

LITTLETOWN & WILMOT INDUSTRIAL PARK FOR SALE

6702 SOUTH WILMOT ROAD
TUCSON, AZ 85716

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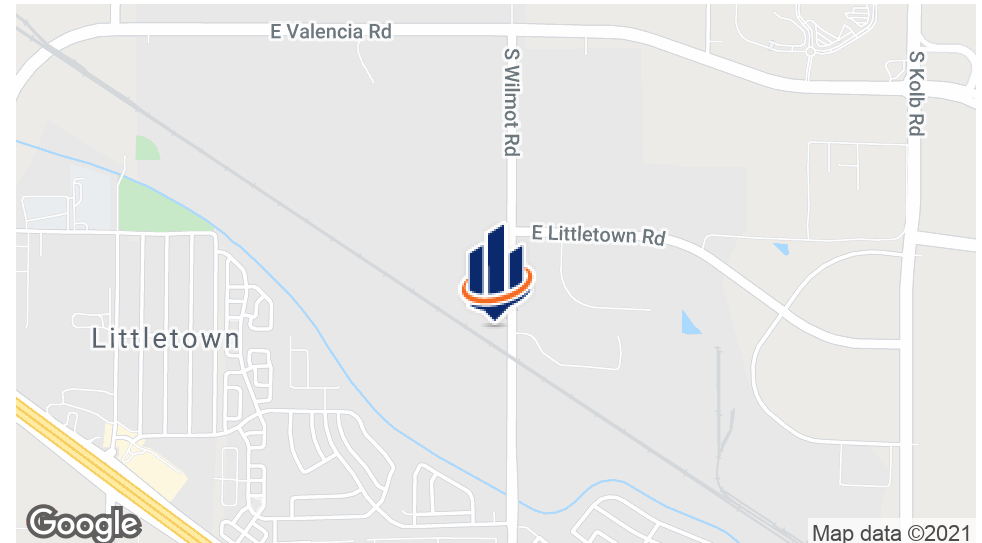
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Property Summary



OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	27 Acres
Price / Acre:	\$129,630
Zoning:	I-2
Market:	South Tucson
Submarket:	Littletown
APN:	29 separate APN Numbers starting with 140-37-8800 for lots
Video:	View Here

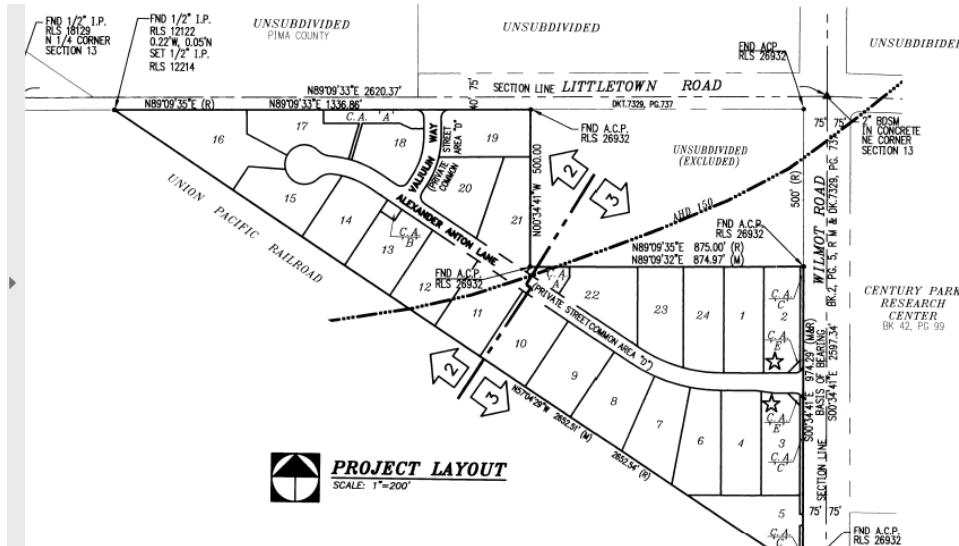
PROPERTY OVERVIEW

SELLER FINANCING AVAILABLE! Wilmot Industrial is a 24 lot Industrial Subdivision carefully planned to attract both established businesses as well as startup companies. Zoning is City of Tucson I-2 Heavy Industrial, to allow a wide variety of uses to both manufacturing and service industries. Available utilities are Electric, Water and Sewer as well as fiber-optic. This is a great opportunity for an Industrial developer to respond to the shortage of industrial/service properties by offering fee simple lots averaging one acre or more in size with full utilities. A future developer could offer properties for lease with building sizes ranging from 5,000 to 10,000 SF or more. Yard space and warehousing could also be offered.

The property is strategically located 7 miles from the Tucson International Airport and 1 mile North of Interstate 10 on Wilmot Road. It is the area of a plethora of industries and businesses! For Example, the newly constructed Amazon Fulfillment Center is 1.5 miles West. The Port of Tucson heavy logistic center provides rail and trucking logistics to the immediate area. Target fulfillment center, Arizona Technology Park, Raytheon, Davis Monthan Air Force Base are also in the immediate area. The area is rapidly growing and an industrial developer's dream!

Only 1 mile North of I-10 on Wilmot Rd, this I-2 Zoned parcel is platted for 24 one acre industrial lots. Great opportunity for a developer or user. In it's entirety of 27.4 Acres, It is a rare larger parcel within Tucson city limits. Close to Tucson Airport in the vicinity of all amenities. Rail line is the South line of the property. Frontage on Wilmot Road. This is the perfect opportunity for the buyer to offer build-to-suit properties to fulfill specific needs of their clients.

Complete Highlights



LOCATION INFORMATION

Building Name	Littletown & Wilmot Industrial Park FOR SALE
Street Address	6702 South Wilmot Road
City, State, Zip	Tucson, AZ 85716
County	Pima
Market	South Tucson
Sub-market	Littletown
Cross-Streets	Littletown & Wilmot
Signal Intersection	No

PROPERTY HIGHLIGHTS

- This I-2 Zoned parcel is platted for 24 one acre industrial lots
- City of Tucson I-2 Heavy Industrial
- Adjacent to Rail
- Close to Tucson Airport
- Utilities are all in vicinity including fiber optic with Centurylink.
- Public utilities on Wilmot Road
- All entitlements and drawings are up to date with applicable code.
- Survey is completed with proper coordinates for tie in to city planning database
- The project as plotted is allowed to be changed should buyer want something else



CITY OF TUCSON, AZ

WHY TUCSON? Tucson is a diverse and welcoming community offering an outstanding quality of life along with a low cost of doing business. It has a very vibrant and booming economy. Manufacturers lead the way in innovation in a variety of sectors...aerospace, biotech, defense, healthcare, optics, solar, and information technology. Tucson is ranked in the top 5 cities for entrepreneurs by Entrepreneur Magazine. It is the home of the University of Arizona and Pima Community College, as well as international companies like Raytheon, Caterpillar, Edmund Optics, Bombardier, and Amazon. Tucson is 60 miles from the Mexican Border, with a high-capacity border and transportation infrastructure. It is an obvious choice for companies doing business in the US and Mexico. Interstates 10 and 19 connect Tucson with Phoenix, Los Angeles, El Paso, the California markets and Sonora MX.

Tucson has a very helpful Economic Development Department, plus organizations like the Sun Corridor and Chamber of Commerce for new businesses. Tucson is Business Friendly!

TUCSON HIGHLIGHTS

- Ranked as one of the top 5 areas in the U.S. for these industries.
- Emerging Solar Industry recognized globally as a location of choice for solar energy activities
- #1 Bike Town in the U.S. - Outside Magazine
- #1 Largest optics program among U.S. institutions – College of Optical Sciences

Demographics Map & Report

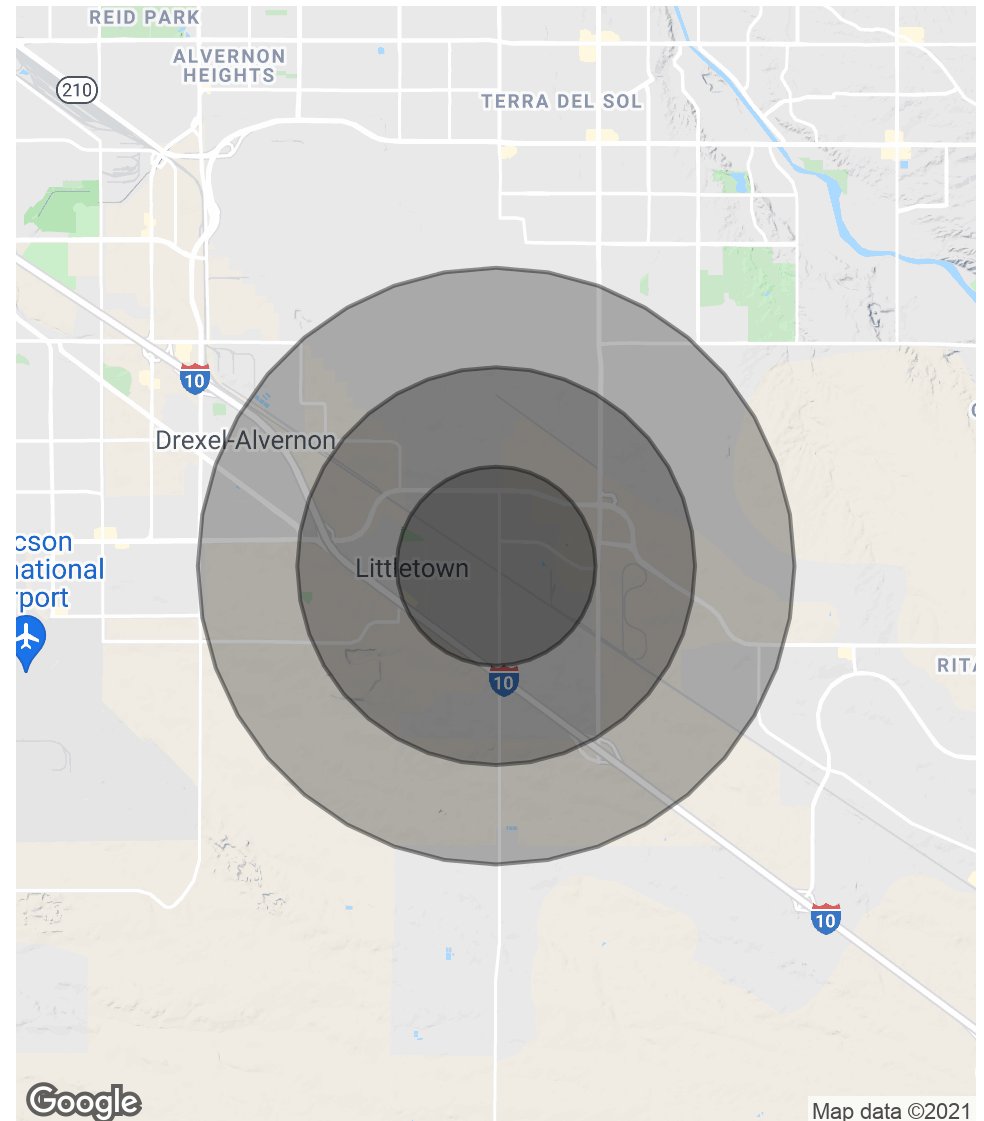
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	15,819	59,205	130,281
Average age	34.0	35.0	33.8
Average age (Male)	32.2	33.4	32.6
Average age (Female)	36.0	36.7	35.4

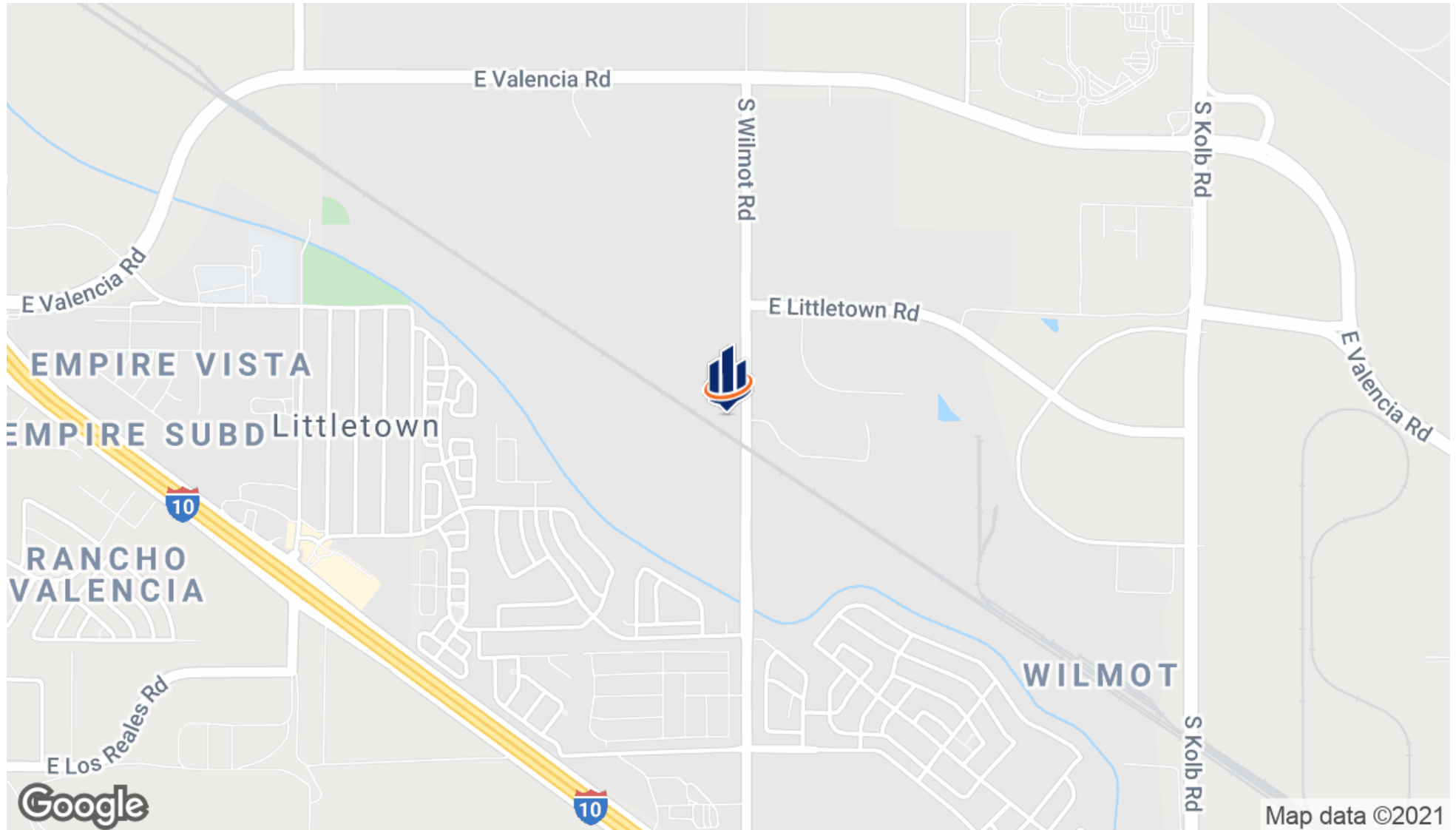
HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	7,591	28,235	58,106
# of persons per HH	2.1	2.1	2.2
Average HH income	\$44,907	\$48,566	\$47,560
Average house value	\$236,922	\$246,115	\$210,540

* Demographic data derived from 2010 US Census



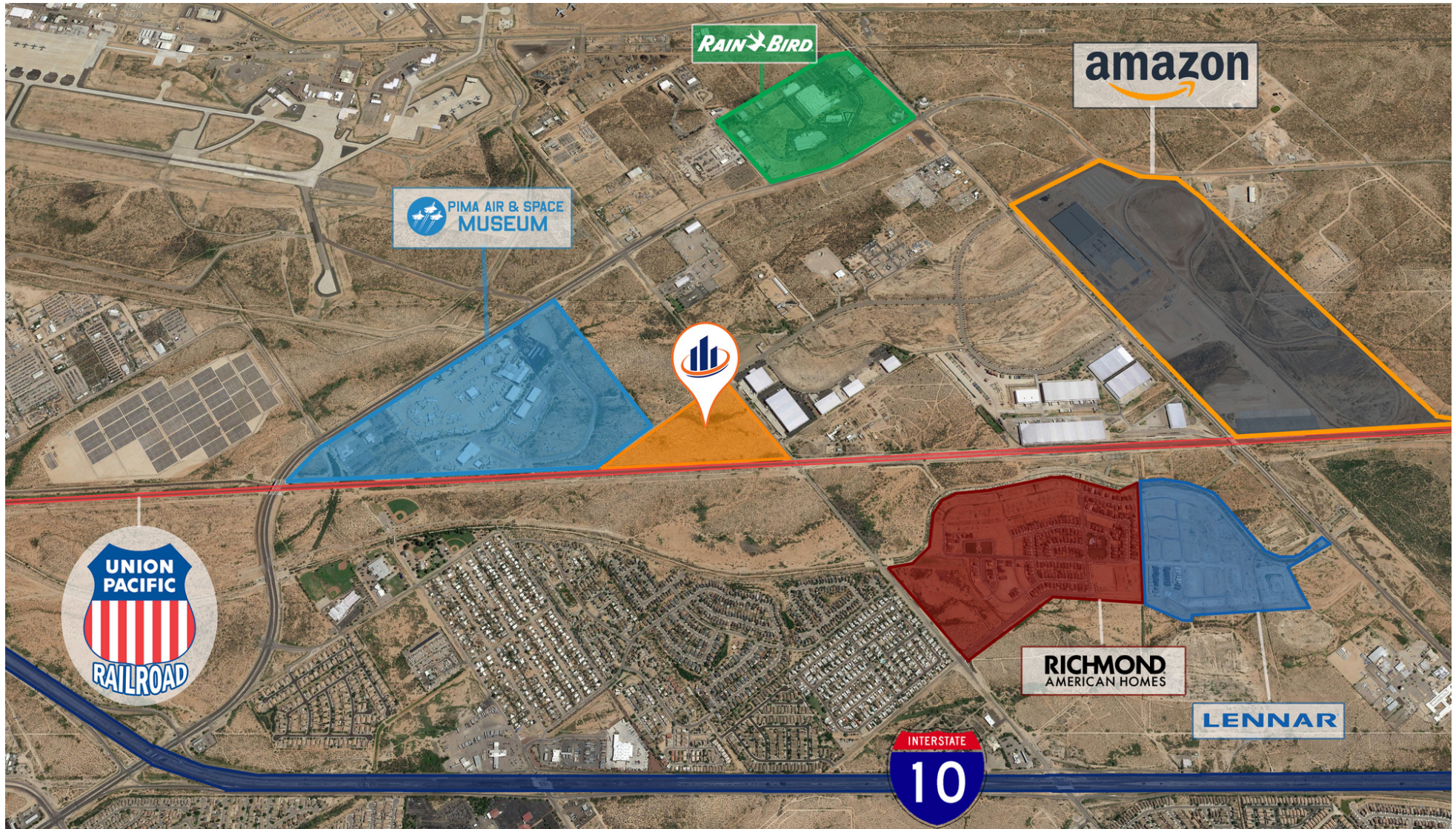
Area Map



Aerial Map



Aerial Map-Neighboring Highlights



Major Landmark Map

