

LAND

SUBJECT

± 15.2 Acres of Land
Sale Price \$1,650,000 (\$2.45/SF)

Property Features

- Unique opportunity to be with the life science leaders
- Highly visible parcel at signalized intersection
- Oro Valley, PAD CPI zoning
- Utilities to the lot line

Oro Valley is a developing biotech cluster and is home to many notable biotech and aerospace companies, including Ventana Medical Systems-Roche, Sanofi-Aventis, University of Arizona Bi-lab, Freeport-Mcmoran, New University of Arizona Center for Innovation & Veterinary Sciences College and Honeywell. The property is easily accessible to retail and restaurants located nearby.

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Robert Glaser, CCIM, SIOR
Principal, Industrial Properties
+1 520 546 2707
rglaser@picor.com

Max Fisher
Industrial & Commercial Properties
+1 520 465 9989
mfisher@picor.com

PICOR Commercial Real Estate Services
5151 E Broadway Blvd., Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

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Aerial Map

Tax Parcel No.:	223-02-014G 223-02-012K
2018 Real Estate Taxes:	\$38,552.18
Entitlements	Preliminary building design and master development plan.



Oro Valley Zoning: PAD CPI Office/Research Park

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This district is intended to provide for administrative, research and development and office activities in a campus-like setting. All uses shall be of a non-nuisance type and shall blend into the natural desert landscape. This district is to provide employment near residential areas.

Permitted Uses:

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| <p>1) As allowed in Article 8-3, Section 8-303, O.V.Z.C.R., T-P Technological Park District.</p> <p>2) Other uses:</p> <ul style="list-style-type: none"> a) Administrative and professional offices; b) Apparel (clothing and other products manufactured from textiles); c) Art needlework and handweaving; d) Manufacture of: <ul style="list-style-type: none"> i) Cameras and other photographic equipment and supplies, ii) Dentures and drugs. iii) Jewelry, iv) Leather products: Including shoes and machine belting (excluding tanning). v) Luggage, vi) Musical instruments, vii) Orthopedic and medical supplies (such as artificial limbs, braces, supports stretchers), viii) Small paper products (such envelopes, stationery, boxes and wallpaper printing) ix) Plastic products: But including the processing of the raw material, x) Precision instruments (such as optical, medical and drafting), xi) Silverware, plate and sterling. xii) Sporting and athletic equipment, xiii) Toys; e) Manufacture and assembly of electrical and electronic products; | <ul style="list-style-type: none"> f) Manufacture and packaging of beverage products; g) Manufacture and service of data systems; h) Ink mixing and packaging and inked ribbons; i) Laboratories: Medical, dental, research, experimental and testing; j) Printing, newspaper publishing and binding: including engraving and photo-engraving; k) Soap and detergents: Packaging only l) Warehousing; m) Wholesale business and storage provided there is no outdoor storage. n) Any other manufacturing uses that are similar to those listed above; o) Recreational vehicle storage area in neighborhood 3 only, and further, that the exact location of the of said storage areas be approved by the Planning Commission; (Ord. 89-5) p) HOTELS (Ord. 07-39) q) The Town Council may add other uses as necessary in addition to the established list. | <p>1) Permitted secondary uses: The following uses shall be also permitted:</p> <ul style="list-style-type: none"> a) Restaurant facilities, provided such use is accessory to an industrial facility; b) Child care centers; c) Banking or financial facilities; d) Recreational facilities: <ul style="list-style-type: none"> i) Common areas and recreational facilities shall be located so as to be readily accessible to employees of the firm; ii) Recreational facilities for the use of the Office park employees are encouraged; iii) Facilities may include golf courses, tennis courts, health clubs, basketball courts, and other similar amenities; |
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