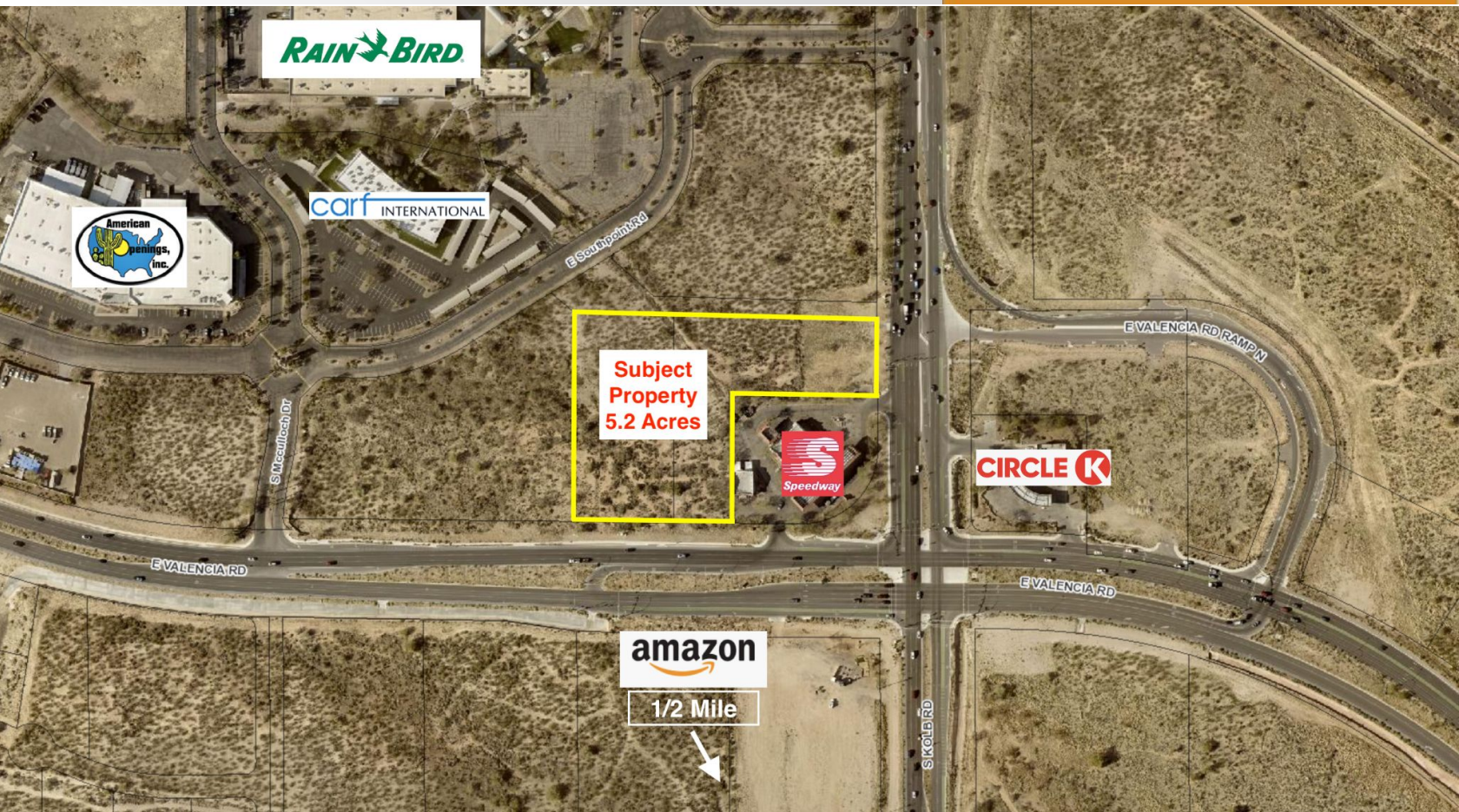


# Industrial Land For Sale



Northwest Off-Corner at Kolb & Valencia

**SALES PRICE: \$895,000 - \$3.95/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

SITE CONCEPT-'A'



KOLB & VALENCIA



**Nicholas J. Travassos**  
Chapman Management Group, LLC  
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# Industrial Land

## For Sale

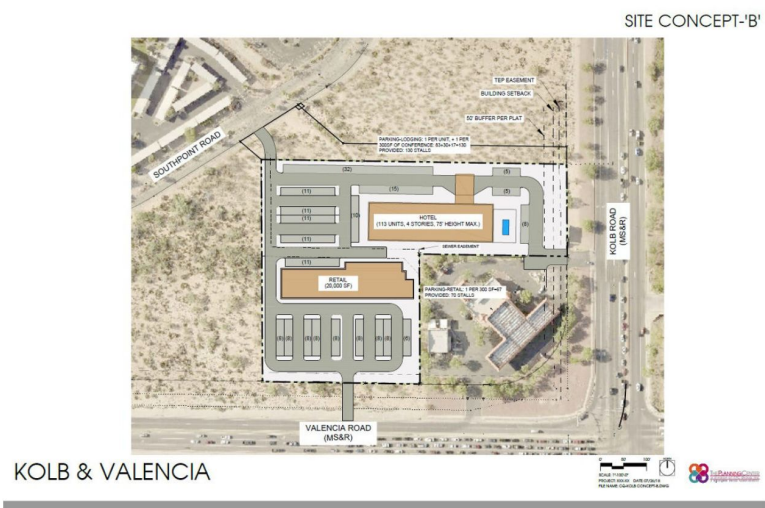
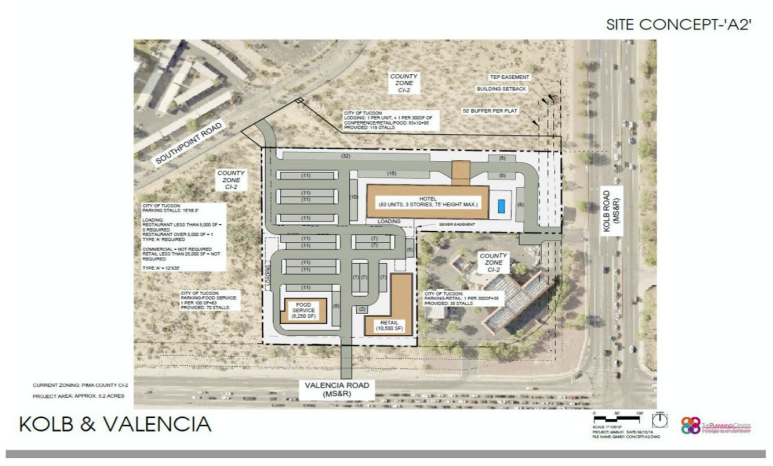


### Land Details

Parcel ID: 14105043G, 14105043K

Lot Size: 226,334 SqFt

Zoning: I-2

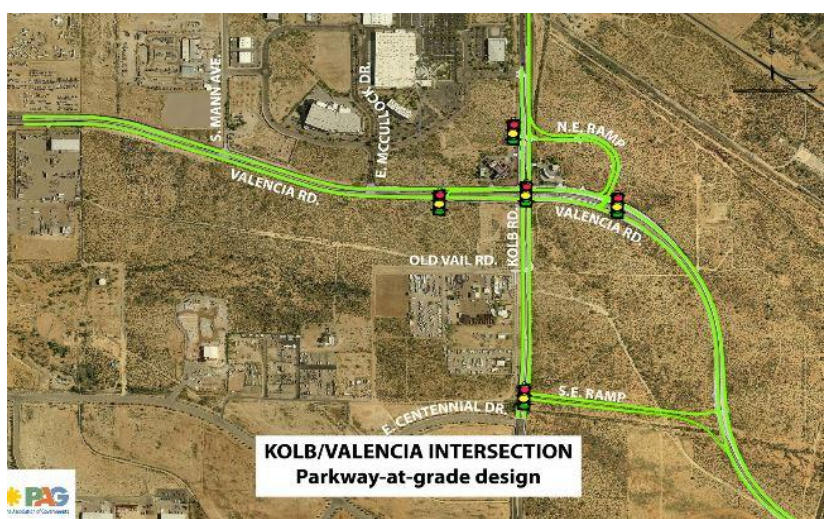


### Utilities

- 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.



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