

FOR SALE

4.17 ACRES SALE PRICE: \$2,500,000

Key Features

- Prime 4.17-acre commercial land parcel zoned for warehousing, ideally located near I-10 and the Union Pacific Railroad
- Excellent investment opportunity, ready for immediate development or owner/user occupancy
- Easy access to major transportation routes, situated in Pima County's key industrial corridor
- Flexible site layout with over 182,000 sq ft, perfect for warehouse, distribution, or light industrial use

Property Details

Accessor Parcel No	132-20-004N
Zoning	CI-1



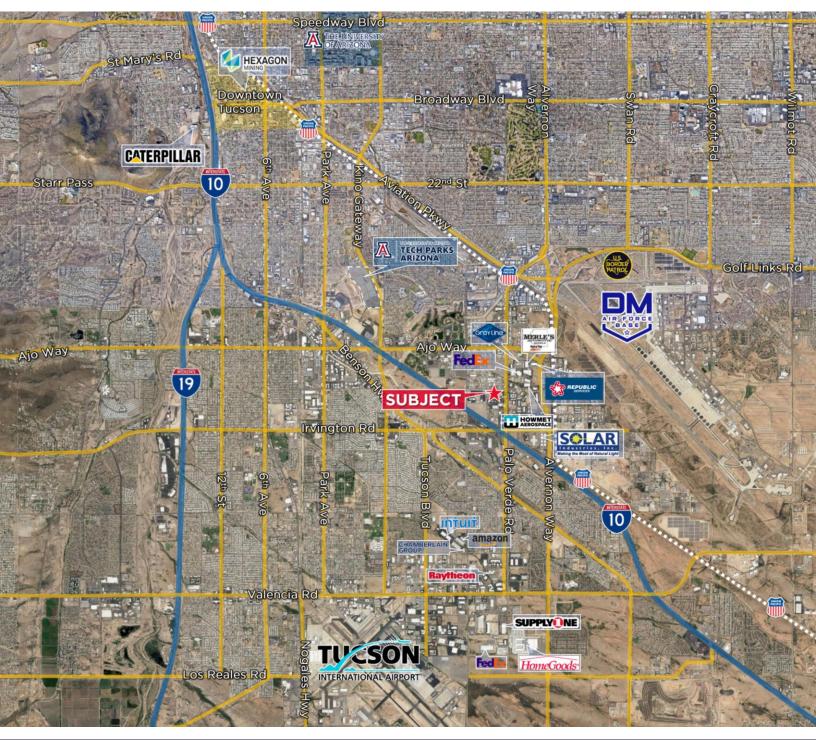


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Trade Map



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Tucson Market Overview



1.08M TUCSON MSA



445,471

HOUSEHOLDS



36% COLLEGE

EDUCATION



0.6%

POPULATION GROWTH RATE



\$67,929

MEDIAN HOUSEHOLD INCOME



3.9%

UNEMPLOYMENT RATE



56,544

UNIVERSITY OF ARIZONA TOTAL ENROLLMENT, 2025

LARGEST EMPLOYERS

- 1. UNIVERSITY OF ARIZONA- 16,076
- 2. RAYTHEON MISSILE SYSTEMS- 13.000
- 3. DAVIS-MONTHAN AFB- 11,000
- 4. STATE OF ARIZONA 8,580
- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BESTCOLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY

RECENT INDUSTRY ARRIVALS & EXPANSIONS

- 1. AMAZON
- 2. CATERPILLAR SURFACE MINING & TECH.
- 3. HEXAGON MINING
- 4. BECTON DICKINSON
- 5. AMERICAN BATTERY FACTORY

Sources: arizona.edu, suncorridorinc.com, US News & Report, Sites USA Cushman & Wakefield | PICOR 04/23/2025

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