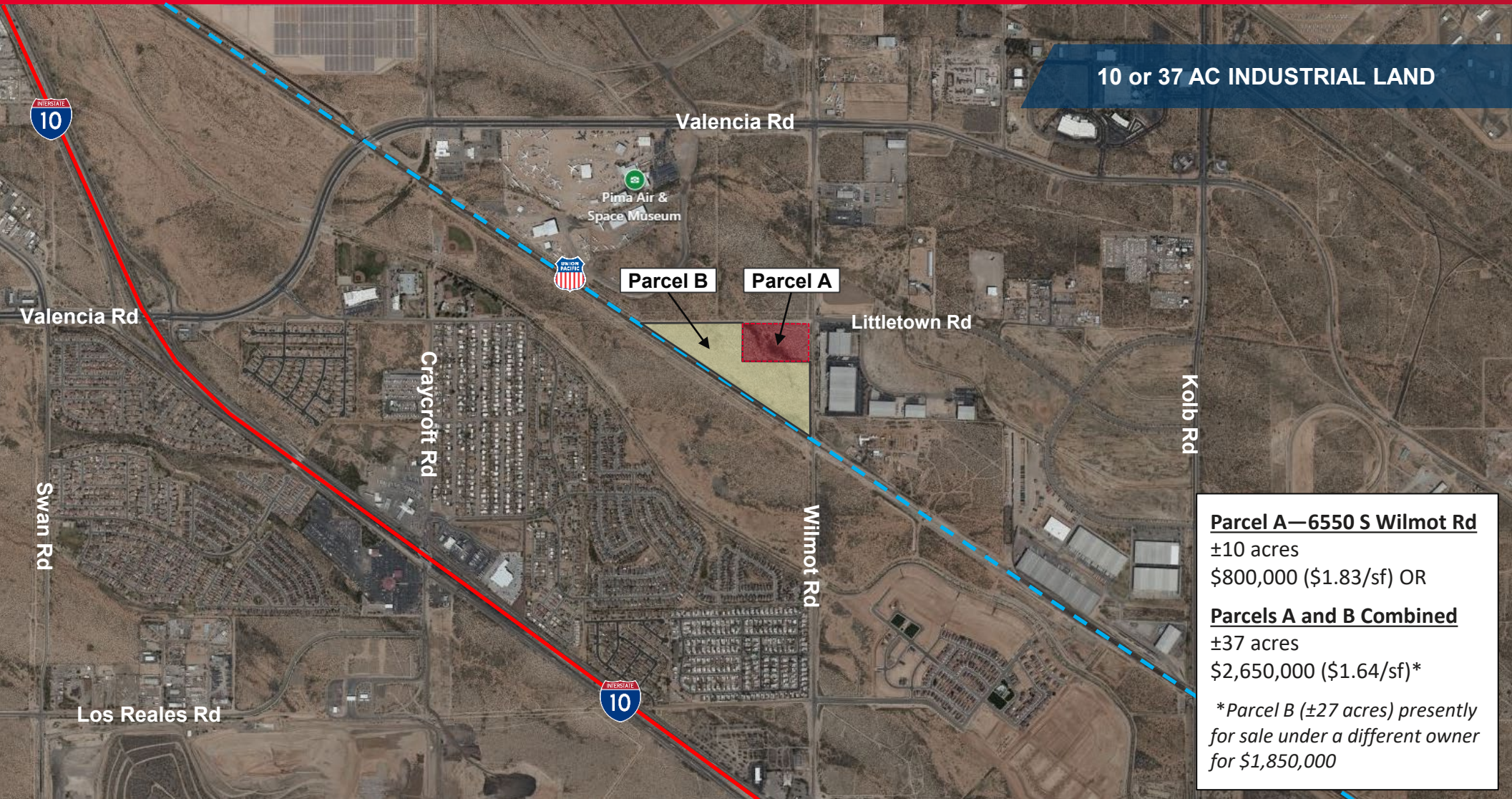


10 or 37 AC INDUSTRIAL LAND



Parcel A—6550 S Wilmot Rd

±10 acres
\$800,000 (\$1.83/sf) OR

Parcels A and B Combined

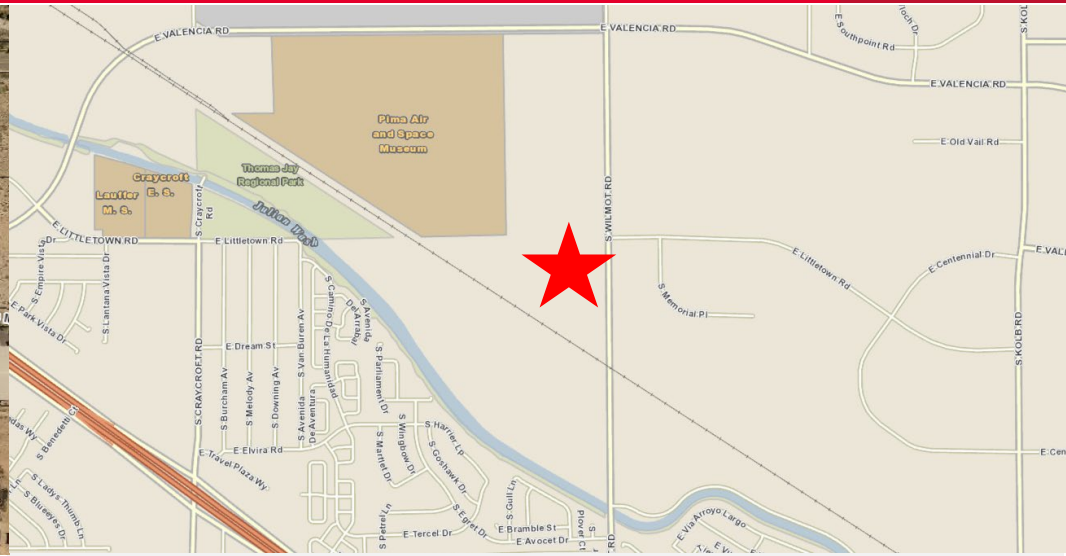
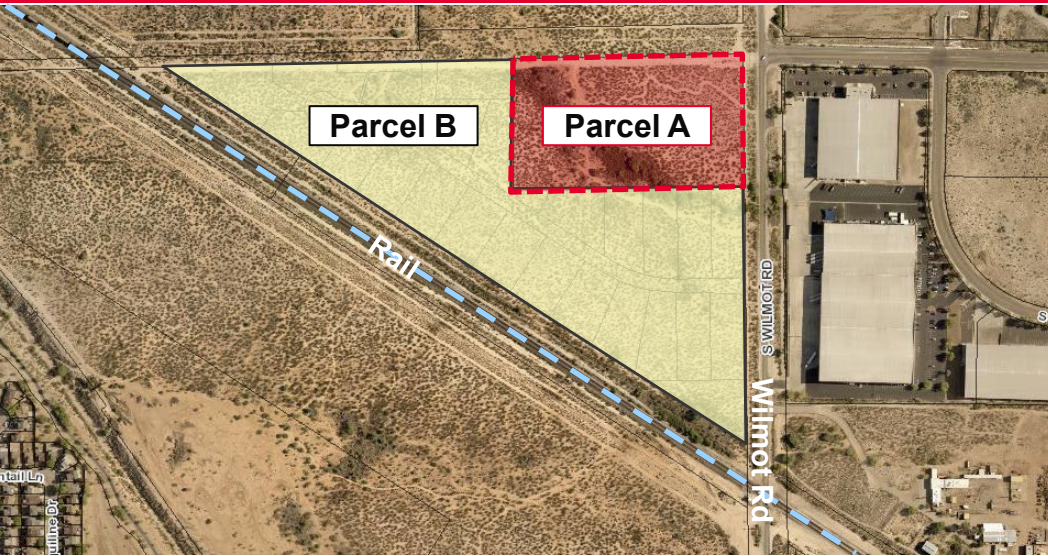
±37 acres
\$2,650,000 (\$1.64/sf)*

**Parcel B (±27 acres) presently for sale under a different owner for \$1,850,000*

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10 or 37 Acres of Industrial Land
Sale Price: \$800,000-\$2,650,000

Property Highlights

- Within one mile of the Interstate 10 and Wilmot Road interchange
- Wilmot Road frontage
- Directly adjacent to the Port of Tucson (Tucson’s full service inland port, rail yard, and intermodal facility)
- Utilities close to lot line (electric, water, sewer, and fiber-optic)
- Heavy industrial zoning (I-2, City of Tucson)
- 7 miles from the Tucson International Airport

Parcel A—6550 S Wilmot Road

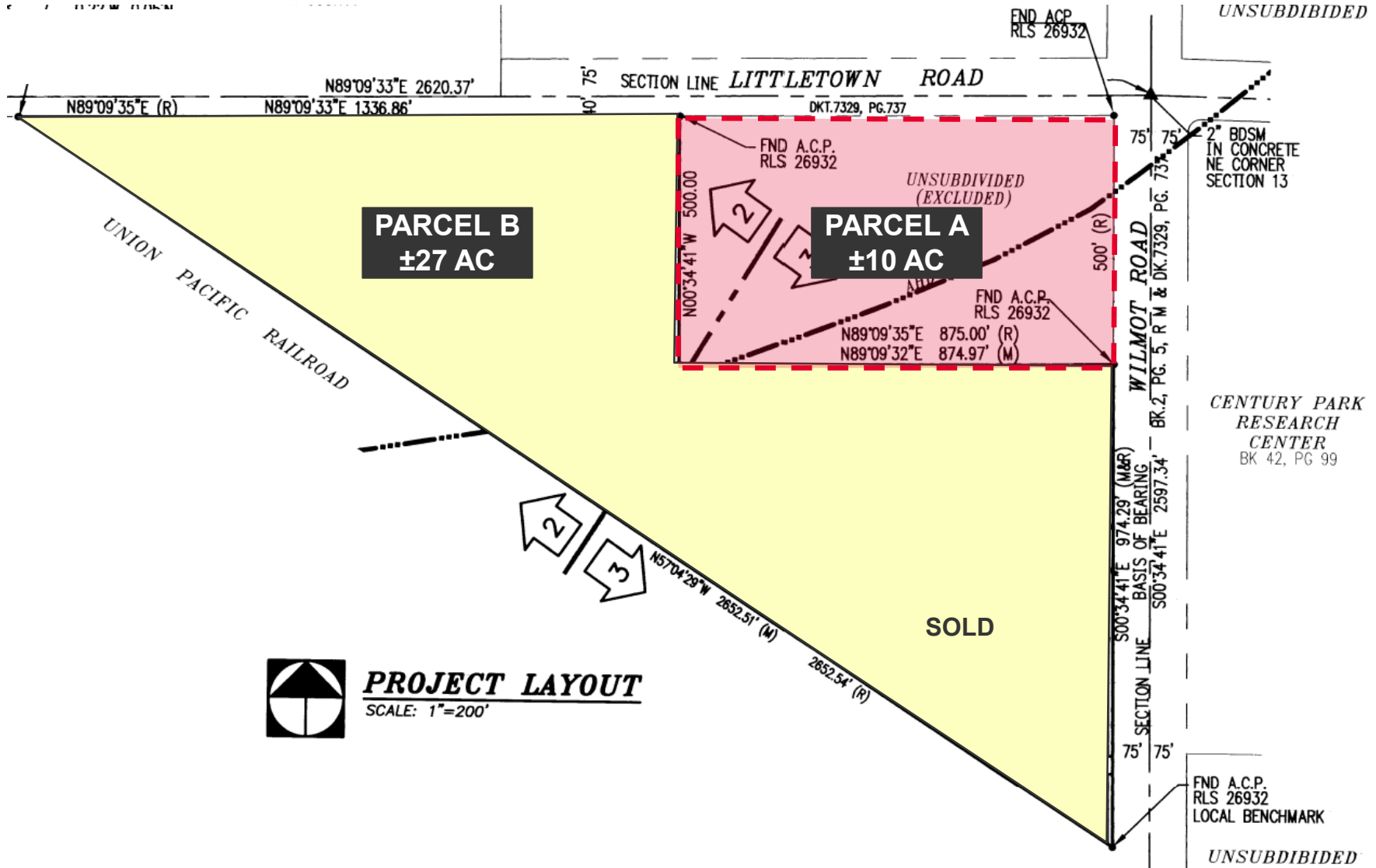
Available	±10.04 acres
Sale Price	\$800,000 (\$1.83/SF)
Assessor Parcel No.	140-37-059B
Property Taxes	\$7,832.52 (2021)

Parcel A & B Combined

Available	±37 acres
Sale Price	\$2,650,000 (\$1.64/SF)

**Parcel B (±27 acres) presently for sale under a different owner for \$1,850,000.*

Lot Plan



Aerial



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