



**4.3 Acres (187,267 SF)**

**Sale Price: \$599,000 (\$3.19/PSF)**

### Property Highlights

- Within 3 miles of Interstate 10
- Within 6 miles of the Tucson International Airport
- At the center of Tucson's rapidly developing Southeast Submarket
- Within 1 mile of the Port of Tucson and recently constructed Amazon Distribution Facility

### Property Details

Sale Price	\$599,000 (\$3.19/PSF)
Parcel Size	4.3 AC (187,267 SF)
Assessor Parcel No.	141-03-038B
Property Taxes	\$3,442.12 (2022)
Utilities	To Lot. Purchaser to verify exact location
Zoning	I-1 (Light Industrial - City of Tucson)



**Bryce Horner**  
Commercial Properties  
+1 520 546-2737  
[bhorner@picor.com](mailto:bhorner@picor.com)

**Jesse Blum, SIOR**  
Principal, Industrial Properties  
+1 520 546 2772  
[jblum@picor.com](mailto:jblum@picor.com)

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

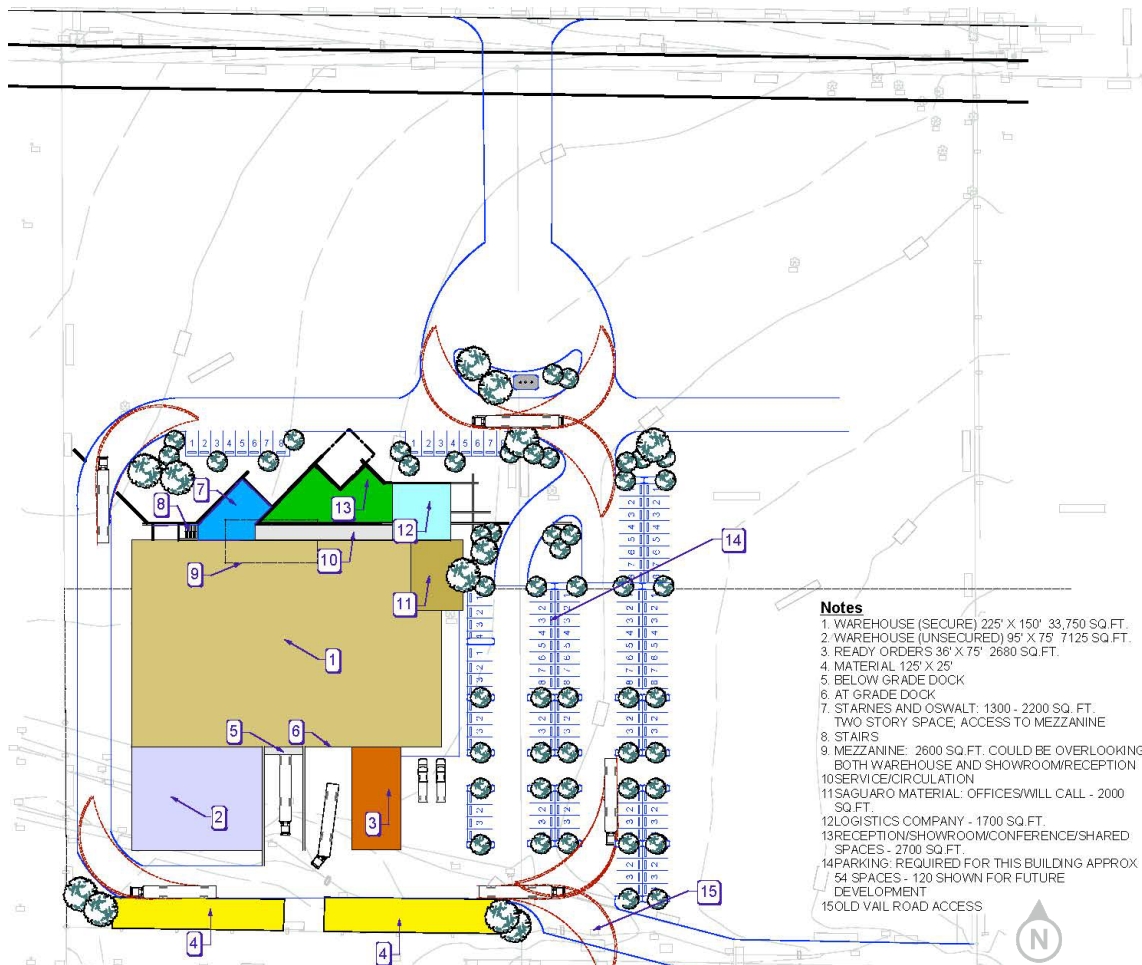
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2/12/2024



**Architectural Plans – Industrial Construction\***



**Notes**

1. WAREHOUSE (SECURE) 225' X 150' 33,750 SQ. FT.
2. WAREHOUSE (UNSECURED) 95' X 75' 7125 SQ. FT.
3. READY ORDERS 36' X 75' 2680 SQ. FT.
4. MATERIAL 125' X 25'
5. BELOW GRADE DOCK
6. AT GRADE DOCK
7. STARNES AND OSWALT: 1300 - 2200 SQ. FT. TWO STORY SPACE, ACCESS TO MEZZANINE
8. STAIRS
9. MEZZANINE: 2600 SQ. FT. COULD BE OVERLOOKING BOTH WAREHOUSE AND SHOWROOM/RECEPTION
10. SERVICE/CIRCULATION
11. SAGUARO MATERIAL: OFFICES/WILL CALL - 2000 SQ. FT.
12. LOGISTICS COMPANY - 1700 SQ. FT.
13. RECEPTION/SHOWROOM/CONFERENCE/SHARED SPACES - 2700 SQ. FT.
14. PARKING: REQUIRED FOR THIS BUILDING APPROX 54 SPACES - 120 SHOWN FOR FUTURE DEVELOPMENT
15. OLD VAIL ROAD ACCESS



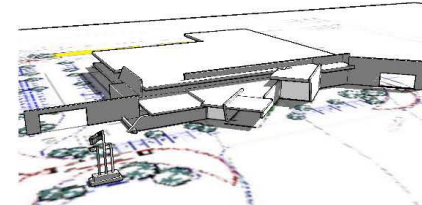
Image from North East



Image from East



Image from West



Overhead Image from the North

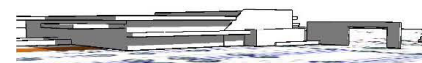
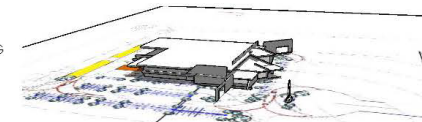


Image from South East



Overhead Image from East

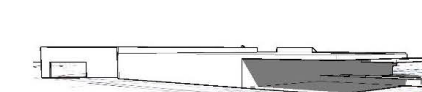


Image from South West

**\*For a full set of construction plans please contact the listing agent**

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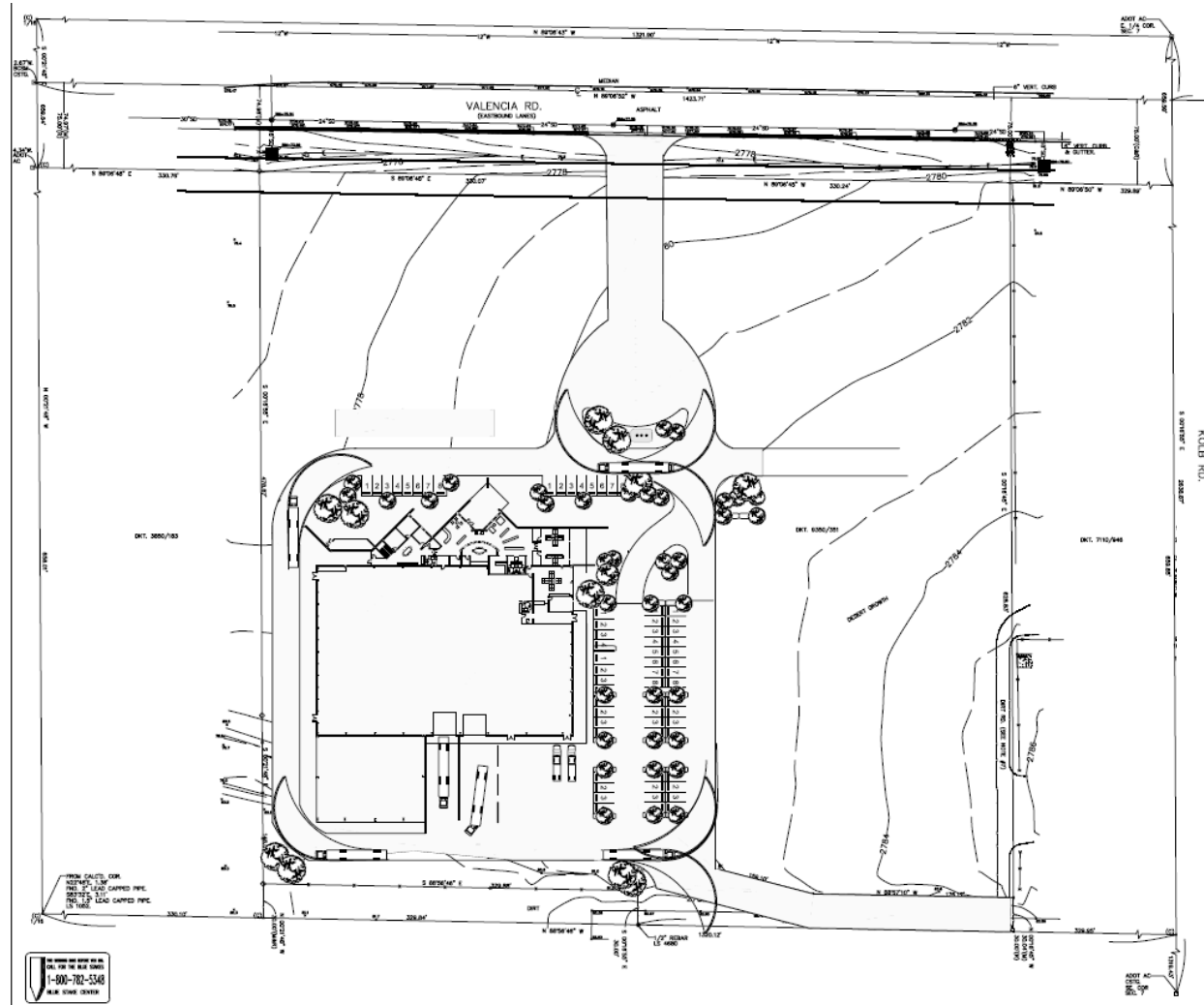
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Architectural Plans – Industrial Construction\*



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Aerial





FOR SALE

6970 E. Valencia Road

Tucson, Arizona 85756

