

Lot 16 Coronado Pointe

3555 E Nebraska Stravenue Tucson, AZ 85706

Land in South Central Tucson 0.4 Miles from I-10

Land: 81,893 SF (1.88 Acres) Sale Price: \$491,358 (\$6.00/SF)

Property Highlights

- Located at Palo Verde and Interstate 10
- Visible from I-10 and Benson Highway
- Property Taxes \$2,068.01 (2023)
- Zoned: CI-1 (Pima County Light Industrial)
- Located in the Opportunity Zone
- *Property is in the vicinity of Tucson International Airport, may be subject to restrictions

Utilities	
Water*	12" in Nebraska Stravenue with two 6" stubouts to property, additional lines in Palo Verde Rd & Bantam Rd
Sewer*	Manhole at NW corner
Gas*	4" in West side of Palo Verde Rd
Electric*	3-Phase underground on Western edge

^{*}Information obtained from service providers, not guaranteed

LAND FOR DEVELOPMENT Irvington Rd EXPOCENTER COMSovereign SITE Nebraska Stravenue

For more information, contact:

Stephen D. Cohen Principal, Industrial +1 520 546 2750 scohen@picor.com **PICOR Commercial Real Estate Services**

5151 E. Broadway Blvd, Suite 115 Tucson, Arizona 85711 phone: +1 520 748 7100 picor.com



Land FOR SALE

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conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

8/30/2024

INDUSTRIAL LAND





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Aerial Map

