

# ~ TUCSON INDUSTRIAL 37.44 ACRES ~

## City of Tucson - Heavy Industrial Zoning

### All City Utilities



**PROPERTY DESCRIPTION:** Arguably the largest Industrial Parcel within the Tucson, City Limits, this 37.44 Acre parcel has all City Utilities is an assemblage of 25 separate Parcel Numbers. Originally platted for 24 separate lots, the buyer can keep or revise the current plan. Located in Business friendly Tucson's Ward 5, it is strategically Arizona, California, and Mexico Markets. Less than a mile North of I-10, 4 miles from Tucson International and Executive Airports. The Port of Tucson, (Tucson's full-service Rail and Intermodal Transportation Facility) is less than 300 yards away. Join the neighborhood of Tucson's high growth Industrial area and close to the New American Battery facility of 2,000,000 SF, Amazon, and several other National companies. The property is bordered on the South by the Union Pacific Railway.

**Acreage:** 37.44 Acres - 1,627,837 SF

**Assessor Parcel Numbers:** 25 separate numbers

**Address:** 6550 S. Wilmot Road, Tucson AZ 85756

**Zoning:** Industrial Tucson I-2

**Utilities:** Proximity or onsite to Lot Line (Electric, Water, Sewer, Fiber Optic)

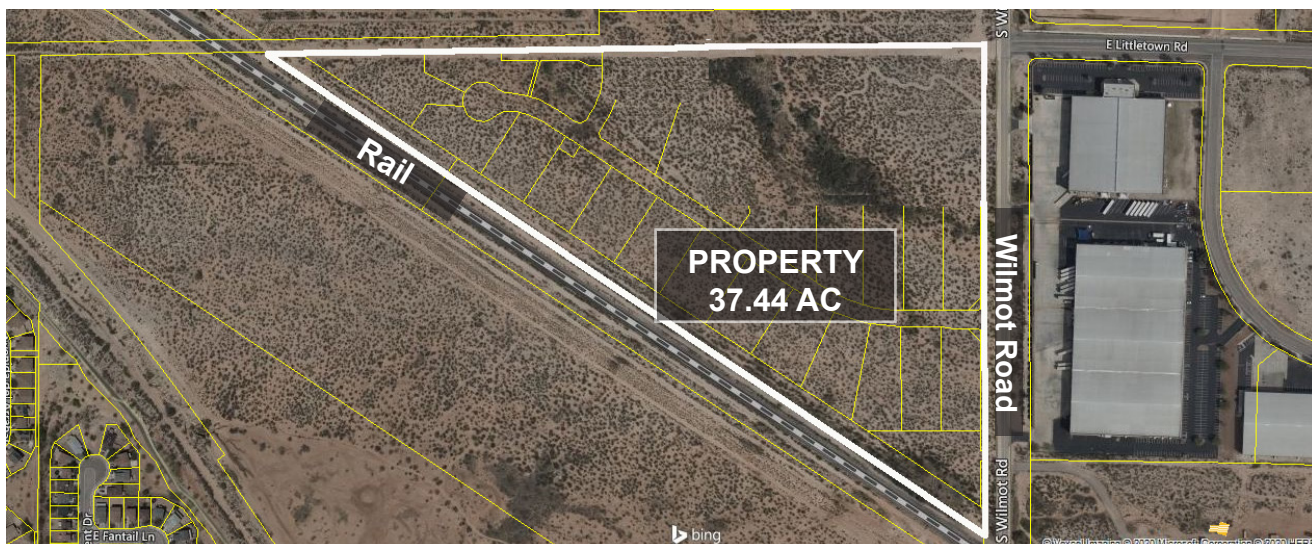
**Property Taxes:** \$13,425.00

**Price and Terms:** \$5,950,000 (\$3.66 SF) Cash Terms or exchange. Submit all.



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Property



Wilmot South



Rail

#### Investment Highlights:

- Less than a mile from I-10 and Wilmot Interchange
- City of Tucson I-2 Heavy Industrial Zoning
- Within 4 miles of Tucson International and Executive Airports
- All City Utilities and Fiber Optic at site
- Union Pacific RR on South Property line
- Less than a mile from the Port of Tucson, Tucson's Intermodal Transportation Facility
- Creative and Experienced Seller



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