

600 W 22ND STREET AT THE NORTH EAST CORNER OF WESTBOND INTERSTATE 10 FRONTAGE ROAD

TUCSON, ARIZONA

The City of Tucson ("City"), Arizona invites offers to sub-ground lease this land parcel of some ±2.61 acres. The parcel is generally flat and level and is zoned I-1 Light Industrial. The parcel is located at one of the major freeway intersections of the City, just South of the Downtown.

Interstate 10 is the southernmost transcontinental highway stretching from Santa Monica, California to Jacksonville, Florida and connects with I-19 to Nogales and Mexico at a junction approximately 1 mile south of the parcel. 22nd Street is the major East/West thoroughfare on the Southside of the metropolitan area linking Interstates 10 (to LA) & 19 (to Mexico) with the east side of Tucson.

The City of Tucson currently ground leases the parcel through April 16, 2055 and has six consecutive options to renew, each of five years. Offers for the parcel maybe to assume the current ground lease or sublease all or part at terms to be mutually agreed.

Traffic counts:

Interstate 10	175,000 vpd (2011)
22nd Street	30,000 vpd (2010)

Source: PAG



FOR MORE
INFORMATION
PLEASE
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OFFERING :: CITY OF TUCSON SURPLUS LAND

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