

Industrial Land in Sunbelt Industrial Center

Land:	2,081,732 SF (47.79 Acres)
Sale Price:	\$3,600,000 (\$1.72/SF)
Parcel A:	35.87 Acres
Parcel B:	11.92 Acres
Property Tax:	Parcel A: \$10,597.78 (2024) Parcel B: \$1,837.03 (2024)

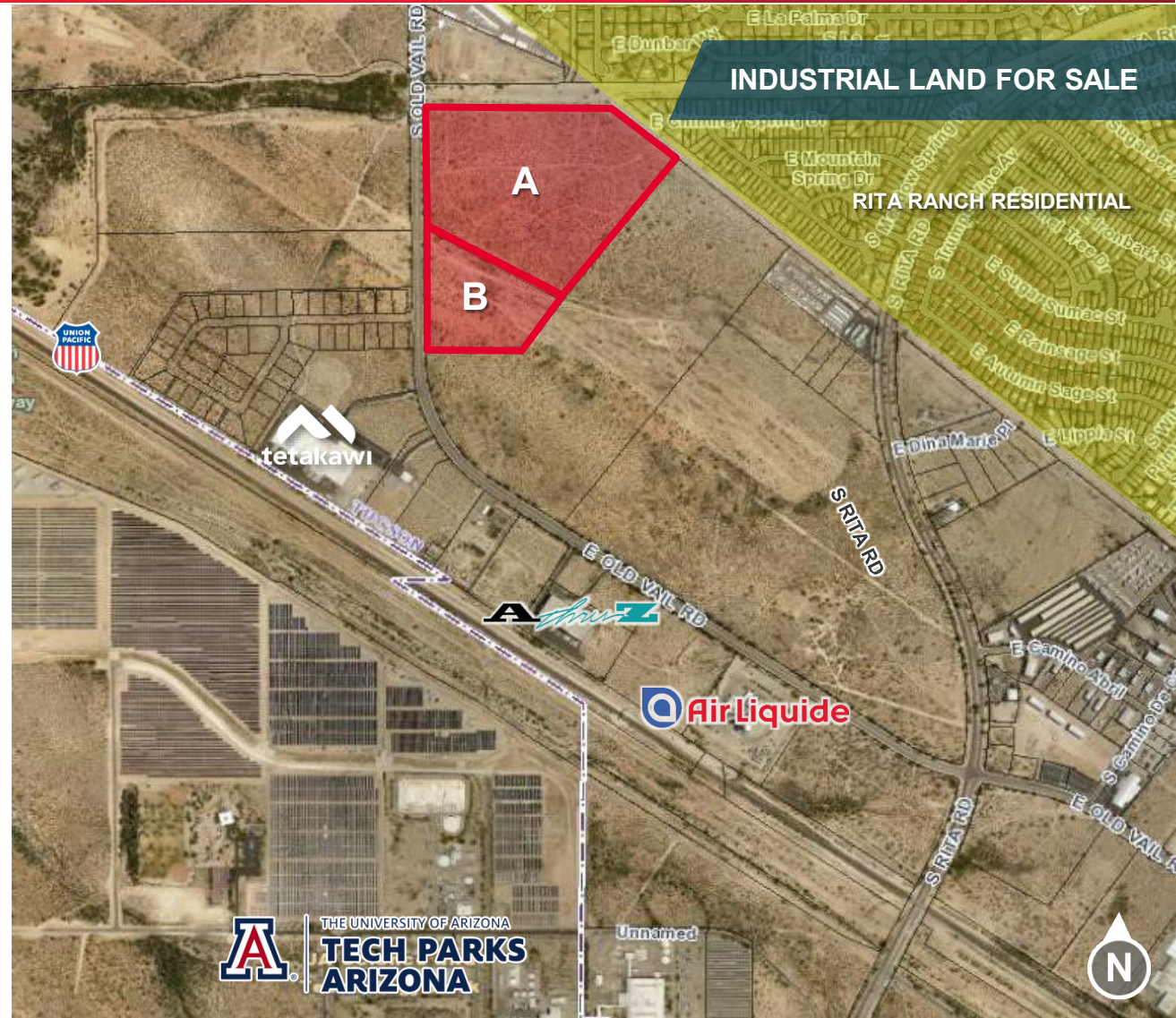
Property Highlights

- Close proximity to Interstate 10
- In Rita Ranch near the UA Tech Park
- New industrial development in progress in immediate area
- Adjacent to population center / workforce
- Property is in the vicinity of Davis Monthan Air Force Base, may be subject to restrictions

Utilities

Water*	16" main in Old Vail Rd
Sewer*	24" - 30" along N and NE edges
Gas*	4" main in Old Vail Rd
Electric*	3-Phase underground at NW corner

* Information obtained from service providers, not guaranteed



For more information, contact:

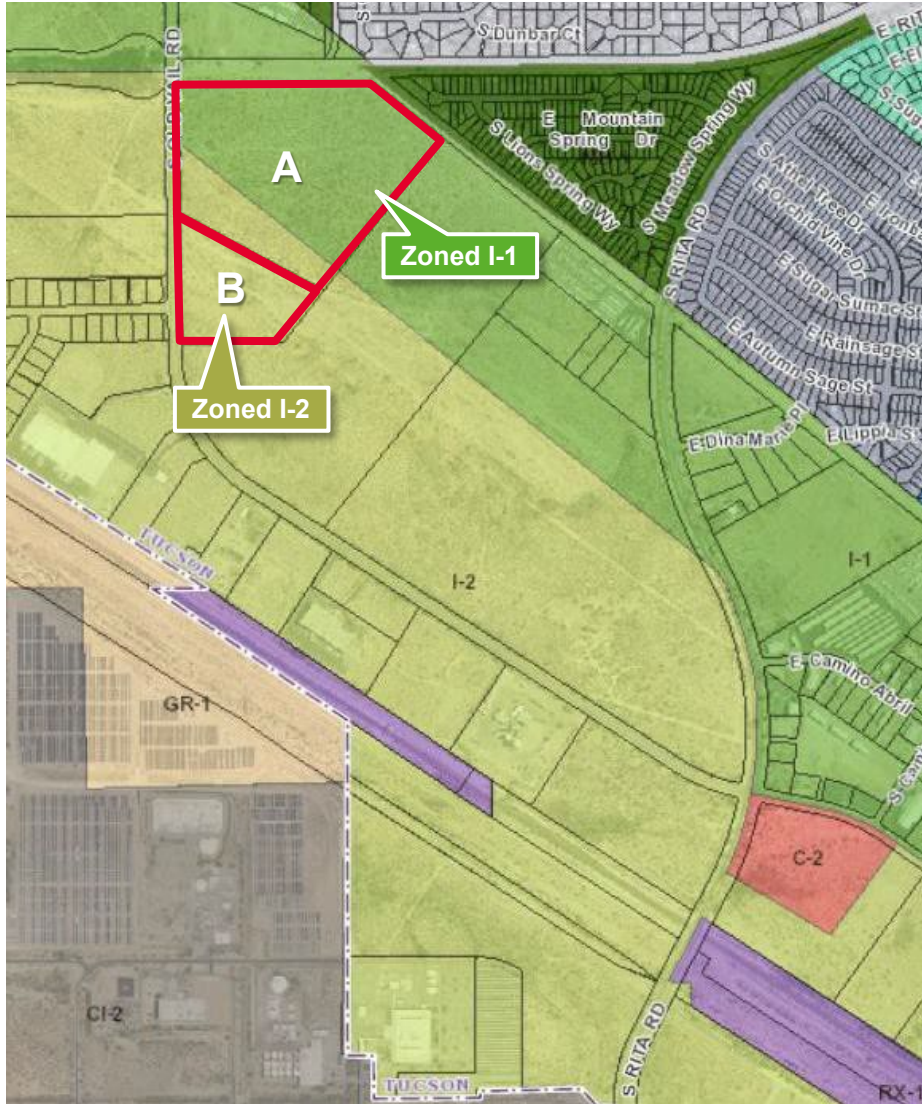
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8/30/2024

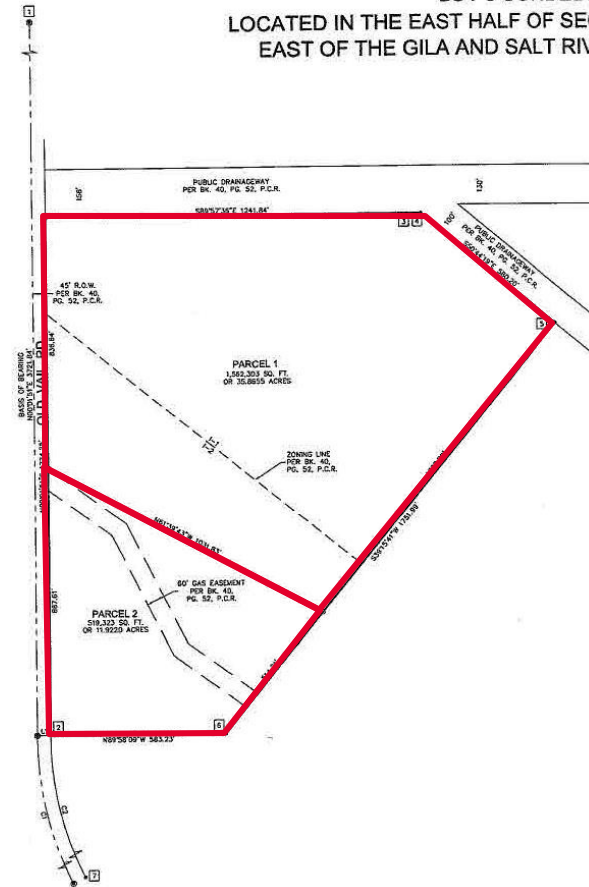


INDUSTRIAL LAND FOR SALE

RECORD OF SURVEY AND LOT SPLIT

LOT 3 SUNBELT INDUSTRIAL CENTER

LOCATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 15
EAST OF THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.



LEGAL DESCRIPTION (PARENT PARCEL)

LOT 3, SUNBELT INDUSTRIAL CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE PIMA COUNTY RECORDER, ARIZONA, RECORDED IN BOOK 40 OF MAPS, PAGE 52.

NOTES

1. A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY.
2. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD, WHETHER SHOWN HEREON OR NOT.
3. ALL DIMENSIONS SHOWN HEREON ARE MEASURED, UNLESS OTHERWISE NOTED.

LEGEND

- FOUND 2" BCSM UNLESS OTHERWISE NOTED
- ★ FOUND MONUMENT AS NOTED
- SET 1/2" IRON W/ CAP & TAG R.L.S. #45763
- BCSM BRASS CAP SURVEY MONUMENT
- 1.0. IDENTIFICATION
- BC. BOOK
- PL. PAGE
- P.C.R. PIMA COUNTY RECORDER
- R.O.W. RIGHT-OF-WAY

SURVEYOR'S STATEMENT

I, JAY VANLANDSCHOOT, HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP CONSISTING OF 1 SHEET CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME DURING THE MONTH OF OCTOBER, 2015, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR FOOTINGS ARE CORRECT AND ACCURATE AS SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO EMERGE THE SURVEY TO BE RETRACED.

J. VANLANDSCHOOT R.L.S. #45763 10-18-15
DATE

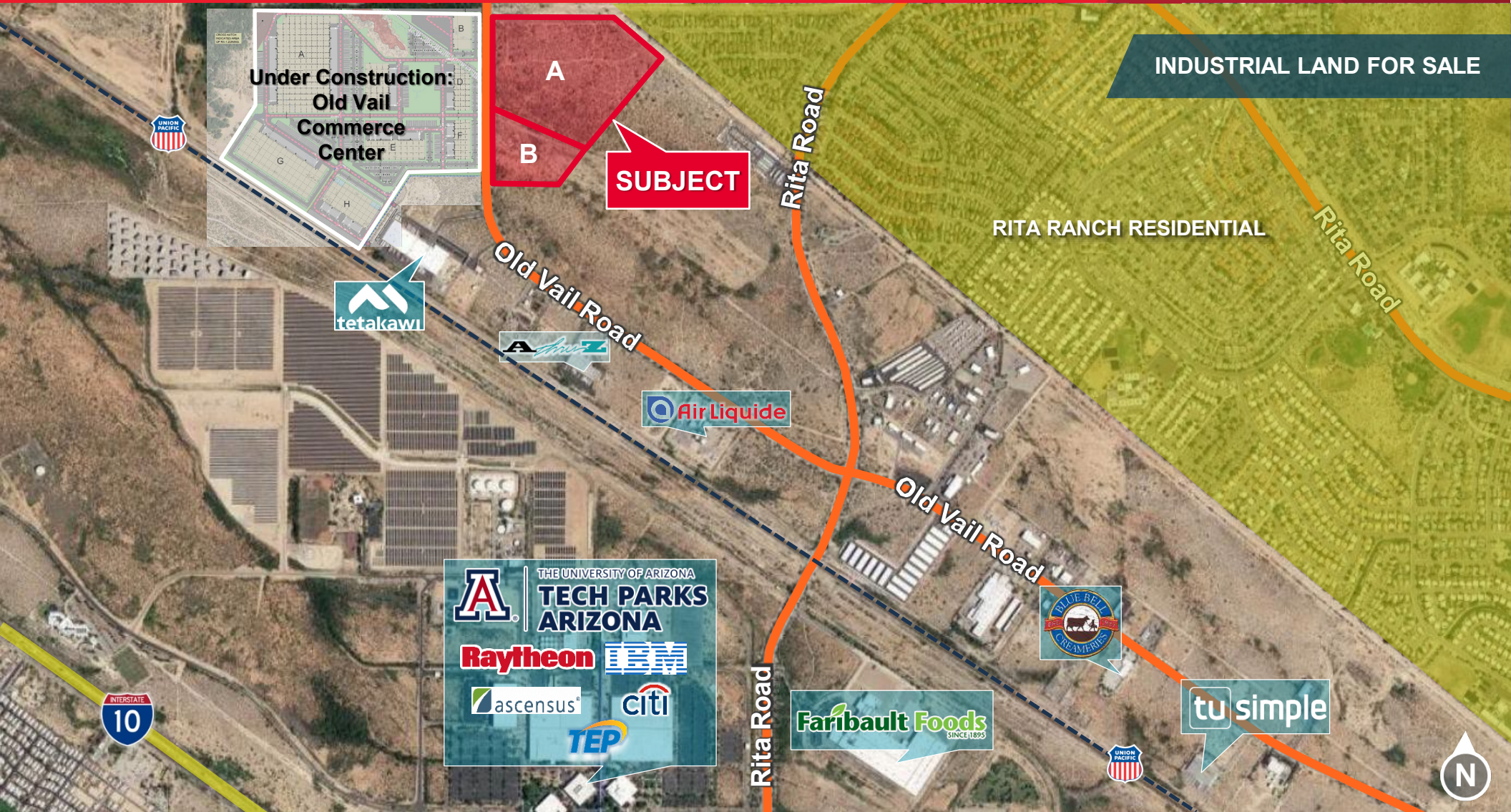
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FOR SALE

Sunbelt Lot 3

Southeast Tucson, Arizona 85747



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