



**3.55 Acre Fenced Yard Available**  
**Sale Price: \$525,000 (\$3.40/SF)**  
**Lease Rate: \$2,450/mo., gross (available Oct. 2021)**

**Property Highlights**

- Located within Opportunity Zone
- Completely fenced
- Near Tucson International Airport

Property Details	
Lot Size	3.55 Acres
Tax Parcel No.	140-29-011A
Zoning	I-1, City of Tucson
Property Taxes (2020)	\$4,380.35



**Robert Glaser, CCIM, SIOR (Owner/Agent)**  
**Principal, Industrial Properties**  
 +1 520 546 2707  
 rglaser@picor.com

**PICOR Commercial Real Estate Services**  
 5151 E. Broadway Blvd, Suite 115  
 Tucson, Arizona 85711  
 phone: +1 520 748 7100  
 picor.com

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*  
 Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Aerial Map

LAND



Robert Glaser, CCIM, SIOR (Owner/Agent)  
Principal, Industrial Properties  
+1 520 564 2707  
rglaser@picor.com

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

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.