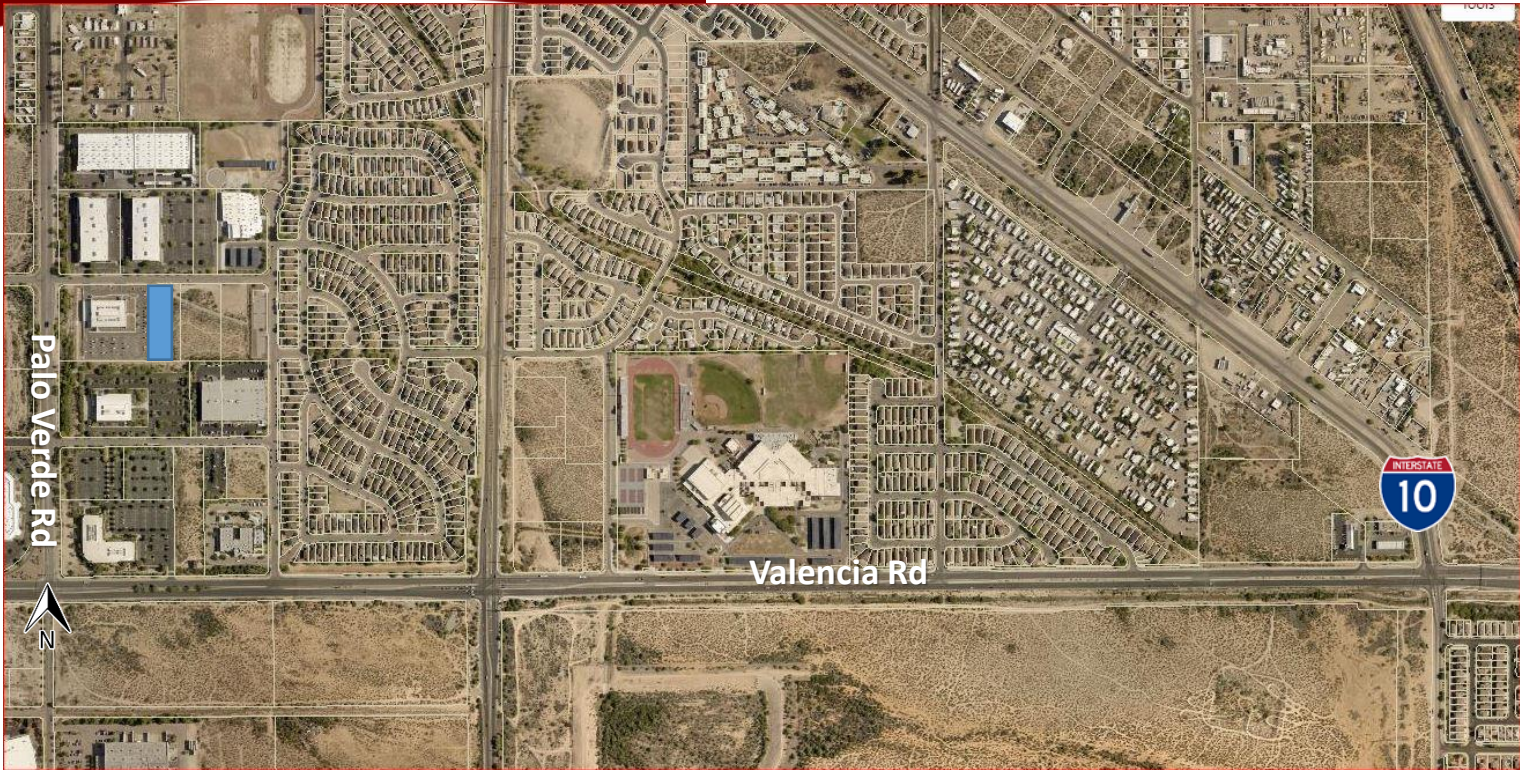


3612+/- E Hemisphere Loop  
Tucson, AZ 85706

VACANT INDUSTRIAL LAND FOR SALE  
81,735+/- Square feet

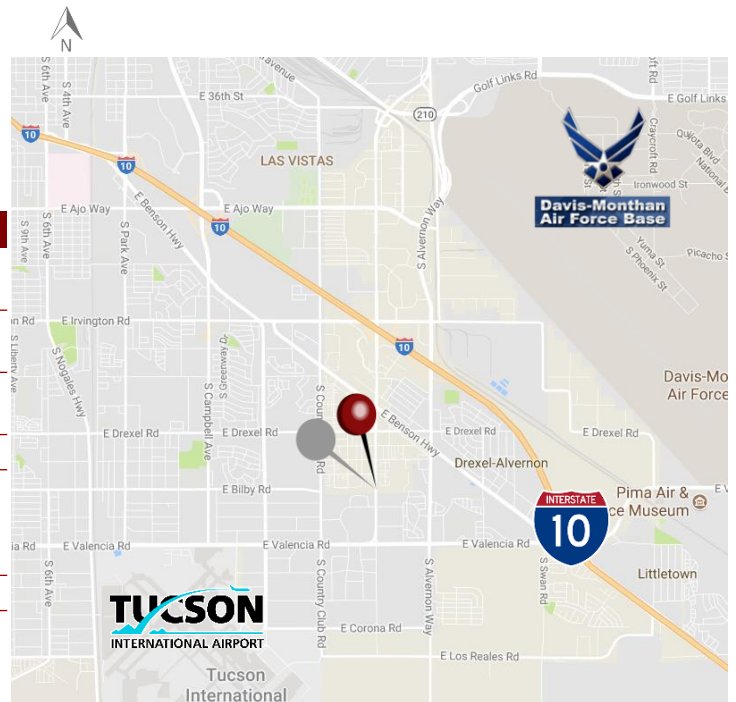


### PROPERTY FEATURES

- Airport Area
- Quick access to I-10
- Located In Tucson International Gateway Center
- Flat Topography

#### Details

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Lot Size          | ± 1.88 Acres                                         |
| Sale Price        | \$265,000 (\$3.25 per SF+/-)                         |
| Tax Parcel Number | TBD                                                  |
| Zoning            | I-1 (City of Tucson)                                 |
| Utilities         | Water- Tucson<br>Electric- TEP<br>Sewer- Pima County |
| Flood Zone        | Zone X                                               |
| Entitlements      | Approved Lot split from 3600 E.<br>Hemisphere Loop   |



For more information, please contact:

Patrick Welchert, SIOR

Cell: (520) 360-9394

[pwelchert@alphacommercial.net](mailto:pwelchert@alphacommercial.net)

**Alpha Commercial Real Estate Service**  
3661 W. El Moraga Place  
Tucson, Arizona 85745

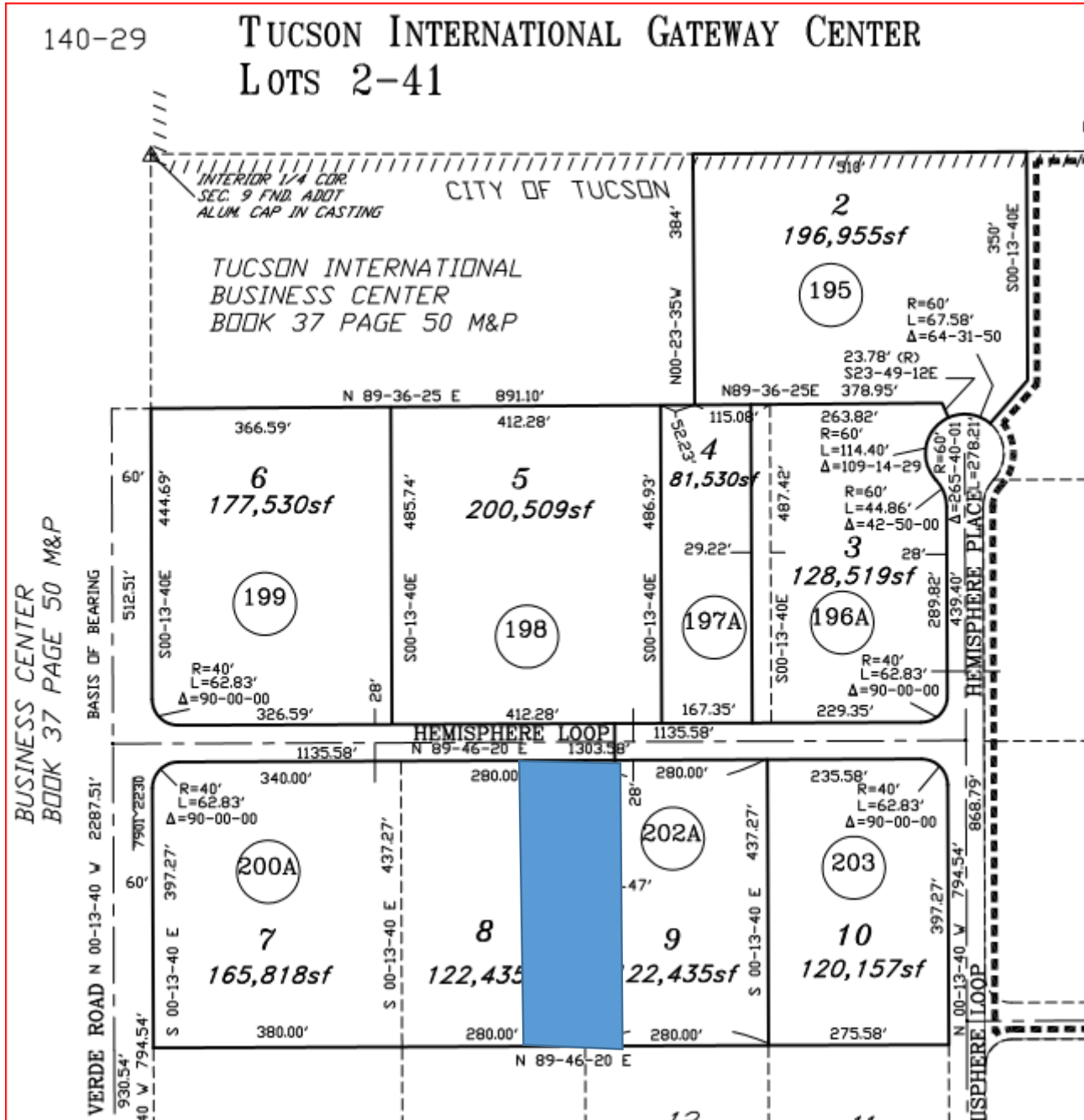
**TBD E. Hemisphere Loop**  
**FOR SALE**



**± 1.88 Acre Land**

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## Assessor Map





**TBD E. Hemisphere Loop**  
**FOR SALE**

**± 1.88 acres**

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