

INDUSTRIAL OUTDOOR STORAGE/COMMERCIAL USE



7040 E. VALENCIA ROAD | TUCSON, ARIZONA



**±0.5 AC - ±4.3 AC
FOR SALE OR LEASE
SALE PRICE: \$990,000
LEASE RATE: \$2,500/AC/Month**

- Located near the high-traffic intersection of Valencia Road and Kolb Road.
- Flexible size configurations from ±0.5 AC up to ±4.3 AC.
- Can accommodate a wide variety of commercial uses.
- Secured outdoor storage opportunity with prominent frontage and multiple access points.
- Strong demographics with direct access to midtown, eastside, and ±16 miles to the Foothills.
- Utilities adjacent, delivery to site in progress (water, electric, sewer available if needed).
- Site to be fenced and secured with code access.
- I-1 zoning allowing for a variety of approved uses.
- Parcel benefits from its own separate stoplight along northern boundary, with direct access from both eastbound and westbound Valencia road traffic (6 lanes total).

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LOCATION



INTERSTATE 10

Located within 3 miles, this property offers exceptional accessibility and convenience. I-10 provides a direct route to Downtown, the suburbs, and beyond.



SOUTHEAST SUBMARKET

Strategically positioned, this area is experiencing significant growth, driven by new businesses, residential projects, and infrastructure improvements.



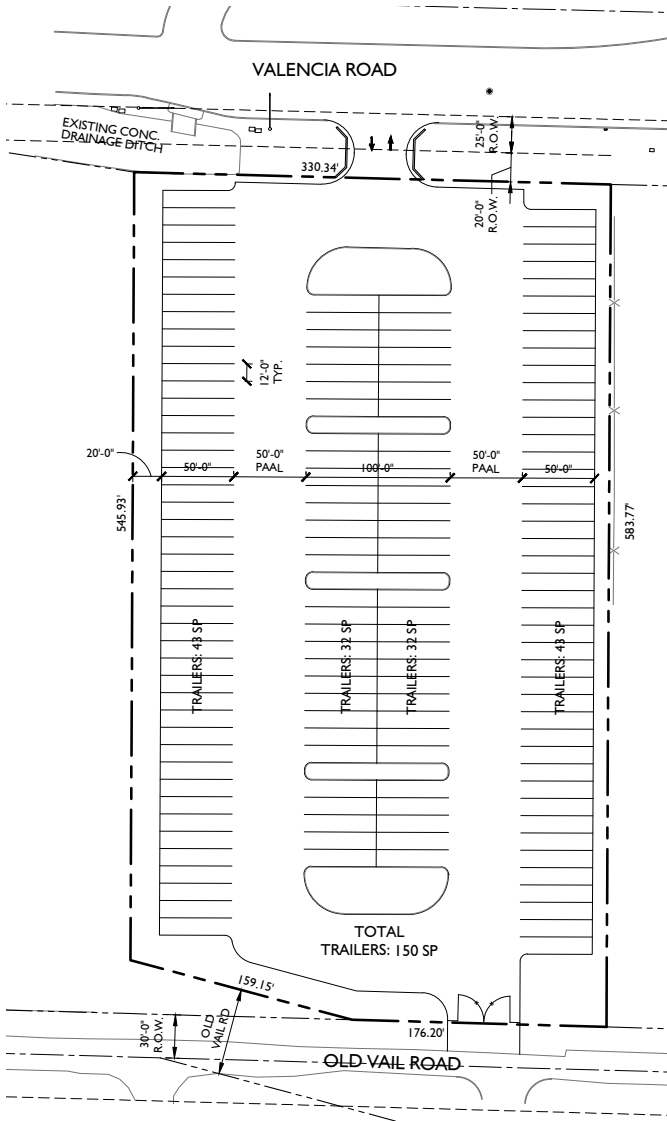
VALENCIA FRONTAGE

With direct frontage on Valencia Road, featuring six lanes and stoplight access, makes this location an ideal opportunity for commercial use.

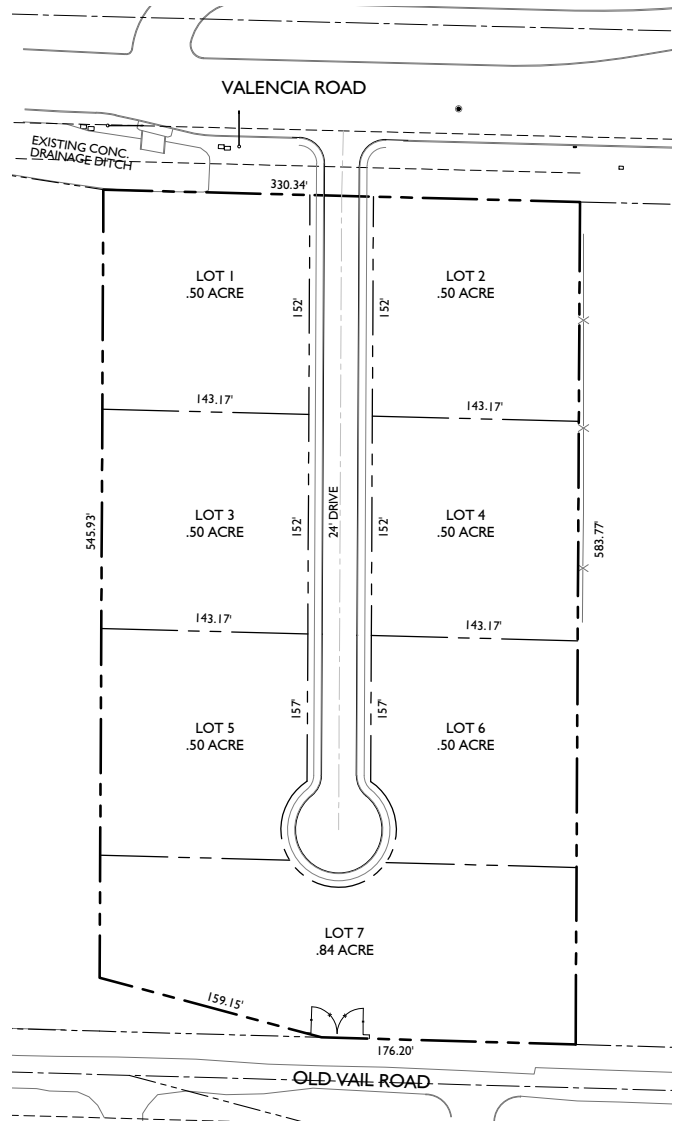


AIRPORT

Within 6 miles of Tucson International Airport, this location ensures swift access to domestic and international flights, making it ideal for frequent travelers and businesses.

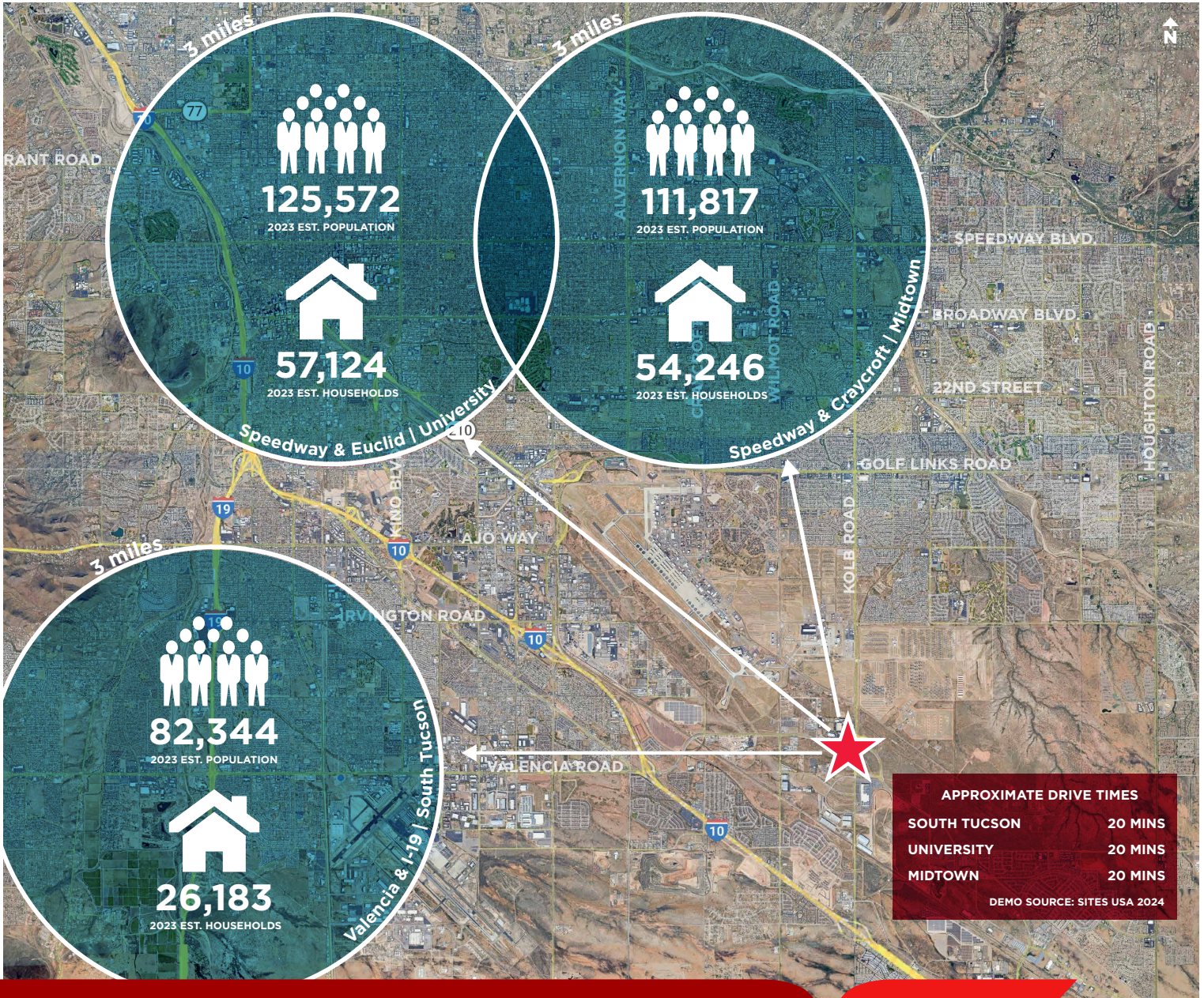


OPTION A



OPTION B

CONCEPTUAL PLANS



DEMOGRAPHICS

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