



HARTMANN
COMMERCIAL REAL ESTATE

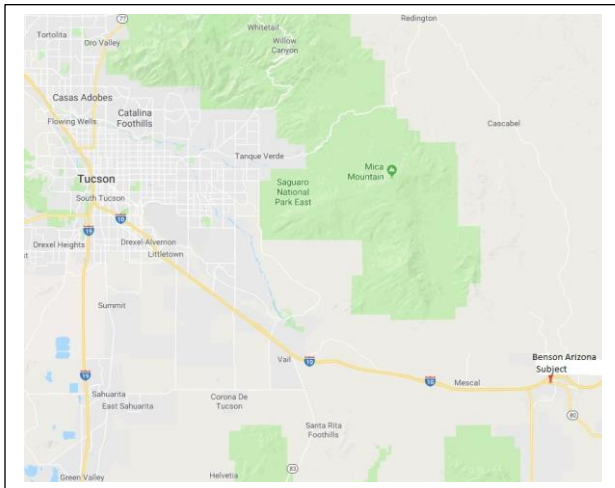
FOR SALE: Industrial Property with Business Opportunity

The property consistent of approx 8 acres of I-1 industrial zoned land and includes a towing and wrecker service business operation.

Located just off I-10 Interstate exit 304, it has utilities to property and includes all equipment, inventory and a modular office.

Price: \$2,900,000

Water Existing service - 8" main at the property. (City of Benson)
Sewer Existing service -12" main at property line. (City of Benson)
Electricity 25 KV overhead power on the east side of property line & three phase available. (Sulfur Springs Valley Electric Coop)
Gas City of Benson - 2" gas main to property line.
Telephone Century Link available to property.



**FOR MORE
INFORMATION
PLEASE CONTACT:**

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Offering Description:

Located in the growing industrial corridor of Benson, this unique commercial **real estate opportunity** includes the long-established (dating back to 1976) Tim's Wrecker & Towing operation is situated on approximately **4.8 acres**, together with an additional **3.3 acre** industrial vacant parcel, **(which can be purchased separately for \$500,000)**. It offers exceptional expansion and investment potential. Positioned with excellent access to Interstate 10 and regional transportation routes, the property has long served southeastern Arizona with towing, recovery, storage, and heavy equipment support services.

Tim's Wrecker & Towing has built strong local name recognition and a reputation as one of the area's dependable towing and recovery providers, serving travelers, trucking companies, law enforcement agencies, and local residents throughout the Benson trade area. The business location benefits from high visibility, strategic freeway proximity, and

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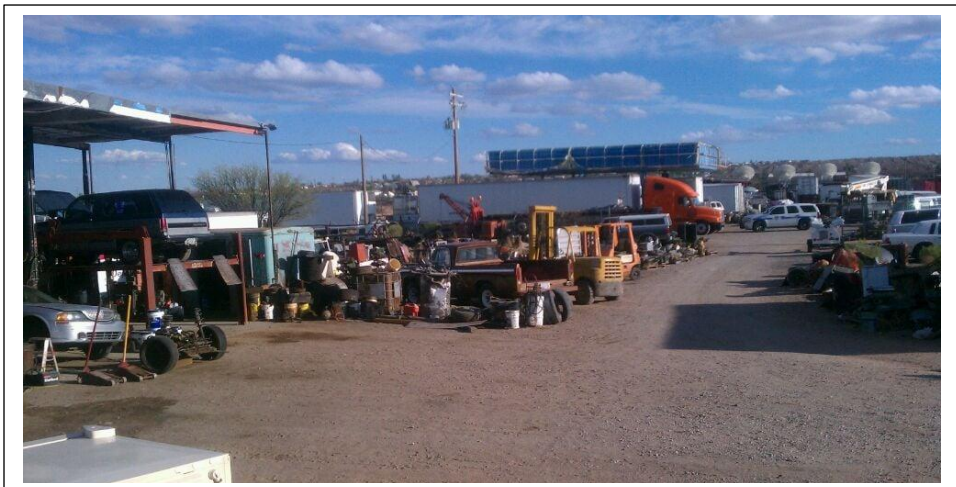
a long-standing presence within the community, making this a rare opportunity to acquire both operational real estate and a recognizable regional business location.

The improved ± 4.8 -acre site offers substantial industrial utility with room for fleet storage, secured yard operations, towing and recovery staging, equipment parking, repair or service functions, and future operational expansion.

Key highlights include:

- Approximately 8.1 total acres combined
- Established Tim's Wrecker & Towing location
- Additional industrial vacant investment parcel included
- Excellent I-10 accessibility and visibility
- Industrial zoning with flexible operational utility
- Large, secured yard and fleet/equipment storage capability
- Expansion and redevelopment potential
- Strategic southeastern Arizona transportation corridor location
- Rare owner-user and investment opportunity

In addition to the real estate, the offering includes the long-established Tim's Wrecker & Towing **business opportunity** together with an extensive fleet of towing, transport, and support equipment. Included in the sale are two heavy tow trucks, a rollback flatbed tow truck, a small tow truck, a Peterbilt semi-truck, a 53-foot refrigerated trailer, a 53-foot flatbed trailer, multiple service trucks including a Dodge 1500 service vehicle, and a forklift. The existing equipment package provides immediate operational capability for heavy recovery, vehicle transport, freight hauling, roadside service, storage, and industrial support functions. Combined with the property's strategic Interstate 10 location and decades of established regional recognition, this offering represents a rare turnkey industrial and towing business opportunity with substantial expansion potential throughout southeastern Arizona.



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