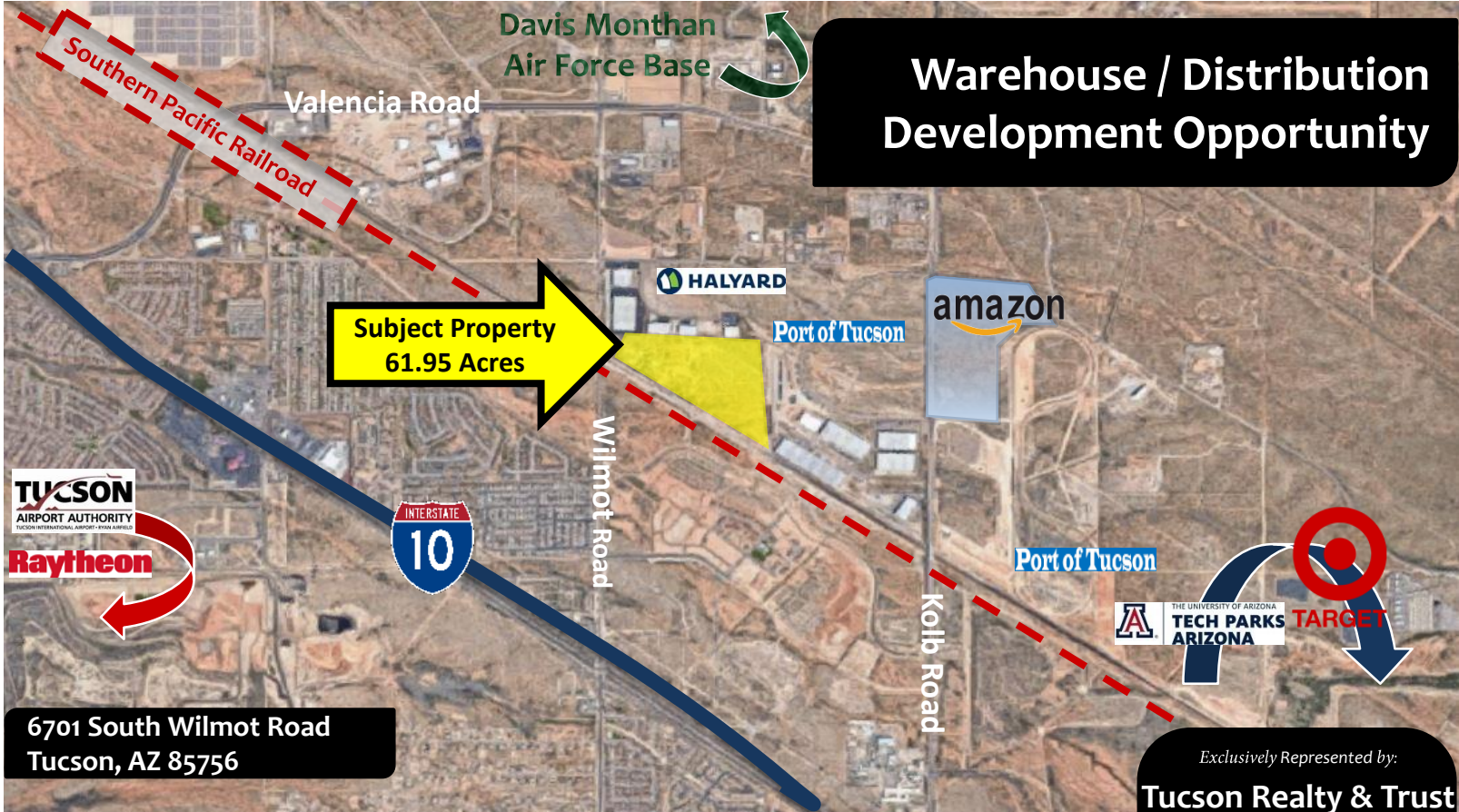


**FOR SALE**



**Warehouse / Distribution Development Opportunity**

**6701 South Wilmot Road  
Tucson, AZ 85756**

Pima County Tax Parcel :	141-08-002B
2018 Property Taxes:	\$30,386.64
Zoning:	I-2, City of Tucson
Building Square Footage:	3,200 (Pima County Assessor)
Land Square Footage:	2,698,542 (Pima County Assessor)

**Sale Price**  
**\$4,400,000**  
**(\$1.63 psf)**

Exclusively Represented by:  
**Tucson Realty & Trust**  
**MIKE GROSS**  
Cell 520-977-0144  
Office 520-577-7000  
MGross7270@aol.com  
**FRANK ARROTTA**  
Cell 520-465-5291  
Office 520-577-7000  
FArrotta@TucsonRealty.com

FOR SALE

## LOCATION

Located only one mile from I-10, and next to Tucson's most prominent fulfillment distribution facilities... to name a few:

- Amazon's 857,388 square foot fulfillment center
- Target's 971,480 square foot fulfillment center
- Arizona Canning Company 440,000 sf facility

Close to the University of Arizona, University of Science & Technology Park, Raytheon and IBM

- Next door to the Port of Tucson – Union Pacific Rail facility
- Next to Union Pacific Rail Line with direct spur opportunity

## UTILITIES



(2) Transformer Rated  
3-Phase Meters (240-480 V)

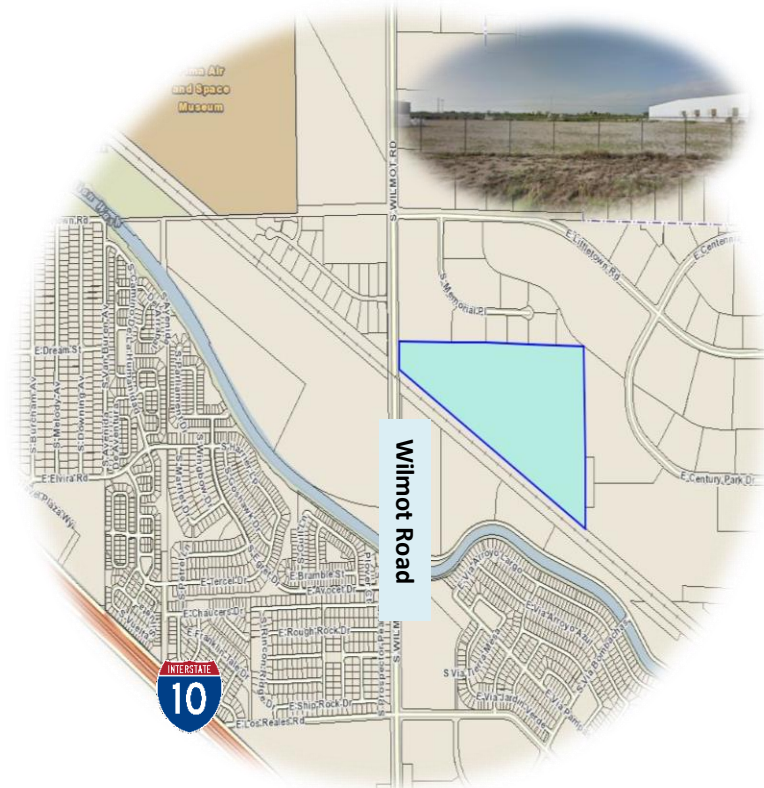


12-Inch Water Line  
Active Well  
Septic Sewer

- Electric currently serving property
- Property has an activity well
- 12-inch water line available on the Wilmot Road property line
- Property currently is on septic. Sewer is available off Wilmot Road

**Environmental Study Complete**

## Warehouse/ Distribution Development Opportunity



Exclusively Represented by:

**Tucson Realty & Trust**

**MIKE GROSS**

Cell 520-977-0144

Office 520-577-7000

[MGross7270@aol.com](mailto:MGross7270@aol.com)

**FRANK ARROTTA**

Cell 520-465-5291

Office 520-577-7000

[FArrotta@TucsonRealty.com](mailto:FArrotta@TucsonRealty.com)