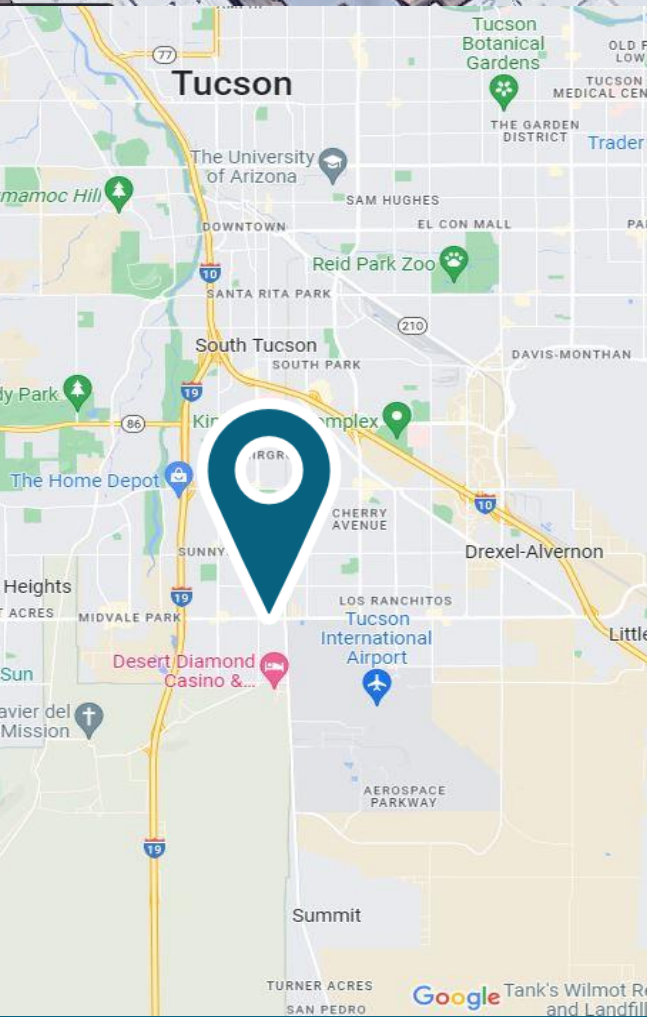


**FOR SALE**

3.02 Retail/Light Industrial Acres  
TUCSON, AZ 85706

Valencia Road



**FOR SALE OR LEASE \$1,315,000 or \$6,000 NNN**

## PROPERTY HIGHLIGHTS

- Approximately 3.02 acres
- Utilities at the lot line
- Zoning - C2
- 45,000+ cars per day on Valencia
- Close proximity to I-19
- 3 curb cuts on Valencia and 1 on Fontana
- Nearby employment; Raytheon, Tucson Airport, Worldview, Epiroc, Bombardier, Empire/Caterpillar, American Battery Manufacturing (coming soon)
- Parcel number 138-11-073C



Max Fisher | Agent/Owner  
520-465-9989  
max@torchprops.com

3.02 Acres  
NW Corner  
Valencia/Fontana

Tucson, AZ 85706

