

~ 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.

- **Seller has prepared a plan for a 527 unit, 71,950 Square Foot Self-Storage facility on approximately 4 acres of the property!**

Video: <https://vimeo.com/501100991/b5da25f481>

Zoning: Industrial Tucson I-2

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

Property Taxes: \$7,600

Price and Terms: \$2,995,000 (\$2.51 SF) Cash or exchange. Submit all.



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Property



Wilmot South



Property View N.W.



Rail



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