

9368

E OLD VAIL RD | TUCSON AZ 85747

INDUSTRIAL LAND FOR
SALE

±4.21 AC | ±183,296 SF

\$825,000



Not to Scale



CBRE

TIM HEALY

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PROPERTY HIGHLIGHTS

- ±1.84 miles to Interstate 10
- Near UATP with ±6K employees at Raytheon, IBM, Citi, Target Fulfillment Center, and Faribault Foods
- Near several amenity-rich intersections, including Houghton Town Center
- Part of Rita Ranch - a large master plan community

±4.21 AC
\$825,000



ZONING CI-2
Pima County



ELECTRIC TEP
To Lot Line



WATER
City of Tucson



WASTEWATER
Pima County

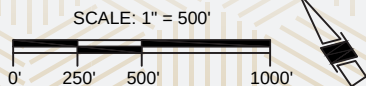
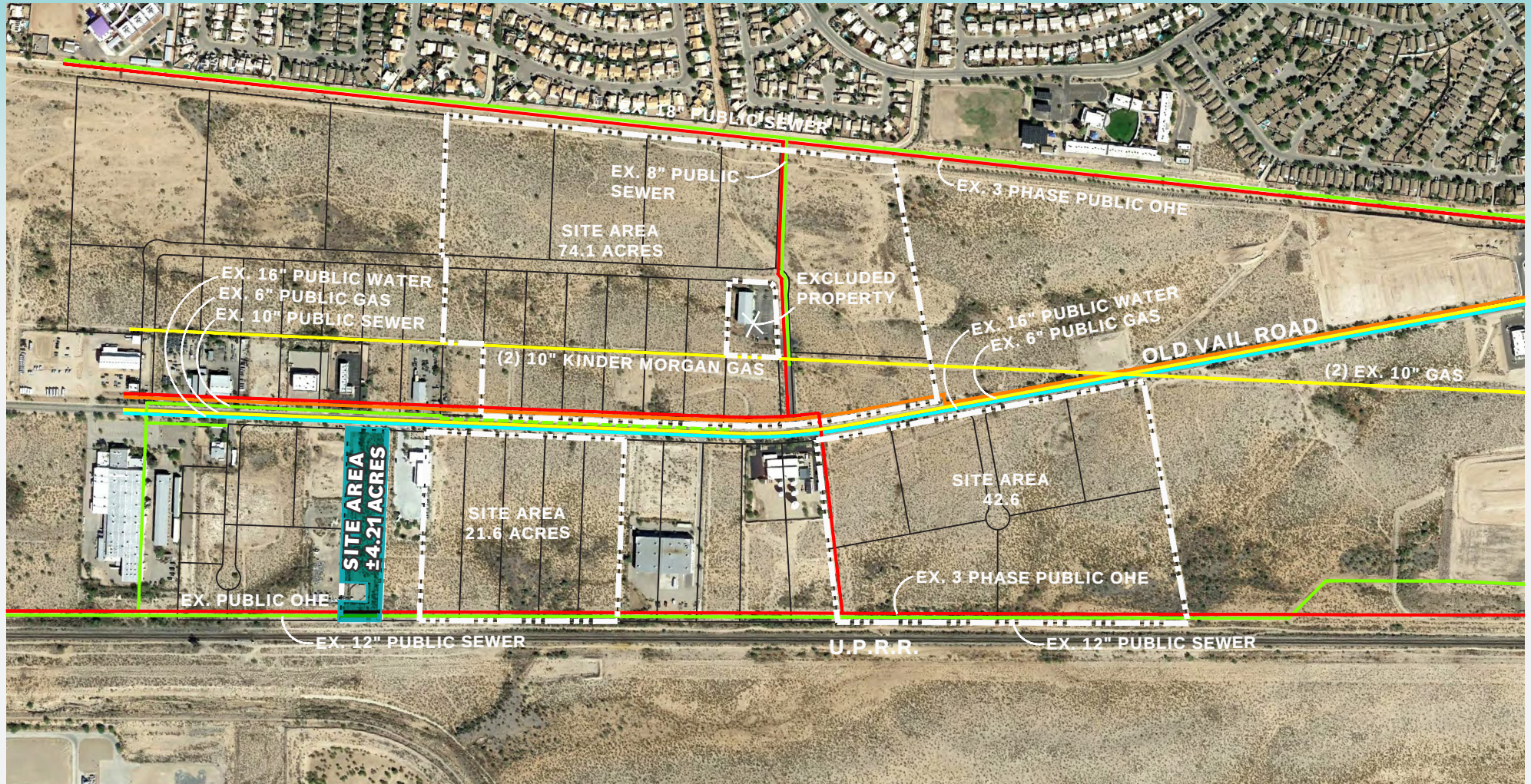


NATURAL GAS
Southwest Gas



PLAT MAP

INFRASTRUCTURE MAP



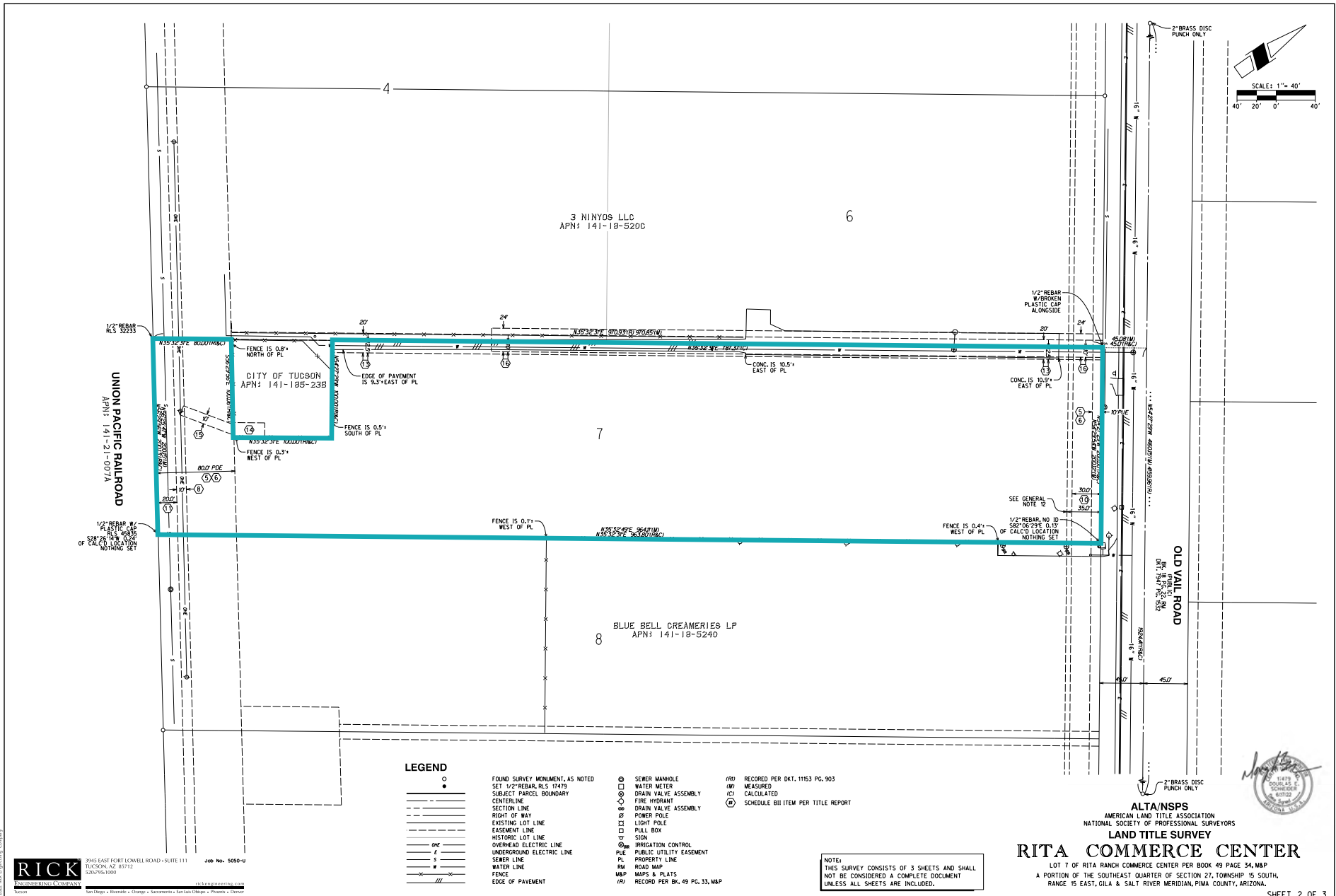
LEGEND

—	EXIST. SEWER	---	PROP. SEWER
—	EXIST. WATER		
—	EXIST. GAS		
—	EXIST. ELECTRIC		
—	EXIST. COMMUNICATIONS		

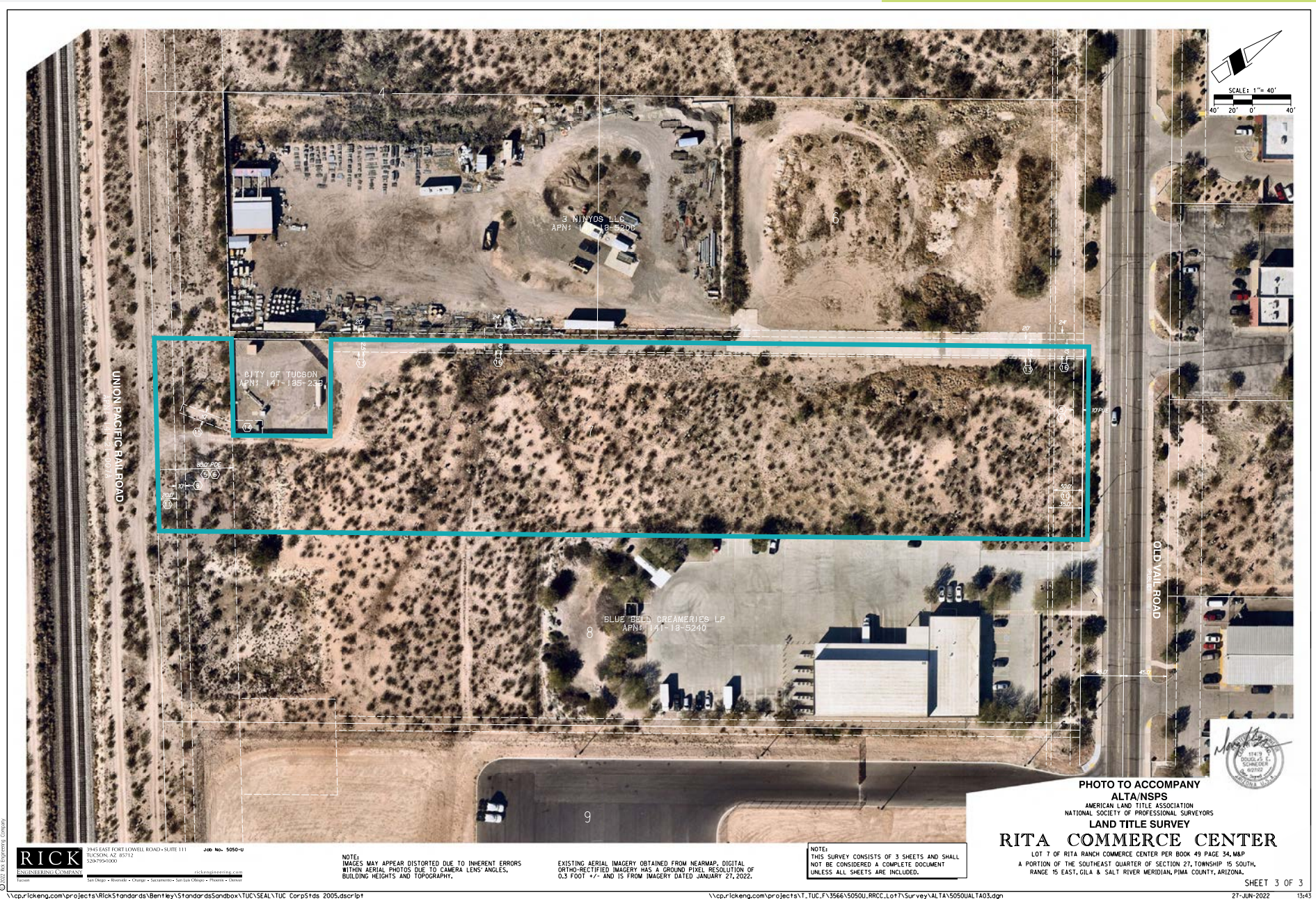
Rita Ranch Commerce Center Parcel Context

11-20-18

ALTA LINE MAP

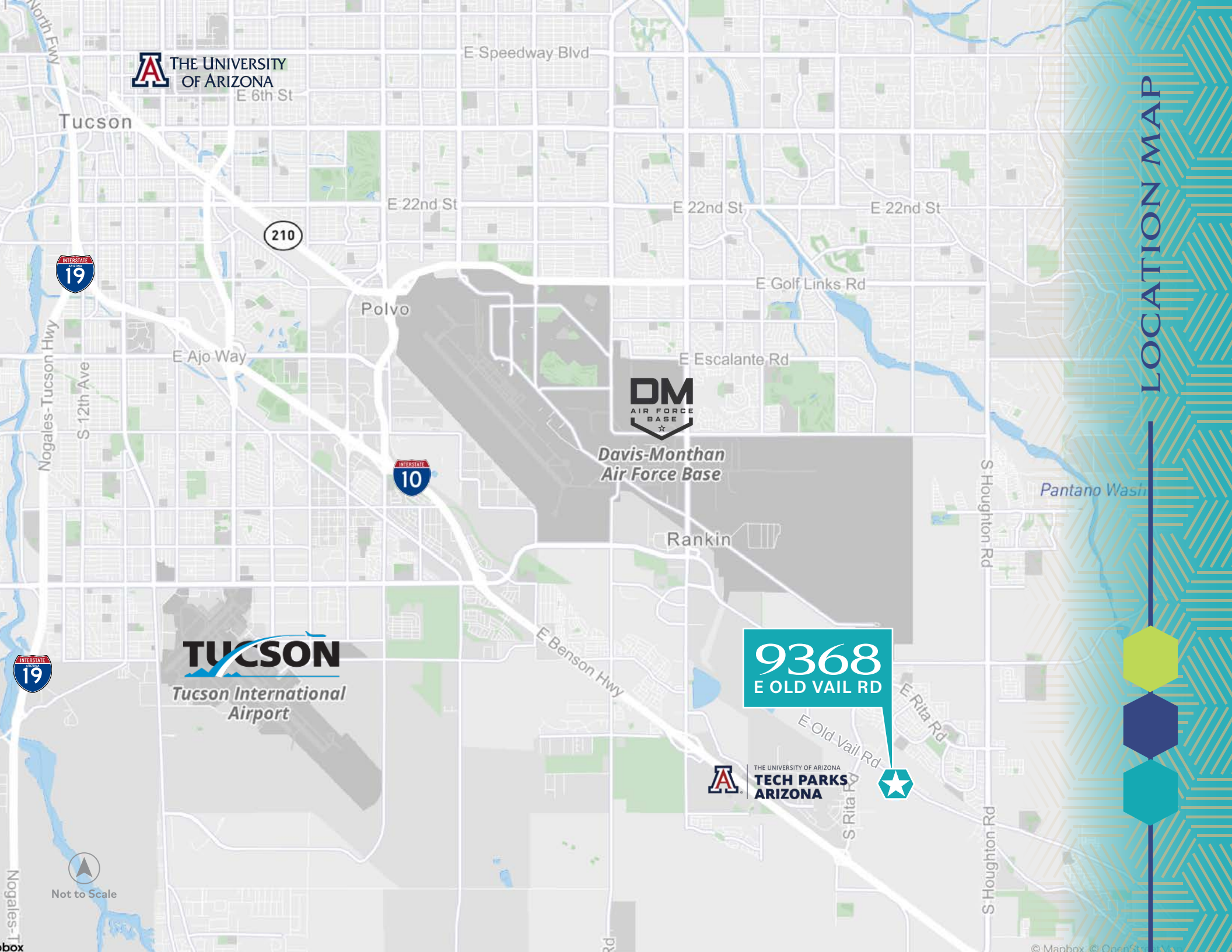


ALTA OVERLAY MAP



NEIGHBORHOOD





**THE UNIVERSITY
OF ARIZONA**

Tucson

E Speedway Blvd

E 6th St

E 22nd St

E 22nd St

E 22nd St

E Golf Links Rd

E Escalante Rd



**Davis-Monthan
Air Force Base**

Rankin

Pantano Wash

S Houghton Rd

TUCSON

**Tucson International
Airport**

E Benson Hwy

**9368
E OLD VAIL RD**

E Rita Rd

E Old Vail Rd



**THE UNIVERSITY OF ARIZONA
TECH PARKS
ARIZONA**



S Rita Rd

S Houghton Rd

LOCATION MAP



Not to Scale



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