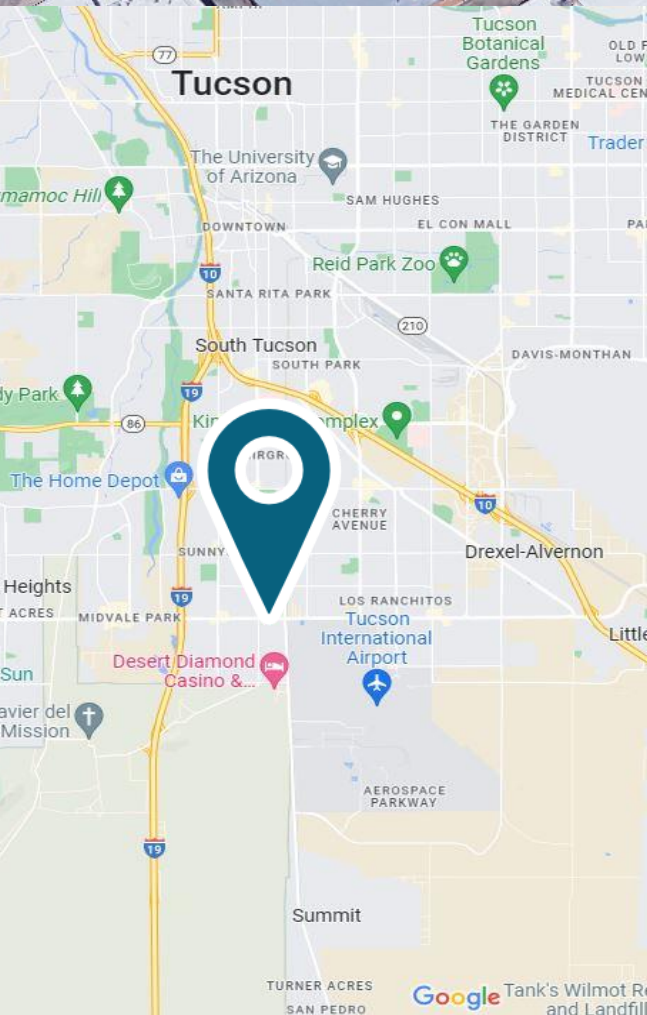


**FOR SALE**

3.02 Retail/Light Industrial Acres  
TUCSON, AZ 85706

Valencia Road



**FOR SALE OR LEASE \$750,000 or \$6,000 NNN**

## PROPERTY HIGHLIGHTS

- Approximately 3.02 acres
- \$2,000 per yard, 3 yards total
- Utilities at the lot line
- Zoning – C2
- 45,000+ cars per day on Valencia
- Close proximity to I-19
- 3 curb cuts on Valencia and 1 on Fontana
- Fenced and graded with gates
- Parcel number 138-11-073C



Max Fisher | Agent/Owner  
520-465-9989  
max@torchprops.com



3.02 Acres  
NW Corner  
Valencia/Fontana

Tucson, AZ 85706

