

INDUSTRIAL LAND

**RITA**  
CROSSINGS

RITA RD &  
SCIENCE PARK DR  
TUCSON, AZ



±2.0 - ±15.7 ACRES  
FOR SALE



Not to scale







## Property Highlights

- These lots are shovel ready with existing water retention basin, public roadways with points of ingress and egress, curbing and utilities to the property line.
- Adjacent to the University of Arizona Tech Park (6,000 employees with Raytheon, IBM, Citi and several other employees), Interstate 10 and the 1 million sq. ft. Target.com fulfillment center.
- Located less than a mile from Interstate-10 and Rita Rd interchange, one of the first/last exists on the southeast side for travelers entering and exiting Tucson.
- Near several amenity rich intersections including Houghton Town Center.
- Growing retail and residential area.



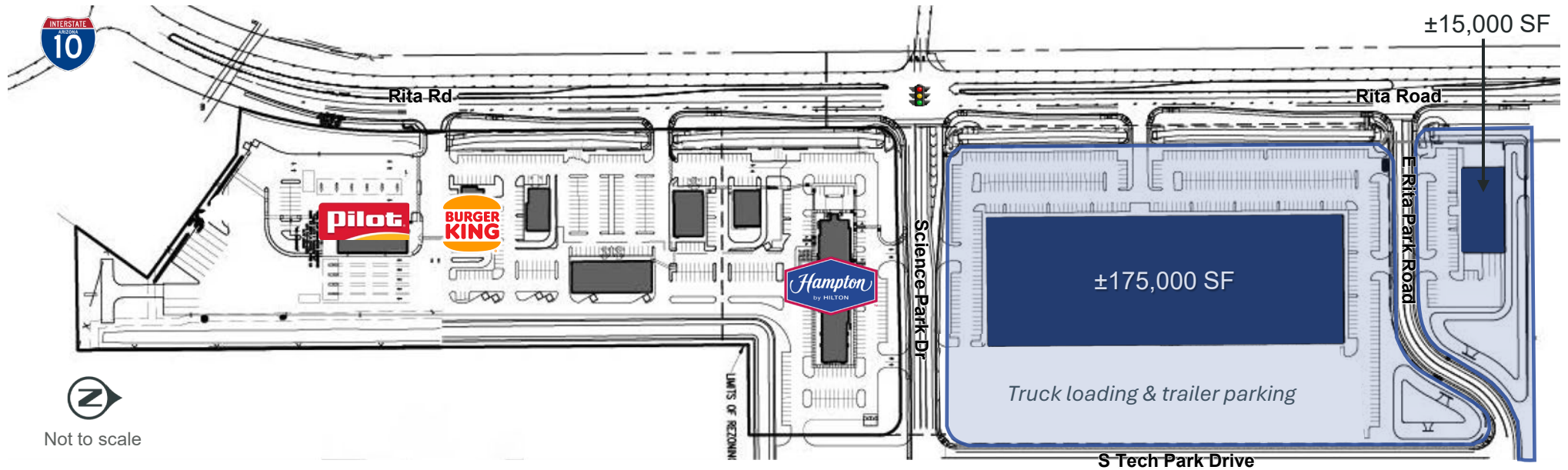
| Lot #        | APN          | Land Size Ac | Land Size SF    | Zoning                | Asking Price*          |
|--------------|--------------|--------------|-----------------|-----------------------|------------------------|
| 1            | 141-22-0180* | ±3           | ±111,446        | C-2, commercial       | Call agent for pricing |
| 2            | 141-22-0190  | ±2           | ±92,529         | I-1, light industrial | Call agent for pricing |
| 3            | 141-22-0200  | ±3           | ±116,602        | I-1, light industrial | Call agent for pricing |
| 4            | 141-22-0210  | ±2           | ±92,155         | I-1, light industrial | Call agent for pricing |
| 5            | 141-22-0220  | ±2           | ±92,161         | I-1, light industrial | Call agent for pricing |
| 6            | 141-22-0230* | ±2           | ±89,839         | I-1, light industrial | Call agent for pricing |
| 7            | 141-22-0240  | ±2           | ±91,729         | I-1, light industrial | Call agent for pricing |
| <b>TOTAL</b> |              | <b>±16</b>   | <b>±686,461</b> |                       |                        |

\*0180 & 0230 Can be sold separately, but the seller prefers to sell 2 or more lots per transaction.

|  |  |   |
|--|--|---|
|  <p><b>Total Land Size</b><br/>±15.7 Acres</p> |  <p><b>Zoning</b><br/>I-1 &amp; C-2, COT</p> |  <p><b>Sewer</b><br/>Pima County Wastewater</p> |
|  <p><b>Water</b><br/>City of Tucson</p>       |  <p><b>Electric</b><br/>TEP to Lot Line</p> |  <p><b>Natural gas</b><br/>Southwest Gas</p>   |

# SITE PLAN OPTIONS

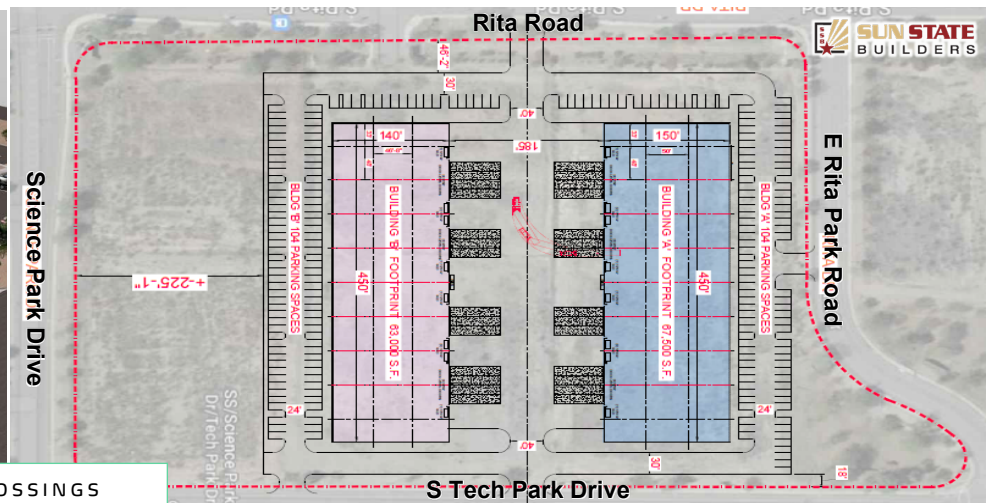
## SINGLE BUILDING PLAN



## RENDERING



## MULTIPLE BUILDING PLAN



RITA CROSSINGS



# NEIGHBORHOOD MAP



THE ILS COMPANY  
INTERNATIONAL LOGISTIC SOLUTIONS



Air Liquide



arcadia  
CUSTOM



Old Vail Road

Old Vail Road

Rita Ranch



PYRAMID  
FEDERAL CREDIT UNION



RITA  
CROSSINGS

Faribault  
Foods



DIRECTV



Houghton Rd



Rita Road



HOUGHTON  
TOWN CENTER



Future Sonoran  
Corridor  
connection  
point

RITA CROSSINGS



LOCATION MAP





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