

Industrial Land For Sale

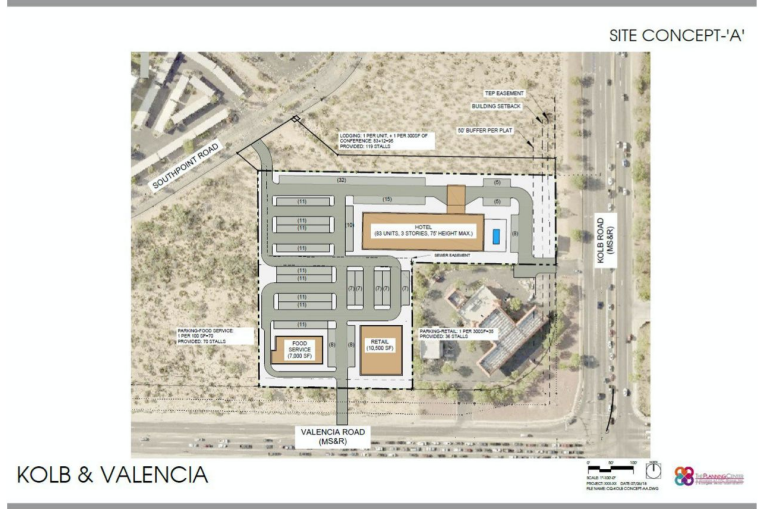


Northwest Off-Corner at Kolb & Valencia

SALES PRICE: \$995,000 - \$4.40/SF

Located less than two miles from I-10, La Estancia master planned community and Tucson's most prominent employers: UA Science & Tech Park, Raytheon, IBM, and Amazon. This parcel is situated on one of Tucson's busiest intersections.

- 5.2 Acres, Zoned I-2
- Access from both Kolb & Valencia
- Over 84,000 vehicles per day through intersection



Nicholas J. Travassos
 Chapman Management Group, LLC
 33 W. Congress, Suite 205, Tucson, AZ 85701
 Office: 520.867.8438 Fax: 520.628.1082
 Email: nick@chapmanmanagementgroup.com

No warranty or representation, express or implied, is made as to the accuracy 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 specific listing conditions, imposed by our principals.

Industrial Land For Sale



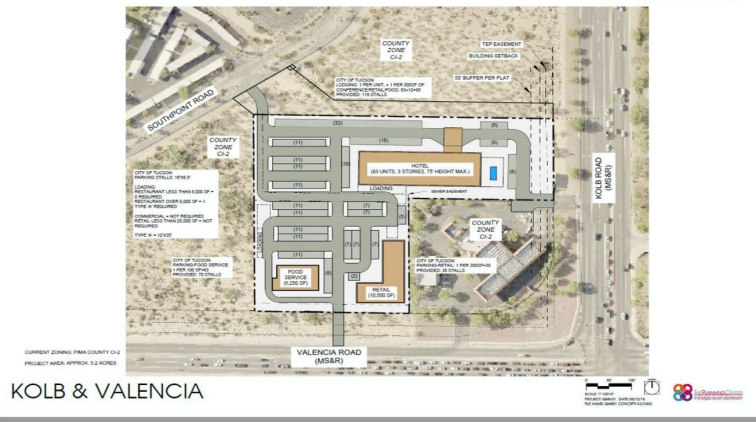
Land Details

Parcel ID: 14105043G, 14105043K

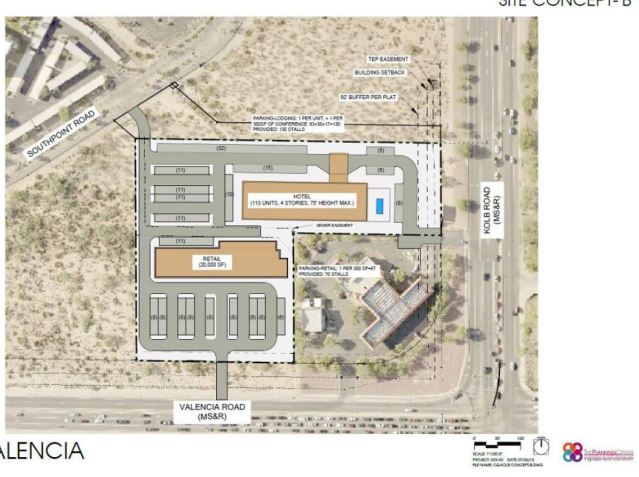
Lot Size: 226,334 SqFt

Zoning: I-2

SITE CONCEPT-'A2'



SITE CONCEPT-'B'



Utilities

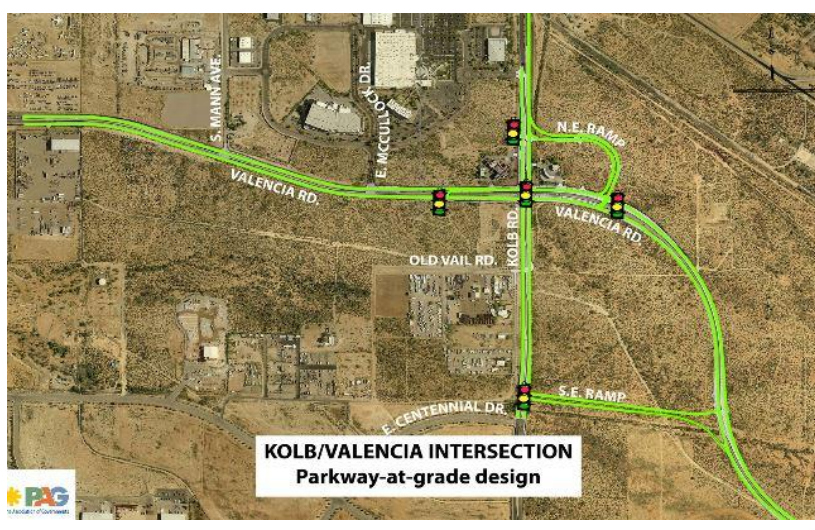
Gas: SW Gas

Water: Tucson Water

Sewer: Pima County

Note:

This property is part of the Southpointe Association. It is also located in the Airport Environs Zone (AEZ) and will be subject to development standards for sound attenuation.



Nicholas J. Travassos
Chapman Management Group, LLC
33 W. Congress, Suite 205, Tucson, AZ 85701
Office: 520.867.8438 Fax: 520.628.1082
Email: nick@chapmanmanagementgroup.com

No warranty or representation, express or implied, is made as to the accuracy 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 specific listing conditions, imposed by our principals.