

### FOR SALE AND LEASE Southgate Business Park 1991 E Ajo Way Tucson, Arizona 85713



### Total Pad Size for Lots B and C – 2.23 Acres or (97,138.80) SF

#### **Property Highlights**

- · Adjacent to Tucson Marketplace at the University of Arizona Bioscience Park
- Located Directly Across from the I-10 access ramp
- Zoning I-1, City of Tucson (Light Industrial)

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

Availability	
Sale Price LOT B	800,000 (Building pad B) ± 48,969 SF (\$16.34/SF)
Sale Price LOT C	\$1,000,000 (Building Pad C) ±78,351 SF (\$12.76/SF)

**Rob Tomlinson** Principal, Retail Properties +1 520 546 2757 rtomlinson@picor.com

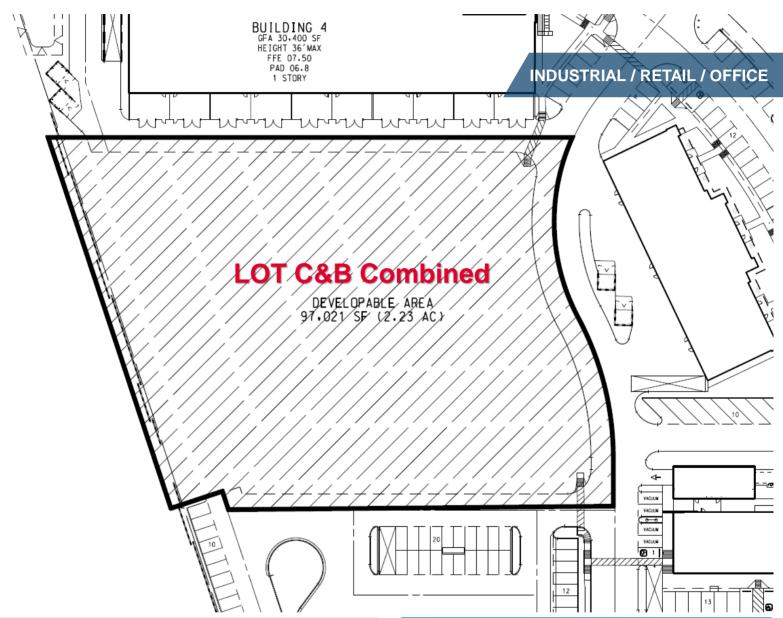
**PICOR Commercial Real Estate Services** 5151 E. Broadway Blvd, Suite 115 Tucson, Arizona 85711 phone: +1 520 748 7100 picor.com

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Demographics 2021 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	5,615	98,776	255,122
Households	1,690	33,822	93,571
Avg. Household Income	\$62,312	\$51,663	\$54,783
Daytime Employment	9,055	55,918	146,347
Total Retail Expenditure	\$40.7 M	\$707.91 M	\$2.04 B

Traffic Counts 24-hr. two-way volume of average weekday traffic. Source: Pima Association of Governments Kino Parkway 34.291 VPD Ajo Way 82,331 VPD

Kino / I-10 Access Road 91,975 VPD

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