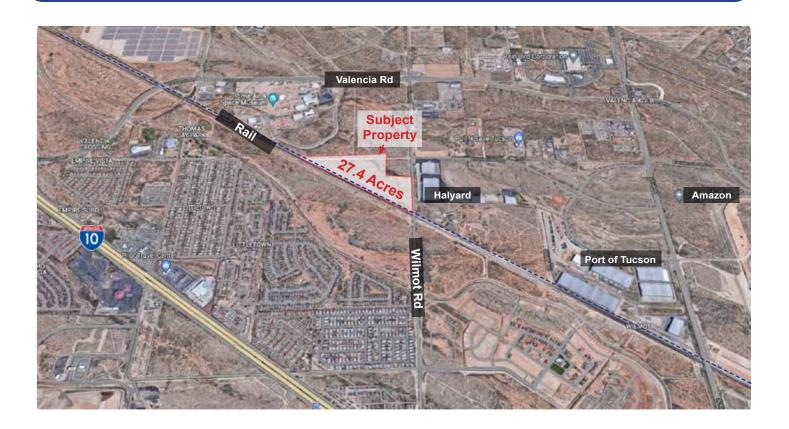
~ TUCSON INDUSTRIAL 27.4 ACRES ~

Wilmot Industrial Park



PROPERTY DESCRIPTION: Fronting on Wilmot Road, this shovel ready Industrial Parcel lies within Business-Friendly Ward 5 in the City of Tucson. It is strategically located to serve the Arizona, California, and Mexico Markets. Less than one mile North of Interstate 10 interchange #269, it is 4 miles from the Tucson International and Executive Airport, and adjacent to Port of Tucson. (Tucson's full-service rail yard and intermodal facility.) This is a very active industrial and business area of Tucson. The property was platted for 24 one-acre industrial lots but is being offered as a single parcel. The seller has prepared an extensive Due Diligence package.

Video: Link

Zoning: Industrial Tucson I-2

Utilities: Proximity or onsite to Lot Line (Electric, Water, Sewer, Fiber Optic)

Property Taxes: \$7,600

Price and Terms: \$2,100,000 (\$1.95 SF) Cash or exchange. Submit all.



Tom DeSollar, EMS Broker Direct: 520-400-2732 Email: tom@azfirstprop.com www.azfirstprop.com



Property



Wilmot South



Property View N.W.



Rail



Properties LLC

Tom DeSollar, EMS Broker Direct: 520-400-2732 Email: tom@azfirstprop.com www.azfirstprop.com