



OLD VAIL ROAD
& TRAIN PLACE
TUCSON, AZ

INDUSTRIAL LAND



arcadia
CUSTOM

- #1
- #2
- #3
- #4
- #5

Faribault
Foods



SUNDT



TARGET
Target.com
Fulfillment
Center

THE UNIVERSITY OF ARIZONA
TECH PARKS
ARIZONA

±1.1 - ±10.4 ACRES
FOR SALE



Not to scale

Property Highlights

- ±1.8 miles to Interstate-10 & Rita Rd interchange.
- ±3 miles to the Interstate-10 & Houghton Rd interchange.
- Near University of Arizona Tech Park (6,000 employees with Raytheon, IBM, Citi and several other employees), Target Fulfillment Center and Faribault Foods.
- Near several amenity rich intersections including Houghton Town Center.
- Part of Rita Ranch a large master plan community.



Lot #	APN	Land Size Ac	Land Size SF	Asking Price*
1	141-18-517B	±1.1	±51,423	Call agent for pricing
2	141-18-517C	±1.2	±54,703	Call agent for pricing
3	141-18-517D	±1.5	±68,302	Call agent for pricing
4	141-18-517E	±3.1	±136,570	Call agent for pricing
5	141-18-517F	±3.2	±142,393	Call agent for pricing
TOTAL		±10.4	±453,390	

Total Land Size
±10.4 Acres

Zoning
I-2, COT

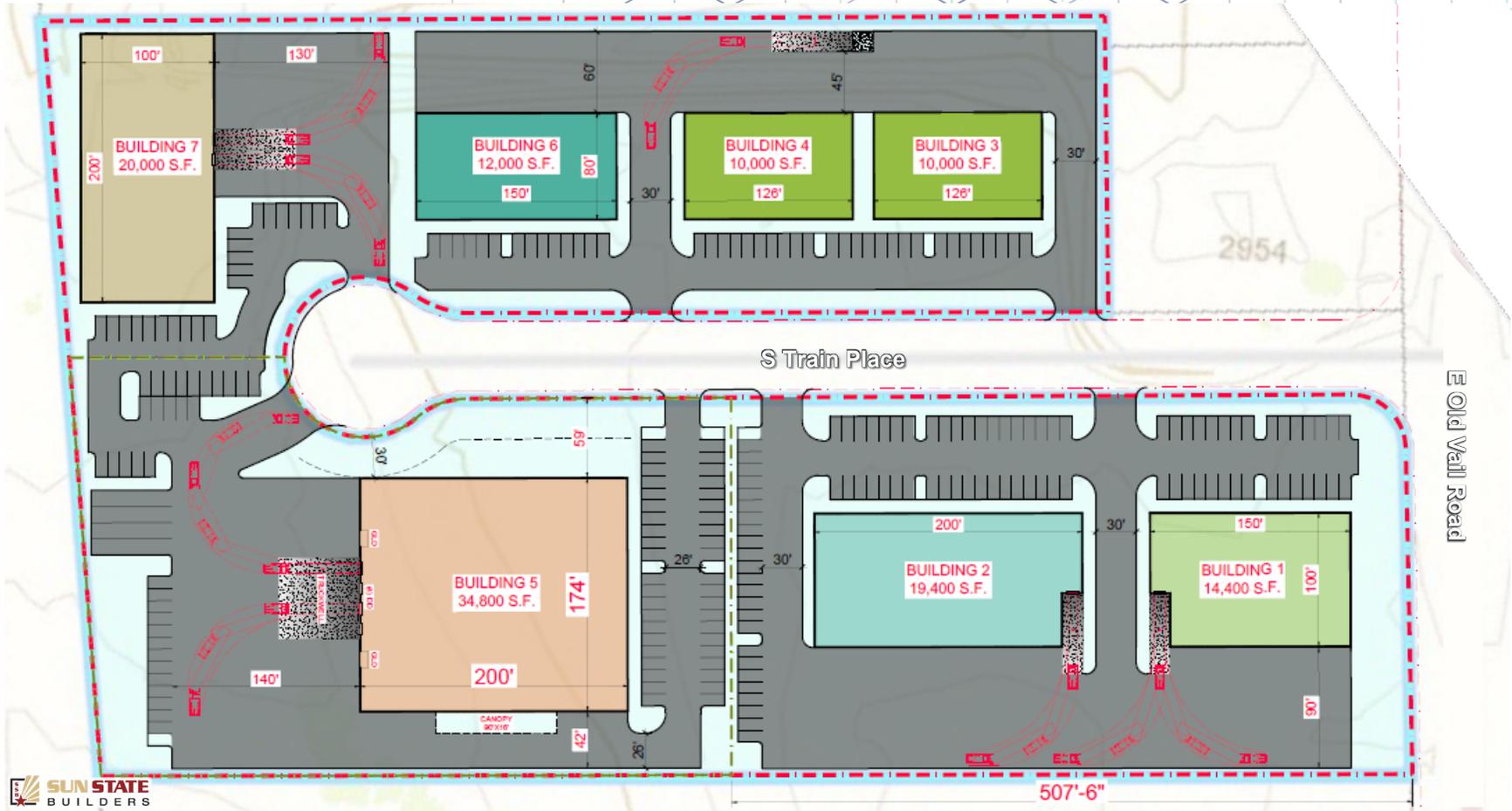
Sewer
Pima County
Wastewater

Water
City of Tucson

Electric
TEP

Natural gas
Southwest Gas
Service Confirmed

SITE PLAN



RENDERINGS



RITA RANCH COMMERCE CENTER

NEIGHBORHOOD MAP



THE ILS COMPANY
INTERNATIONAL LOGISTIC SOLUTIONS



Air Liquide



RR
COMMERCE
CENTER

fray's
BANK OF AMERICA
Carls Jr.

PYRAMID
FEDERAL CREDIT UNION

O'Reilly AUTO PARTS
PAPA JOHN'S

Rita Ranch

arcadia
CUSTOM



THE UNIVERSITY OF ARIZONA
TECH PARKS ARIZONA
IBM Raytheon



Faribault Foods

Old Vail Road

KFC native grill wings TACO BELL
SAJAD AND GO Arby's Dutch Bros Ranch O Rustico

SOUTH32 SUNDT

DIRECTV

TSC TRACTOR SUPPLY CO



Rita Road

Hampton

Target
Target.com Fulfillment Center

Walmart THE HOME DEPOT

NORTHWEST HEALTHCARE
Emergency Center

HOUGHTON TOWN CENTER

Future Sonoran
Corridor
connection
point

POPEYES TJ-MAXX ROSS DRESS FOR LESS
petco Denny's tropical SMOOTHIE CAFE crumbl
COLD STONE MCDONALD'S MOD DUNKIN' DONUTS
Filiberto's PANDA EXPRESS JETON MIKE'S eegee's

RITA RANCH COMMERCE
CENTER
4

Not to scale

LOCATION MAP





**COMMERCE
CENTER**

**OLD VAIL ROAD
& TRAIN PLACE
TUCSON, AZ**

C O N T A C T S

Tim Healy
Senior Vice President
+1 520 247 9194
tim.healy@cbre.com

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