

Land Area: 497,891 SF (11.43 Acres)

Sale Price: \$3,000,000 (\$6.00/SF)

Property Highlights

- Well-positioned Tucson Airport submarket
- Located at the first Tucson interchange of I-19 on the inbound route from the border (for maquila operations)
- Minutes from the Tucson International Airport
- Zoning: I-1, Light Industrial
- Property taxes: \$10,120.23 (2023)

Utilities

Water\* Serviced by Tucson Water with 5" Main

Sewer\* 8" public sewer in Pella Drive

Gas\* 4" surrounding the property with the exception of the north side

Electric\* Provided by Tucson Electric Power

\* Information obtained from service providers, not guaranteed



INDUSTRIAL LAND FOR SALE

SUBJECT

HomeGoods®

Pella Dr

MILLER  
SALES & ENGINEERING INC

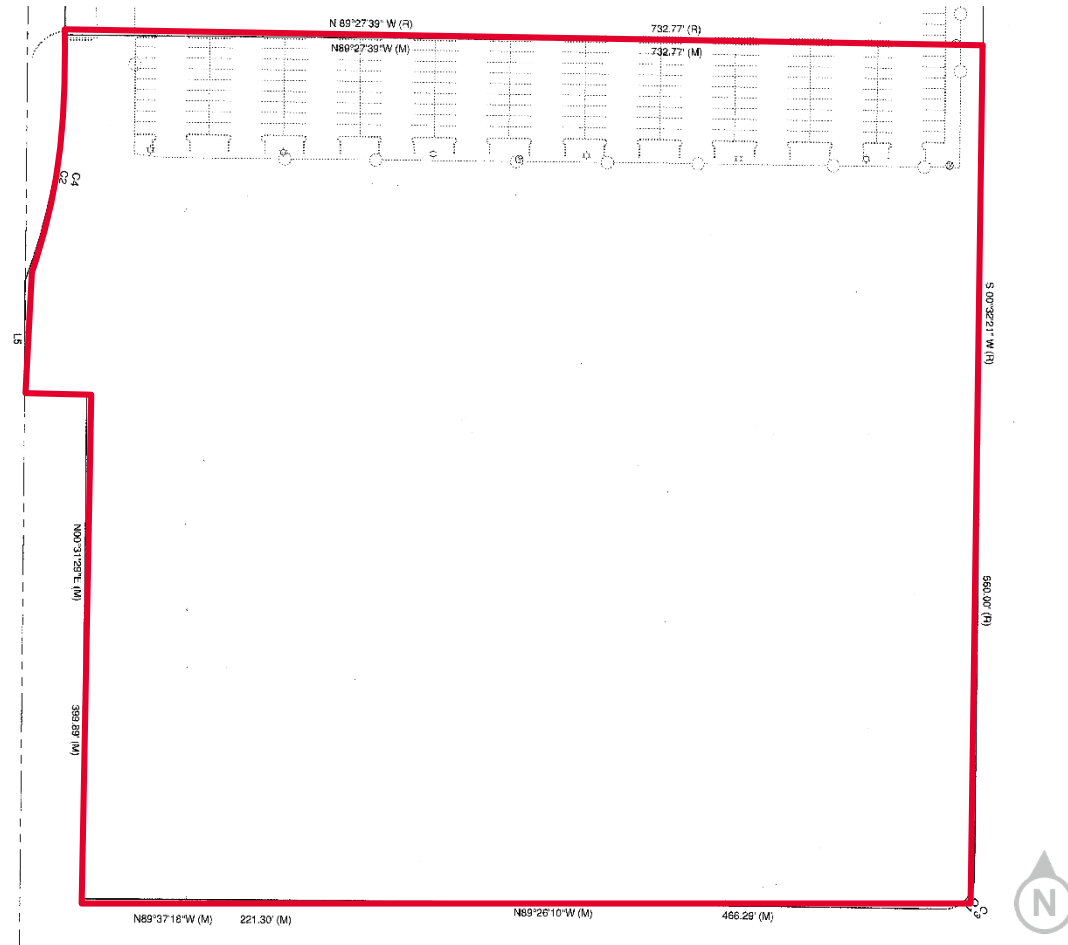
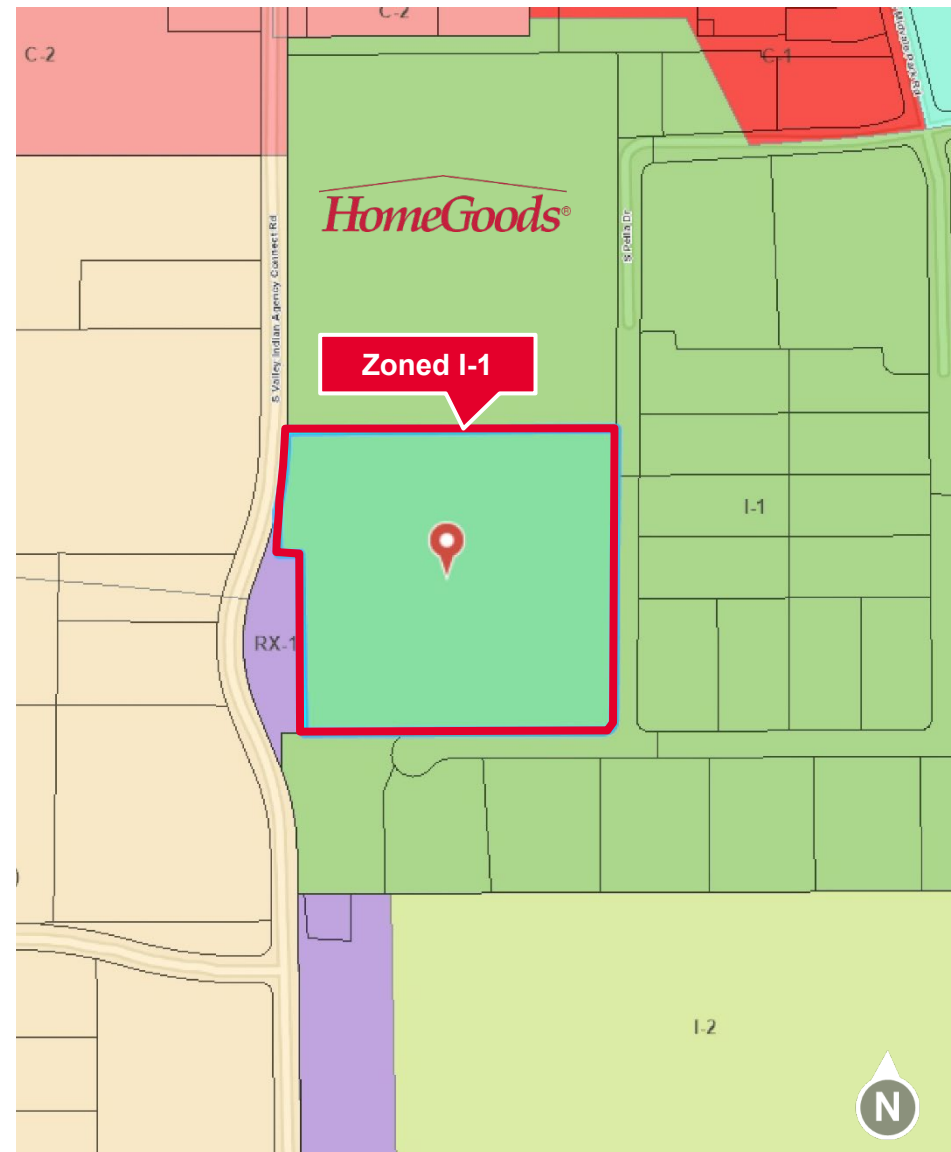
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For more information, contact:

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10/21/2020



FOR SALE

# HomeGoods Distribution Center – Excess Land

South Pella Drive, Tucson 85746

INDUSTRIAL LAND FOR SALE



**SUBJECT**

HomeGoods®

MILLER  
SALES & ENGINEERING INC

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MERIT FOODS  
PRODUCE • MEAT • GROCERIES

**TUCSON**  
INTERNATIONAL AIRPORT  
4.8 miles



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