

# LAND FOR SALE or LEASE

8920 S. Eisenhower Rd, TUCSON, ARIZONA

**8920 S. Eisenhower Rd.**

**PRICE:** \$299,000  
**RATE:** \$3,750/Mo Net  
**ZONING:** CI-2  
**SIZE:** +/- 47,485 SF

**IMPROVEMENTS:**

+/- 35' X 75' X 20' Crane Building  
+/- 30' x 35' Shop  
+/- 15' X 40' Enclosed  
+/- 10' X 25' Lean-To

**ELECTRIC:** 200 Amp, 3 Phase

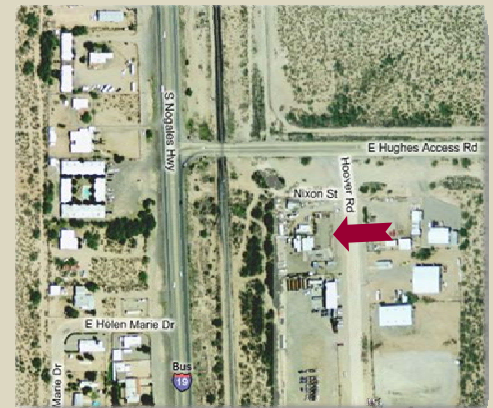
**TAXES:** \$2712.22 (2008)

**PARCEL #:** 140-52-017C  
140-53-017B

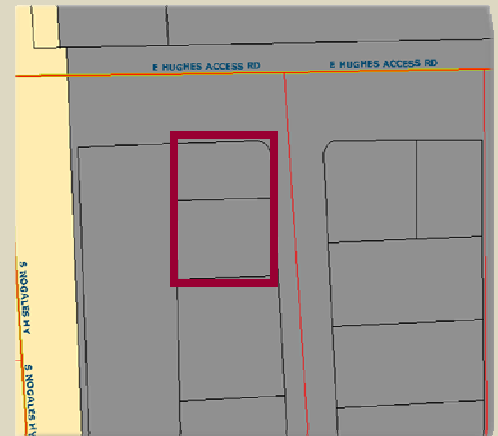
**TRAFFIC COUNT:** 21,208 (2006)

**COMMENTS:**

Located one block east of Old Nogales Highway on the Hughes Access Road. 27' wide gates and plenty of turnaround space makes this property suitable for a trucking/repair facility. It also can be a contractor's yard. Owner has approved development plan for additional 5,000 SF building.



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