



3.3 Acre (145,103 SF) Industrial Land Site

Sale Price: \$870,000

Property Highlights

- Outstanding Northwest Tucson location—within ½ mile of the new Interstate 10 / Ruthrauff Road interchange
- Located in Pima County vs City of Tucson (6.1% current sales tax vs 8.7% in City of Tucson – sales advantage for equipment sales, etc.)
- Corner lot with frontage along two streets (Kain Avenue and Zinnia Avenue)
- Presently fenced and gated for use as a storage yard
- Quick access to signalized westbound Ruthrauff Road interchange

Property Details

Site Area	3.3 Acres (145,103 SF)
Zoning	CI-1, Light Industrial, Pima County
Assessor Parcel No.	103-07-083E



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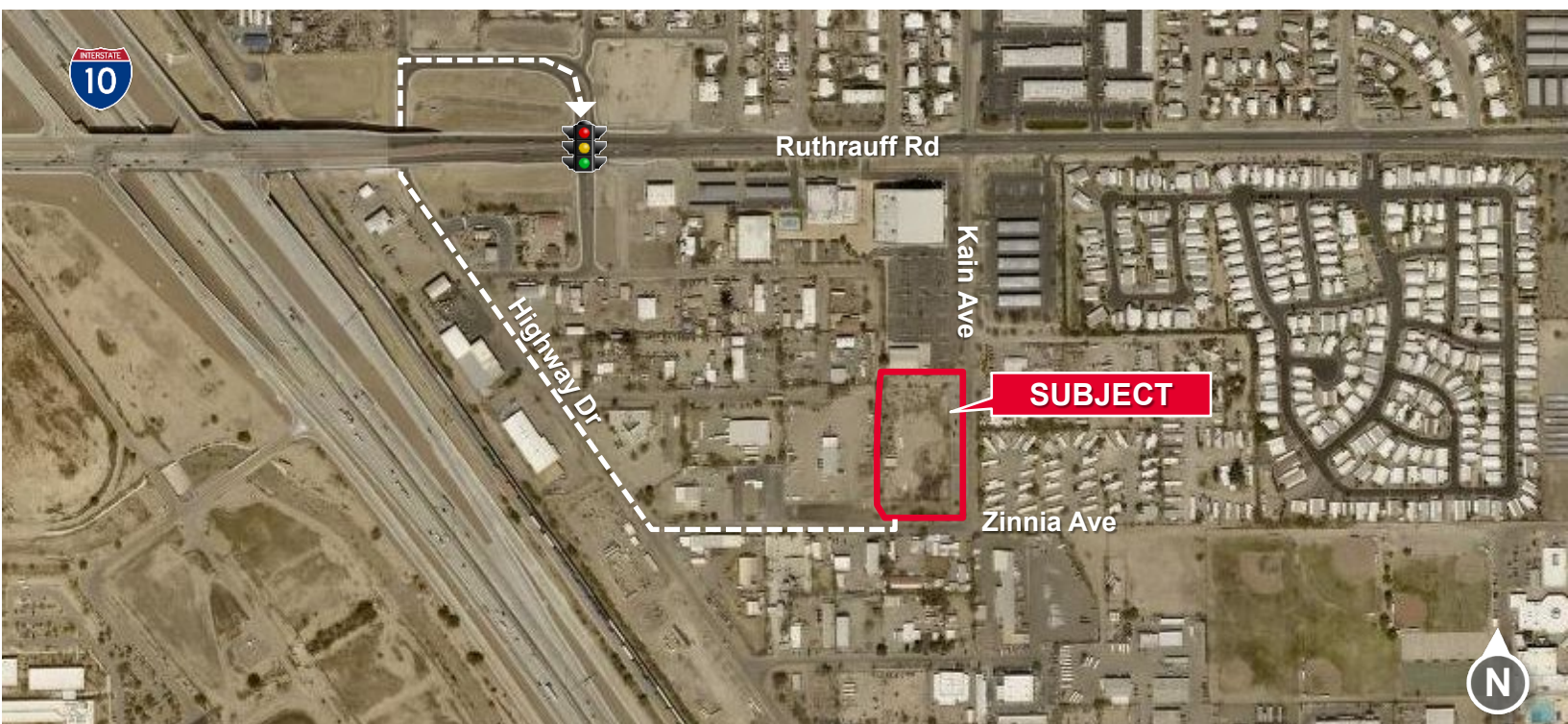
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Parcel



Traffic Light Access to Westbound Ruthrauff Road (via new dedicated underpass)



Map

