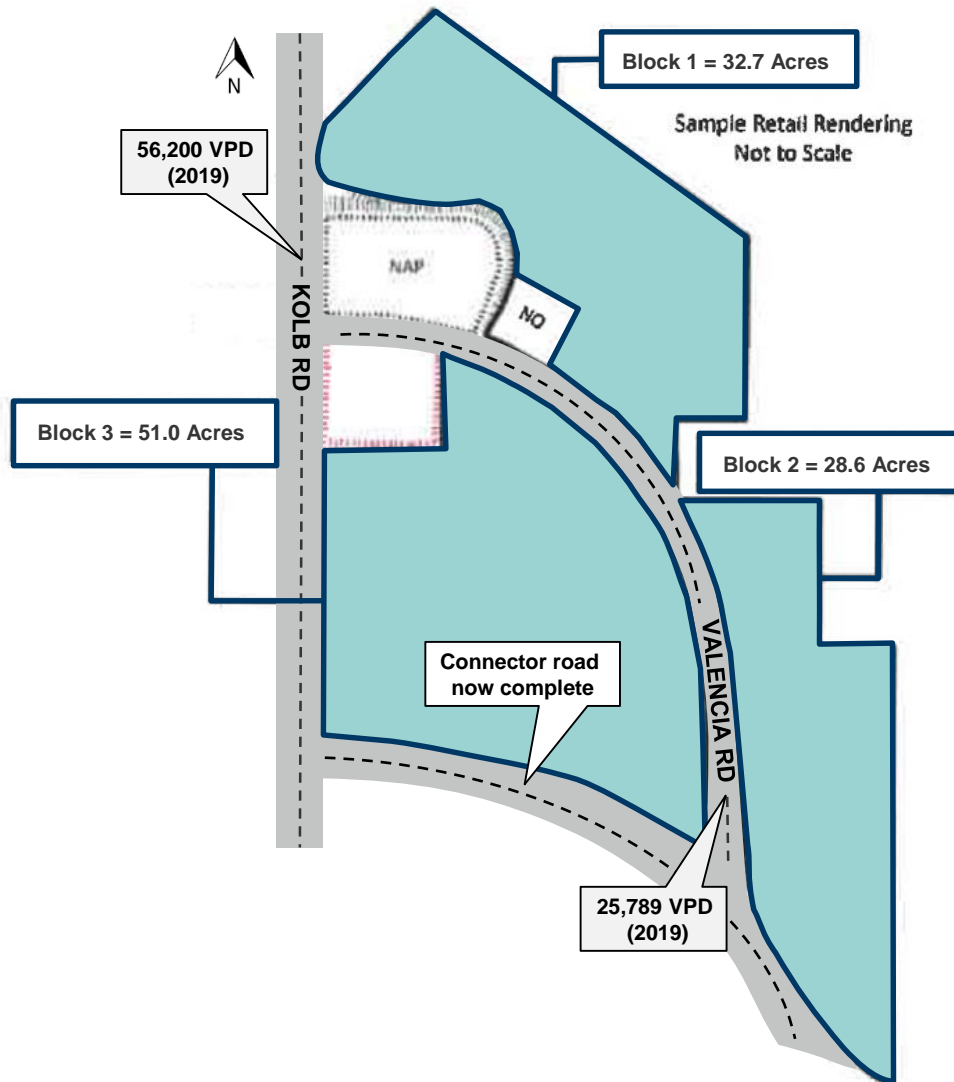
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Land or Build To Suit Property Information

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Property Highlights

- Century Park Marketplace contains approximately 112 acres of land
- Over 2,700 ft. of frontage on both sides of Valencia Rd and approximately 1,397 ft. of frontage on the east side of Kolb Rd
- Zoned PAD (Planned Area Development) allowing uses including industrial, warehousing and manufacturing, commercial, and retail
- Valencia / Kolb intersection completely reconstructed, now complete
- 25,789 VPD on Valencia Rd (2019) and 56,200 VPD on Kolb Rd (2019)
- 128,294 residents live within 5 miles of Century Park Marketplace
- Property is in the vicinity of Davis Monthan Air Force Base, may be subject to restrictions

Parcel	Block	Size (SF)	Acres	Price	Price per SF
141-06-020D	1	1,422,321	32.65	\$4,980,000	\$3.50
141-06-0210	2	1,244,074	28.56	\$3,750,000	\$3.00
141-06-022A, 141-06-0230	3	2,223,433	51.04	\$8,900,000	\$4.00
Bulk Sale		4,889,828	112.25	\$11,002,113	\$2.25

Property Details

Property Taxes (2020)	Block 1 - \$30,588.18
	Block 2 - \$ 7,857.43
	Block 3 - \$13,441.32
	Total - \$51,886.93

Utilities	All utilities are to the property or within short distances from the property
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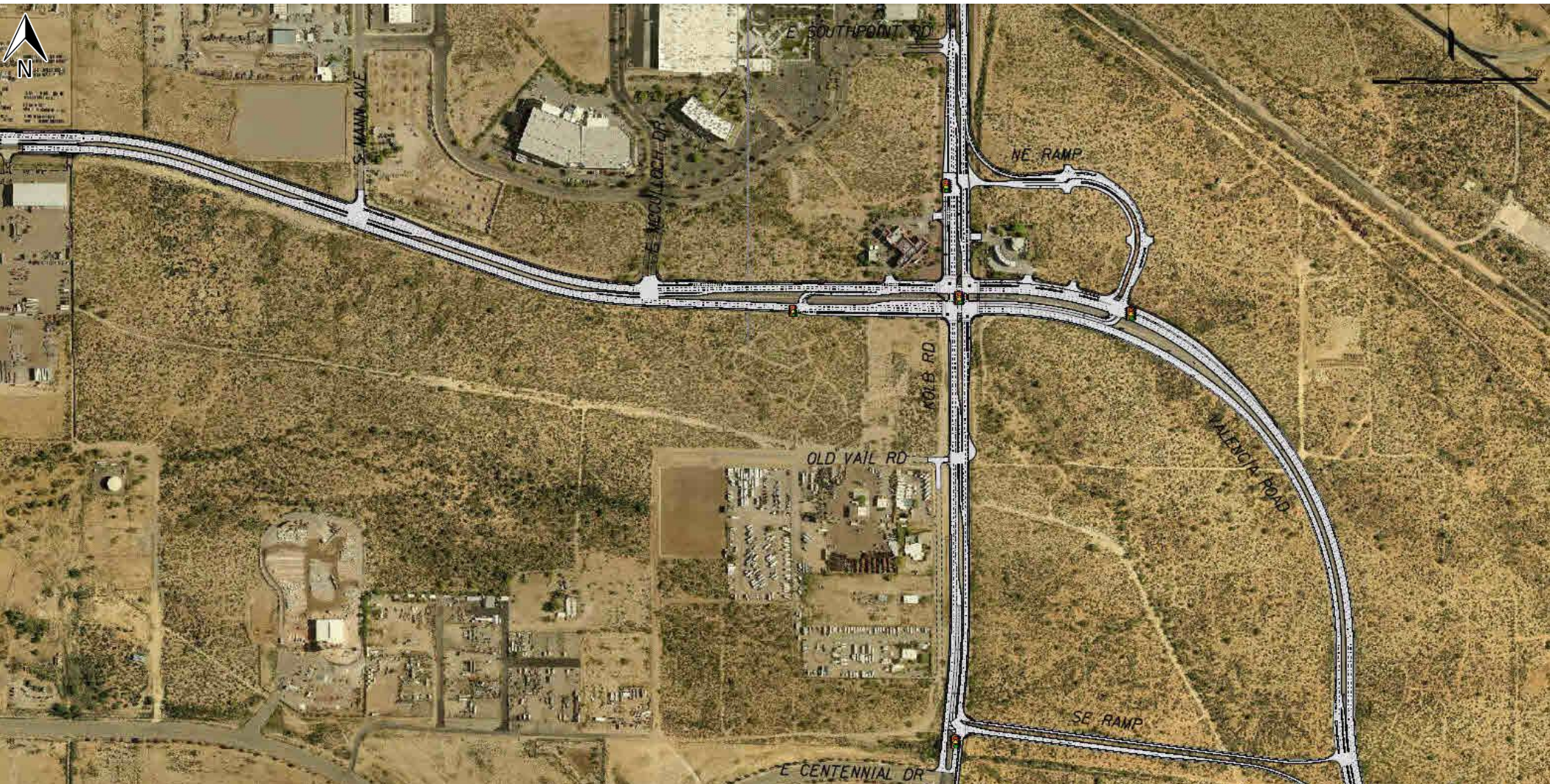
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New Transportation Plan

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