



- **Location:** Southwest corner of Arizona Farms Road and Attaway Road
- **Size:** 11.29 Acres
- **Zoning:** PAD (annexed into City of Florence)
Underlying Industrial/Employment uses
- **Utilities:** To site. Capacity and Access to be verified by Buyer
- **Price:** \$6.25/ft. (\$3,073,702)
- **Comments:** Property is located on the immediate corner of two major arterial roads within the Johnson Ranch/southeast valley booming submarket. Site is half a mile west of the future interchange at Highway 24 Arizona Farms Interchange. As one of the fastest growing submarkets, this site is within the path of growth/development area of thousands of new homes. The site has several million dollars of infrastructure including +/-7,500 sq. ft. climate controlled building with 18 and 14 ft roll up doors and over 100,000 sq. ft. of concrete pad laid out. Multiple possibilities including storage, industrial uses, private business, etc.

Great Investment Opportunity | Exclusively Available

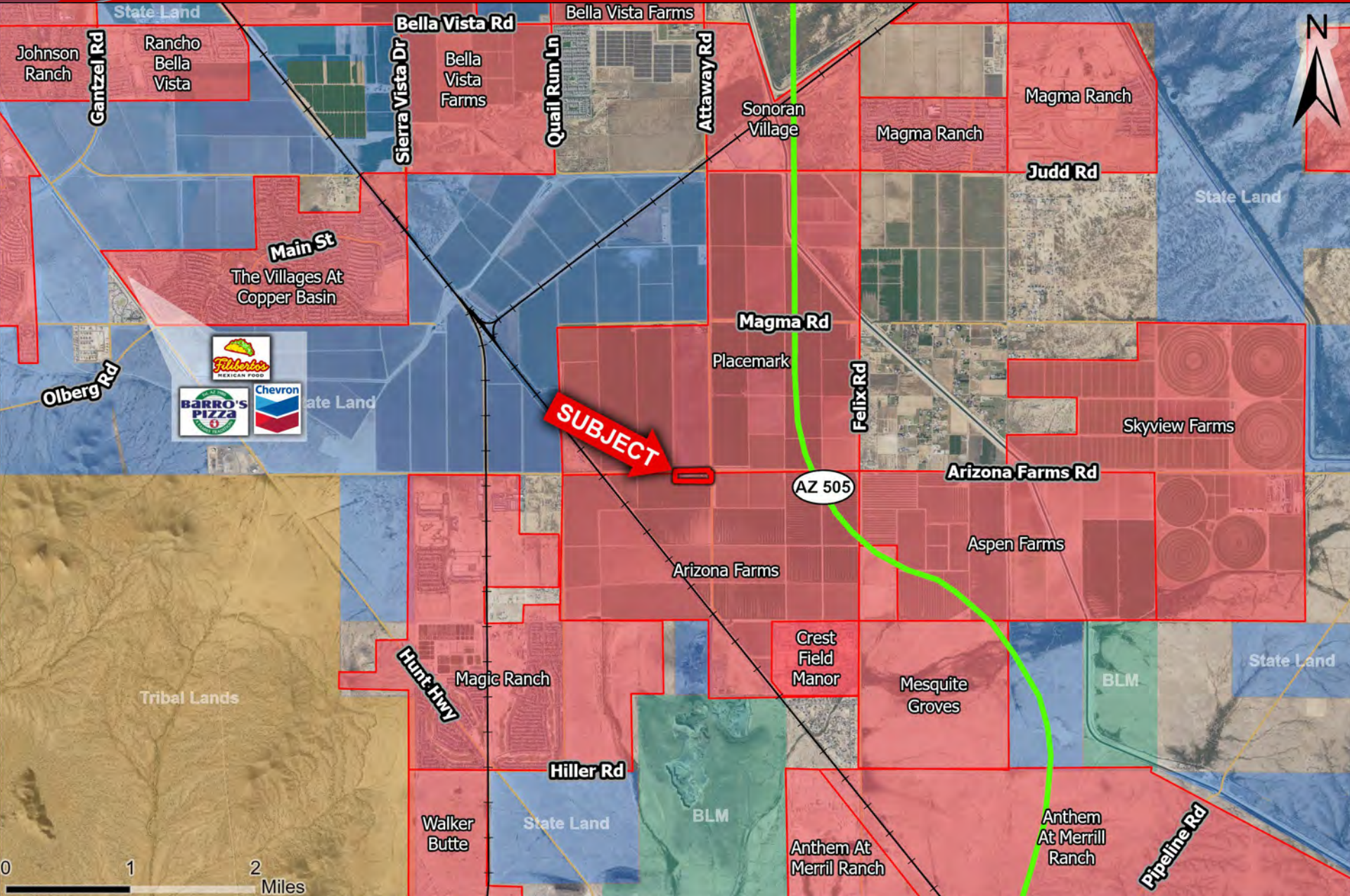
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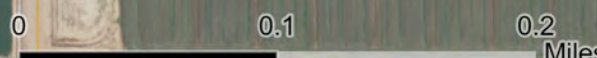




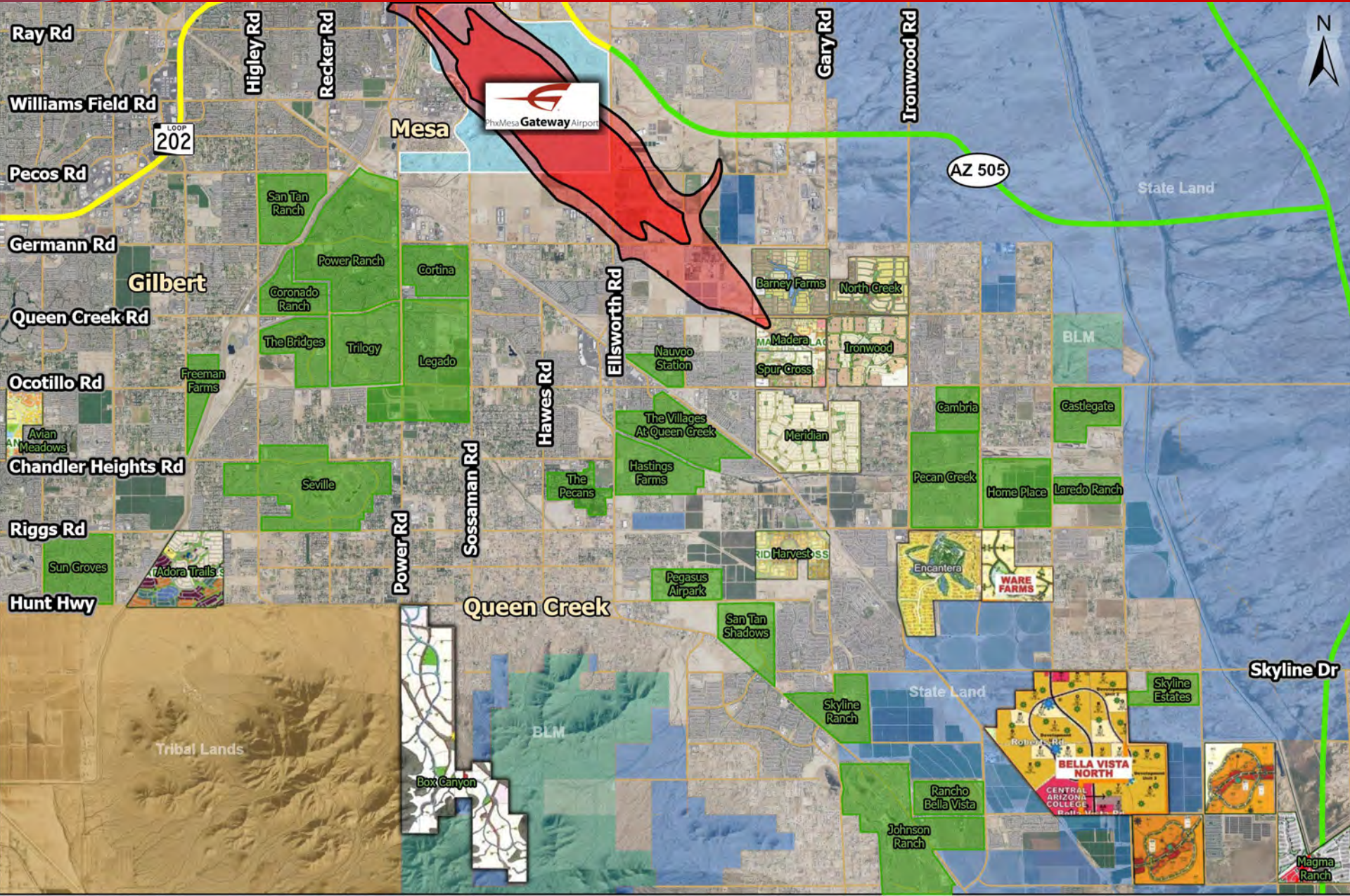
SUBJECT

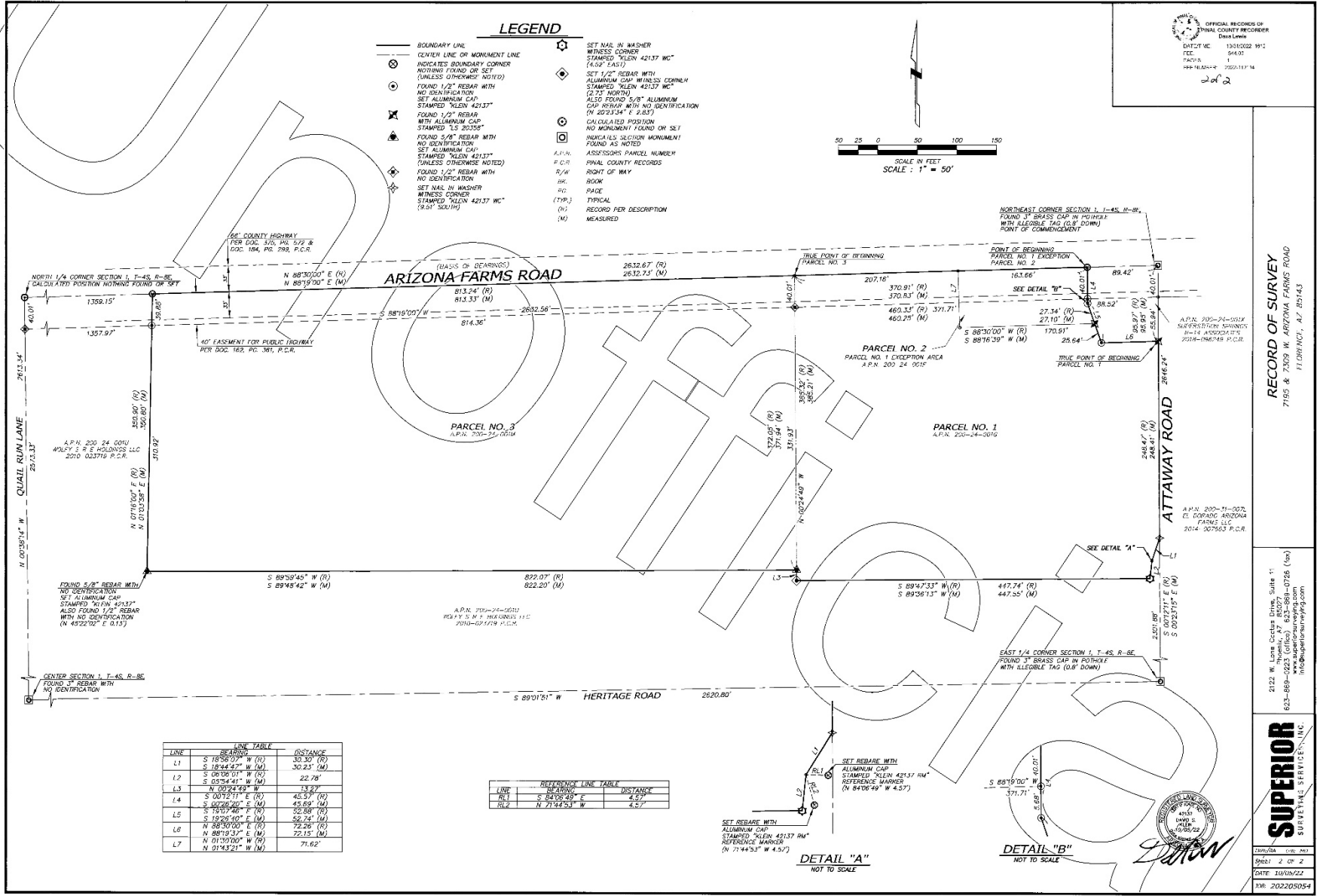
Attaway Rd

Arizona Farms Rd









LINE	BEARING	DISTANCE
L1	S 18°58'59" W (R)	30.30' (M)
L2	S 08°06'01" W (R)	22.78'
L3	N 09°24'49" W	13.20'
L4	S 00°26'20" S (M)	45.69' (M)
L5	S 19°07'46" W (R)	28.58' (R)
L6	S 00°12'11" E (R)	45.59' (R)
L7	S 19°26'00" E (M)	58.74' (M)
L8	N 88°30'00" E (R)	72.26' (R)
L9	N 88°19'00" E (M)	72.15' (M)
L10	N 01°01'00" W (R)	71.62'
L11	N 01°43'21" W (M)	71.62'

LINE	BEARING	DISTANCE
REL	S 84°06'49" W	4.52'
SLC	N 71°43'21" W	4.52'

