

**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

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

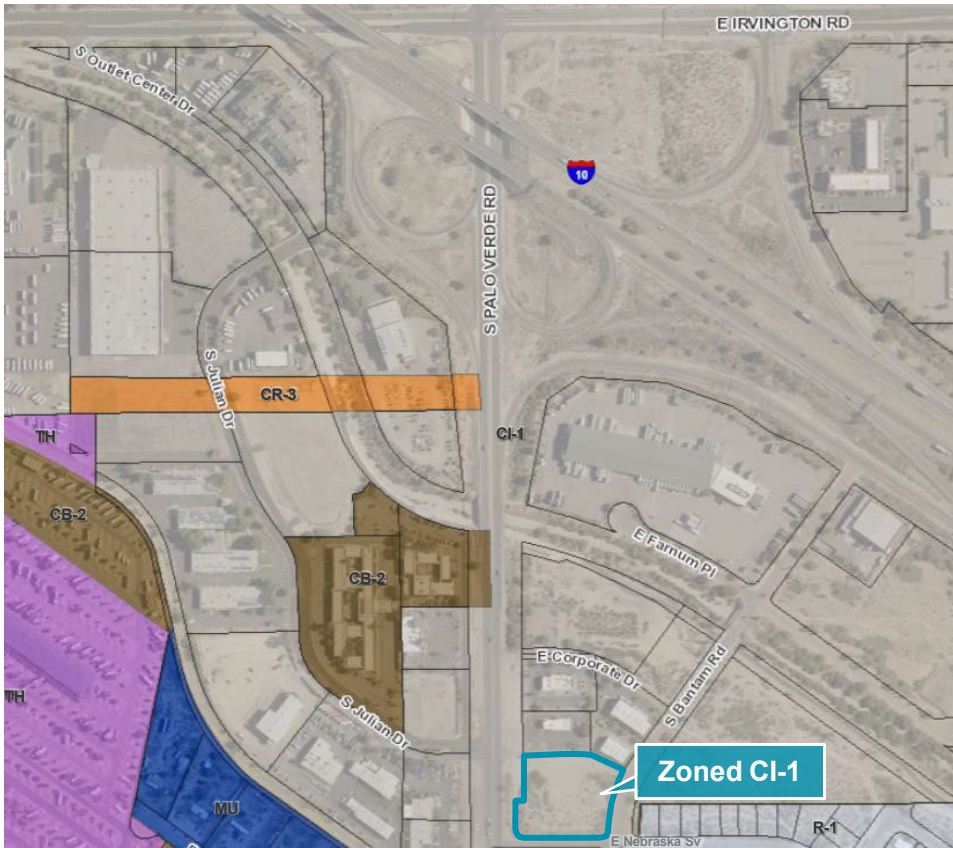


LAND FOR SALE

Lot 16 Coronado Pointe

3555 E Nebraska Stravenue Tucson, AZ 85706

INDUSTRIAL LAND



For more information, contact:

Stephen D. Cohen
Principal, Industrial Properties
+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

Aerial Map

