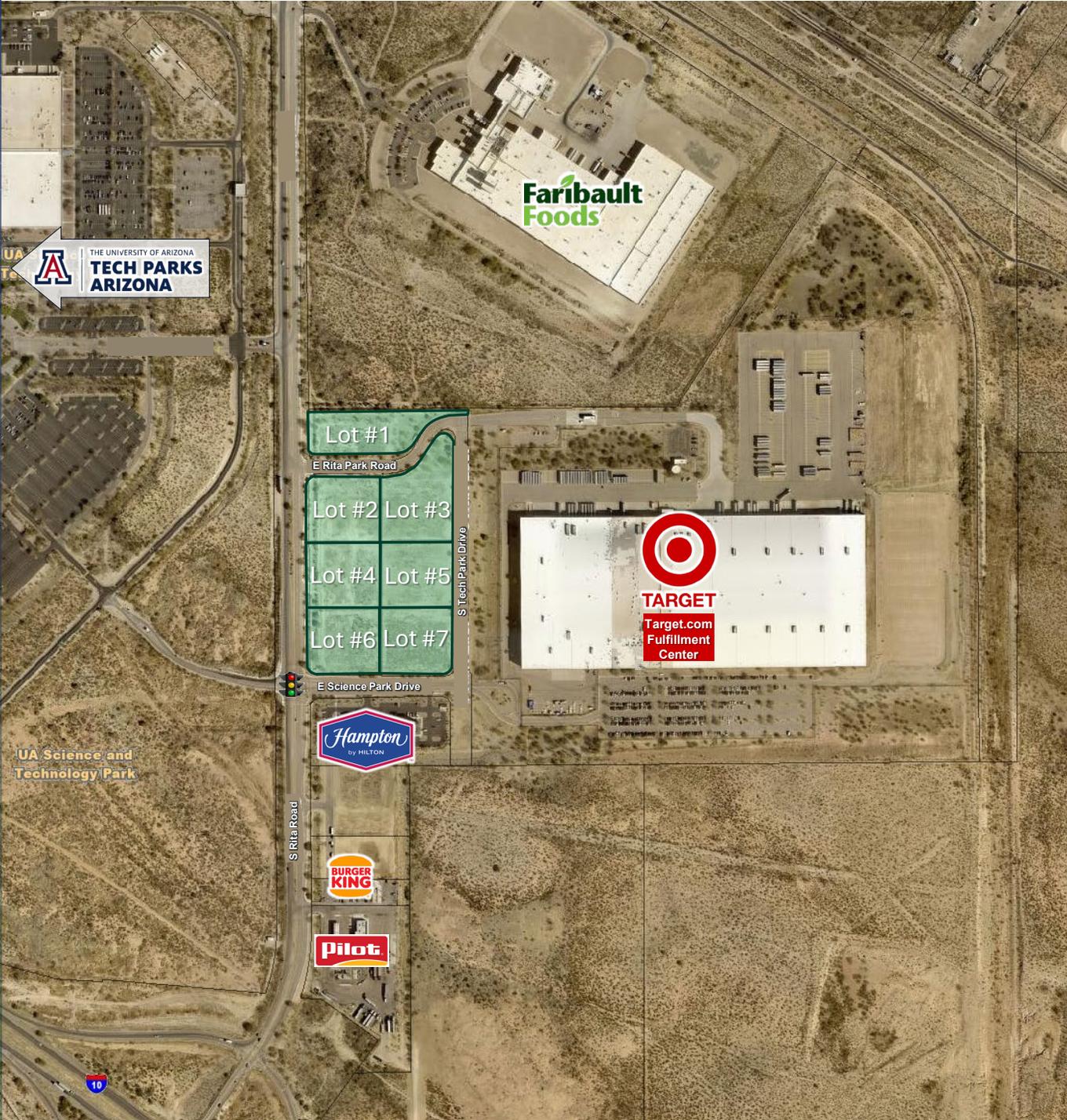


INDUSTRIAL LAND

RITA CROSSINGS

RITA RD &
SCIENCE PARK DR
TUCSON, AZ



UA Science and
Technology Park

UA Science and
Technology Park

Lot #1

E Rita Park Road

Lot #2 Lot #3

Lot #4 Lot #5

Lot #6 Lot #7

E Science Park Drive

S Tech Park Drive

S Rita Road



TARGET
Target.com
Fulfillment
Center



±2.0 - ±15.7 ACRES
FOR SALE



Not to scale

Property Highlights

- These lots are shovel ready with existing water retention basin, public roadways with points of ingress and egress, curbing and utilities to the property line.
- Adjacent to the University of Arizona Tech Park (6,000 employees with Raytheon, IBM, Citi and several other employees), Interstate 10 and the 1 million sq. ft. Target.com fulfillment center.
- Located less than a mile from Interstate-10 and Rita Rd interchange, one of the first/last exists on the southeast side for travelers entering and exiting Tucson.
- Near several amenity rich intersections including Houghton Town Center.
- Growing retail and residential area.



Lot #	APN	Land Size Ac	Land Size SF	Zoning	Asking Price*
1	141-22-0180*	±3	±111,446	C-2, commercial	Call agent for pricing
2	141-22-0190	±2	±92,529	I-1, light industrial	Call agent for pricing
3	141-22-0200	±3	±116,602	I-1, light industrial	Call agent for pricing
4	141-22-0210	±2	±92,155	I-1, light industrial	Call agent for pricing
5	141-22-0220	±2	±92,161	I-1, light industrial	Call agent for pricing
6	141-22-0230*	±2	±89,839	I-1, light industrial	Call agent for pricing
7	141-22-0240	±2	±91,729	I-1, light industrial	Call agent for pricing
TOTAL		±16	±686,461		

*0180 & 0230 Can be sold separately, but the seller prefers to sell 2 or more lots per transaction.



Total Land Size
±15.7 Acres



Zoning
I-1 & C-2, COT



Sewer
Pima County Wastewater



Water
City of Tucson

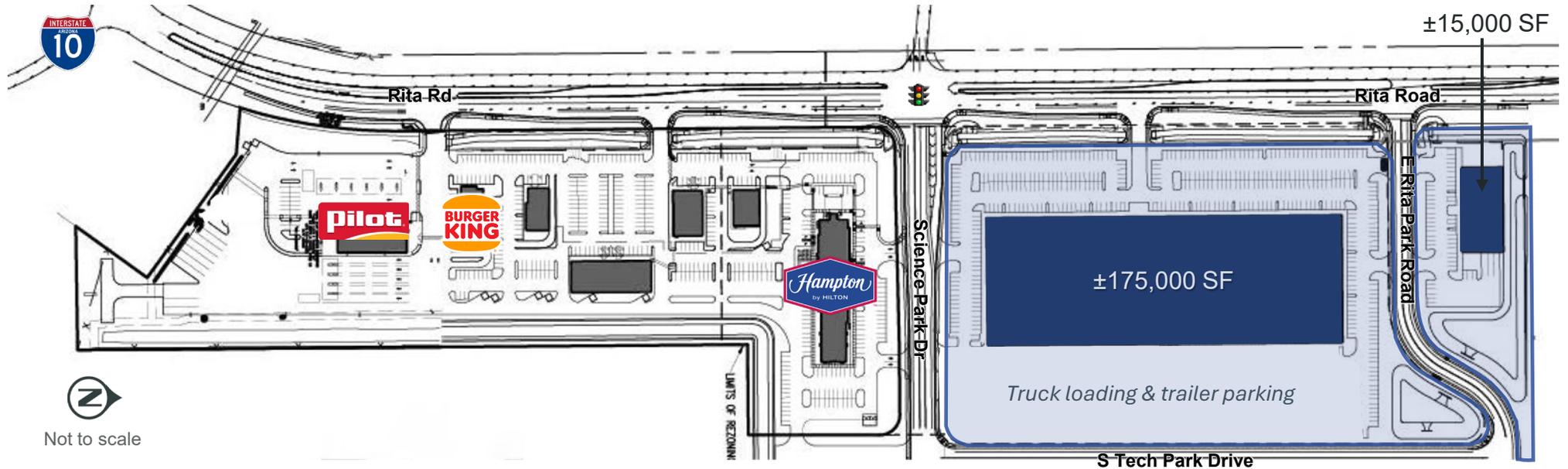


Electric
TEP to Lot Line



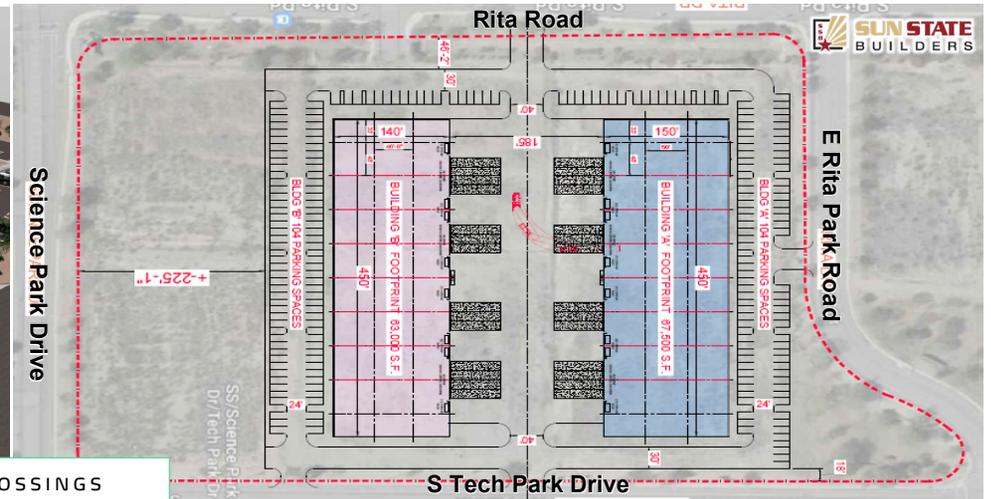
Natural gas
Southwest Gas

SITE PLAN OPTIONS
SINGLE BUILDING PLAN



RENDERING

MULTIPLE BUILDING PLAN



RITA CROSSINGS

NEIGHBORHOOD MAP



Future Sonoran Corridor connection point

RITA CROSSINGS
4

LOCATION MAP



128 miles
Phoenix

THE UNIVERSITY OF ARIZONA

DM
AIR FORCE
BASE

*Davis-Monthan
Air Force Base*

DM
AIR FORCE
BASE

11,000
employees

**THE UNIVERSITY OF ARIZONA
TECH PARKS
ARIZONA**
6,000 employees

**RITA
CROSSINGS**

TUCSON
INTERNATIONAL AIRPORT
TUCSON AIRPORT AUTHORITY

303 miles
El Paso, TX

Future Sonoran
Corridor
connection
point

TARGET
Target.com
Fulfillment
Center

**HOUGHTON
TOWN CENTER**

RITA CROSSINGS
5

Not to scale

RITA CROSSINGS

RITA RD &
SCIENCE PARK DR
TUCSON, AZ

C O N T A C T S

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