

5.59 Acre Industrial Lot For Sale



Tucson Mall

Pima College

Banner
Hospital

U of A

Stadium

Downtown
Tucson

Convention
Center

INTERSTATE
10

Currently JG&M Expo

\$5,560,000 • 5.59 AC
601 W Simpson St
Tucson, Arizona 85701



ROB LAMB
Cell # 520-444-4411
roblamb@roblamb.com

Property Information

Address: 601 W Simpson St
Tucson, Arizona 85701

Lot Size: 5.59 AC
243,374 SF

Parcel ID's: 116-23-155E (3.00 Ac)
116-23-2080 (2.59 Ac)

Zoning: I-1 - Light Industrial

Price: \$5,560,000

Property Description: Large lot right off I-10 near the Tucson Convention Center/Downtown. Possible 75 ft building height for multifamily, apartment, or hotel development. Zoned I-1 and is currently used for Jewelry Gem & Mineral Show.



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Banner Hospital

Also Available
5 City Blocks
\$14,000,000

Pima College

U of A



Downtown Tucson

Convention Center

MSA Annex

Caterpillar

Subject 5.59 AC

JG&M Expo at Simpson St 2023:
Prime Gem Show Investment Opportunity. Currently home JG&M Expo at Simpson St 2023. Located just off I-10 in the downtown Gem Show Loop, one block south of Tucson's downtown area, a short walk from the Tucson Convention Center, other major downtown shows and along the Tucson Show Shuttle Line.

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Rio Nuevo District

Simpson St

**Subject located in
Rio Nuevo District**



18th St

- In Rio Nuevo Incentive District
- In Tax Increment Finance District
- In Empowerment Zone
- Possible available funding to defray cost of development and property improvements.

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West View



North View



South View



East View



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