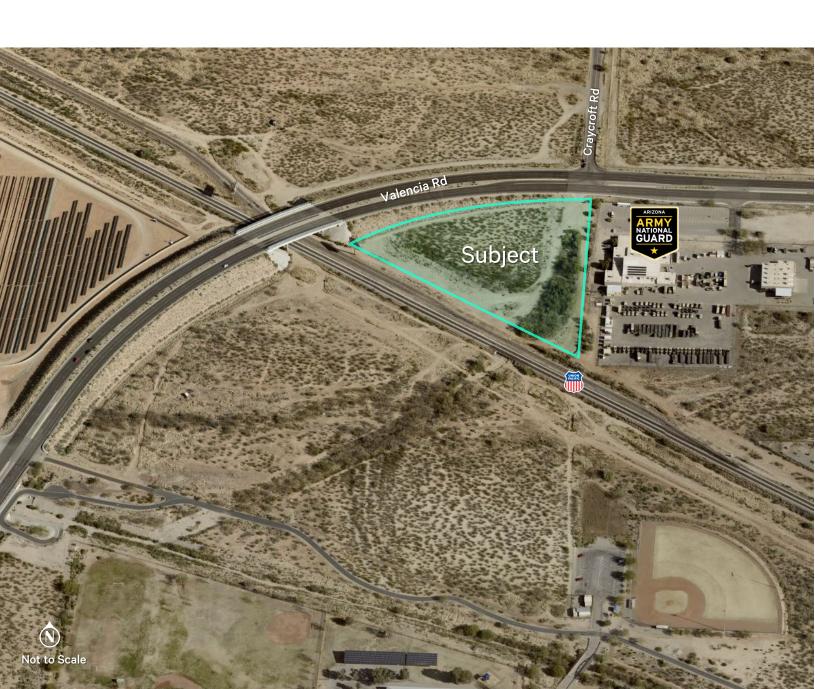


Southwest Corner Valencia & Craycroft Rds

Tucson, AZ 85756



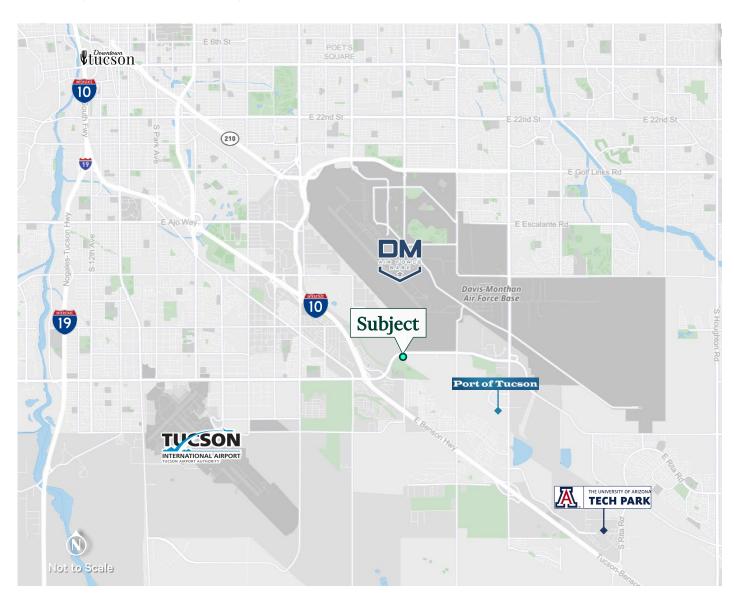
For Sale or Lease

Property Highlights

- + Industrial yard: can accommodate 2-4 acres of industrial yard use.
- + This property provides for an excellent industrial yard or industrial development opportunity.
- + Approximately 2 minutes to the I-10, 5 minutes to the airport industrial submarket, and 2 minutes from industrial warehouses surrounding TEP.
- + Close proximity to I-10/Valencia ramp
- + Excellent visibility and frontage off of the major East/West artery Valencia Rd.
- + Industrial development: Can accommodate up to 55,000 SF warehouse.
- + Site is adjacent to a secure national guard facility.

Property Details

Lease Rate	\$1,000/Acre, NNN
Land Size	±5.82 acres
Electric	Located in Tucson Electric Power Service Area
Assessor Parcel No.	140-36-010A
Sale Price	\$850,000
Zoning	CI-1 Pima County (per assessor's site). Allows for a wide variety of industrial uses including warehousing, manufacturing, aviation, and heavy equipment storage.



Regional Drive Times & Wages



Highway Drive Times From Tucson

LOCATION	MILES	HOURS
Nogales	83	1
Phoenix	94	1.5
Hermosillo	241	4.5
El Paso	336	5
Guaymas	329	6
San Diego	388	6
Las Vegas	395	6
Albuquerque	468	6
Los Angeles	485	7
Long Beach	495	7
Salt Lake City	757	11
Oakland	838	13
Dallas	971	13
Houston	1,082	15

Comparable Wage Rates

COMMUNITY	AVG. HOURLY WAGE
Tucson, Arizona	\$26.82
Phoenix, Arizona	\$30.45
Albuquerque, New Mexico	\$25.31
Salt Lake City, Utah	\$31.23
Denver, Colorado	\$35.15
El Paso, Texas	\$20.85
San Diego, California	\$35.21
Los Angeles, California	\$35.48
Reno, Nevada	\$27.78
SOURCE: BUREAU OF LABOR STATISTICS	



ALTA/NSPS - Aerial



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