

SOUTHGATE BUSINESS PARK

1991 E Ajo Way | Tucson, AZ 85713

CUSHMAN &
WAKEFIELD

PICOR

FOR SALE

INDUSTRIAL / COMMERCIAL LAND



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PROPERTY DETAILS

Available	Total Pad Size – 2.23 Acres or (97,138.80) SF
Sale Price	\$1,800,000
Zoning	I-1, City of Tucson (Light Industrial)

HIGHLIGHTS

- Adjacent to Tucson Marketplace at the University of Arizona Bioscience Park
- Directly across from the I-10 access ramp
- Located near the [Mosaic Quarter](#)

TRAFFIC COUNTS

Kino Parkway	33,176 VPD (2023)
Ajo Way	23,483 VPD (2023)
I-10	82,978 VPD (2022)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	5,575	\$89,494	5,860
3 Miles	94,968	\$73,904	46,551
5 Miles	246,602	\$76,940	130,515

Rob Tomlinson / Principal / rtomlinson@picor.com / +1 520 546 2757

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4/18/2024

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SITE PLAN



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AERIAL



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