(NEC) 411TH AVENUE & INTERSTATE 10

TONOPAH, ARIZONA

DETAILS

- **SIZE:** 67.18 +/- acres
- **PRICE:** $11,705,000.00 ($4.00 per square foot)
- **PARCEL NUMBERS:** 506-34-015M
- **ZONING:** C-3 CUPD

HIGHLIGHTS

- Hard Interstate 10 traffic interchange corner!
- Excellent for travel center/truck stop, commercial storage, heavy equipment sales, electric vehicles charging station, hotel, restaurant, RV park, data center, distribution, and many other industrial or commercial uses.
- Multiple planned communities within close proximity of the property.

SCOTT TRUITT - DESIGNATED BROKER

TRUITT@WESTERNLANDCO.NET

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O: 623-977-4900 M: 602-622-9099 F: 888-901-4243

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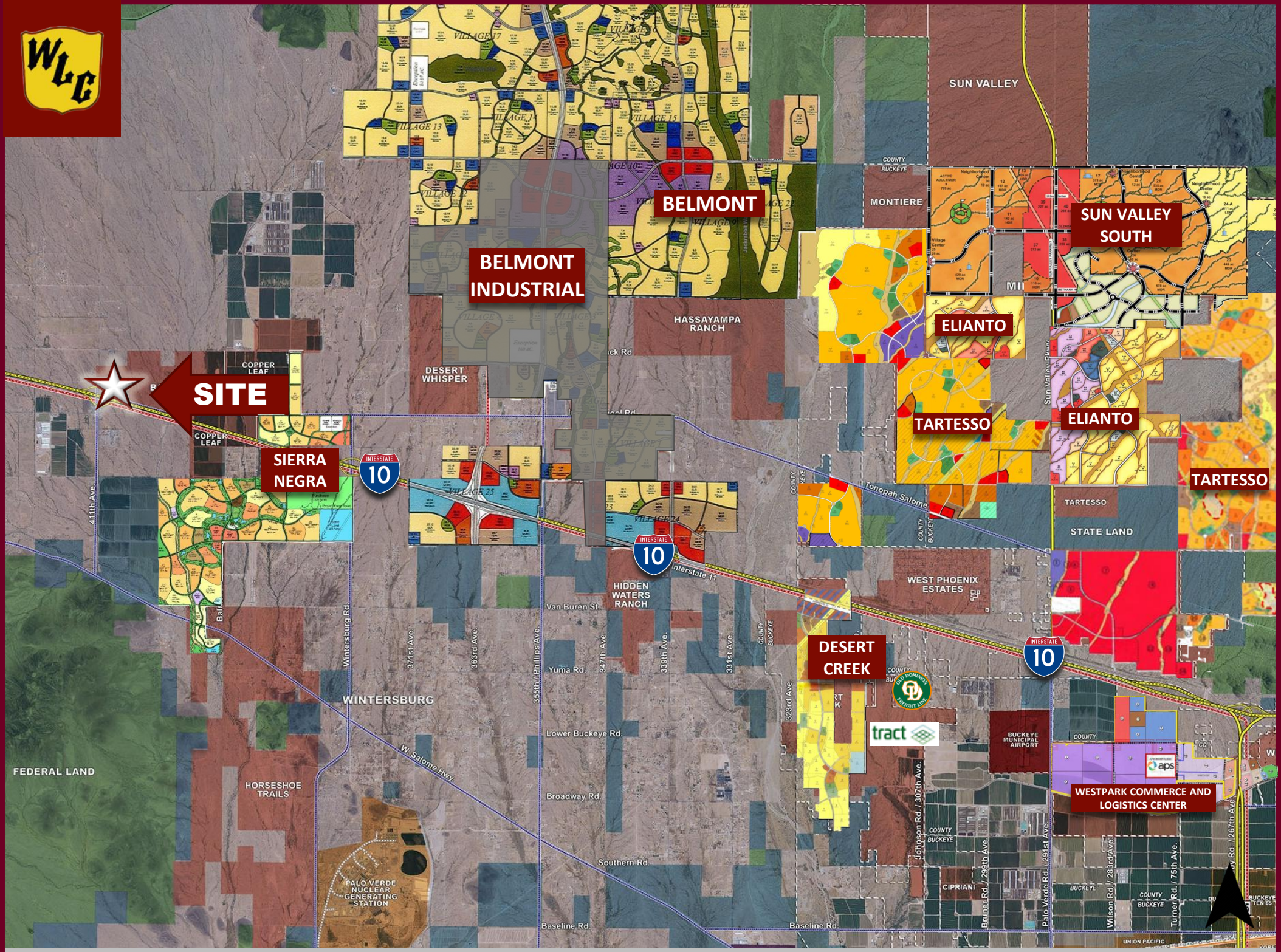

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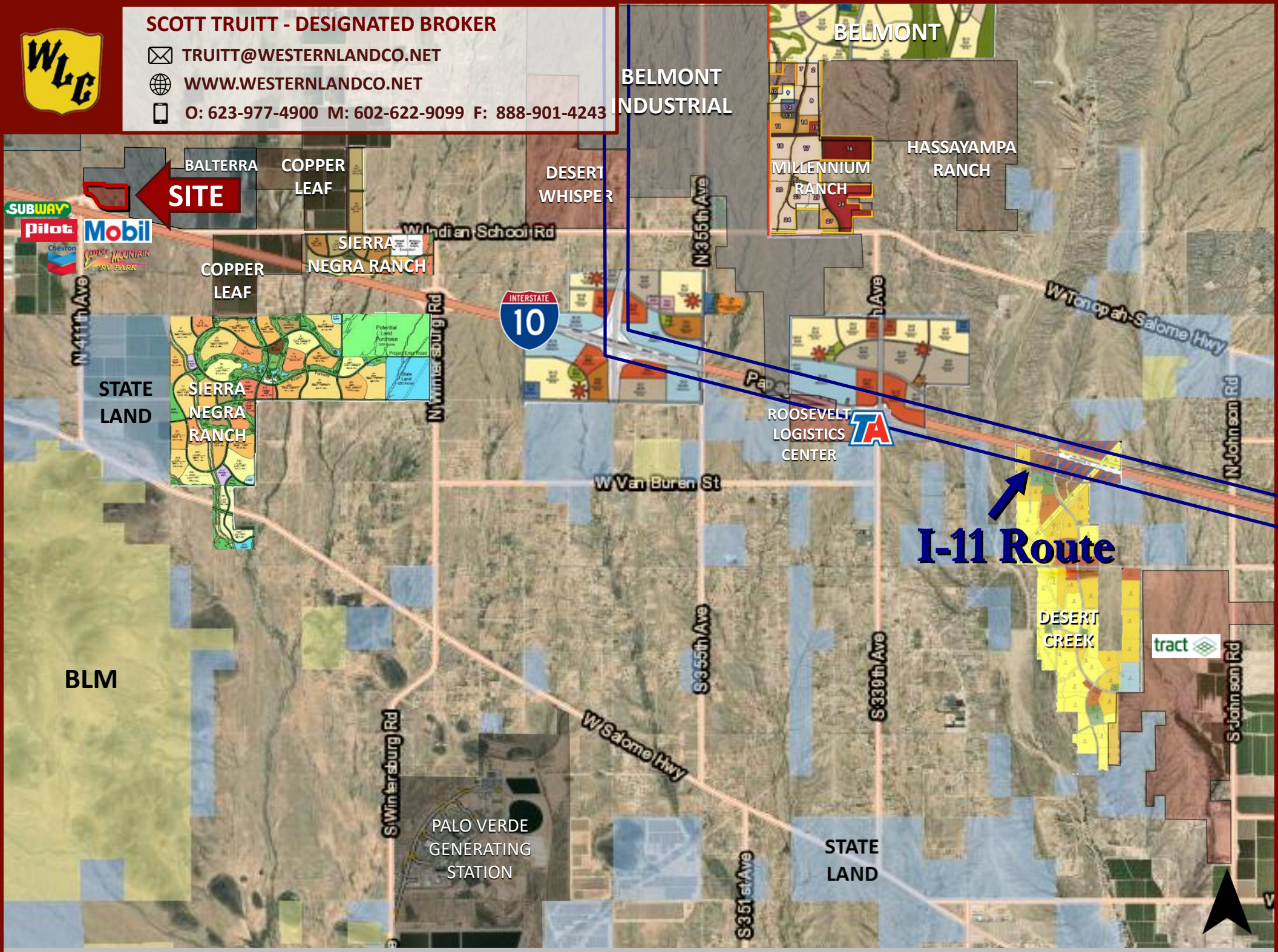

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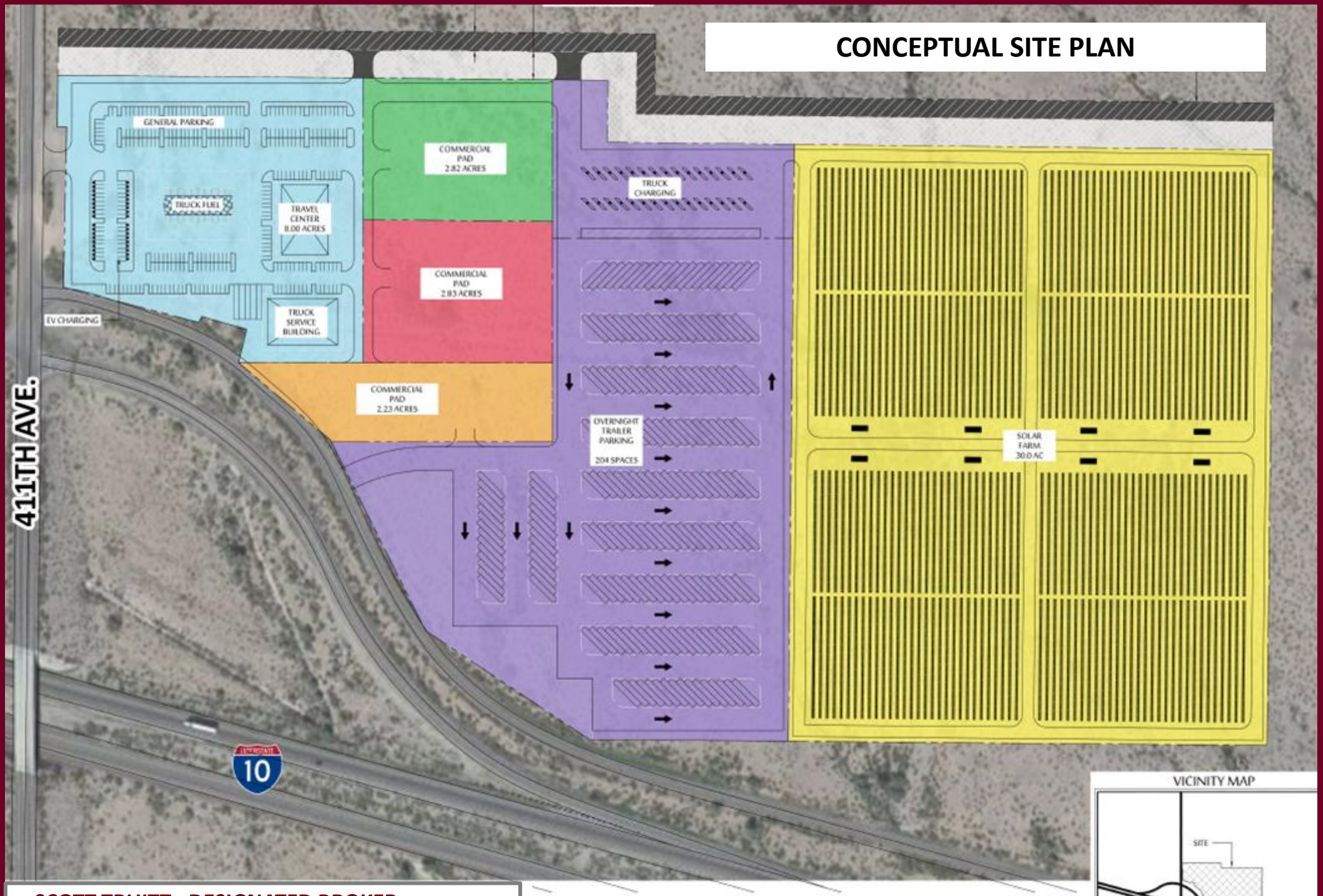
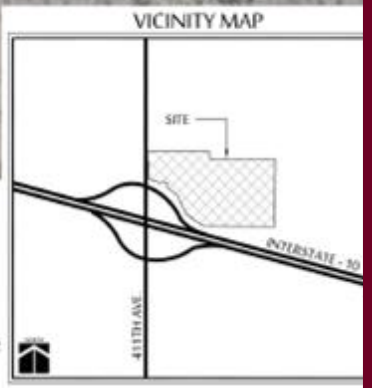
CONCEPTUAL SITE PLAN





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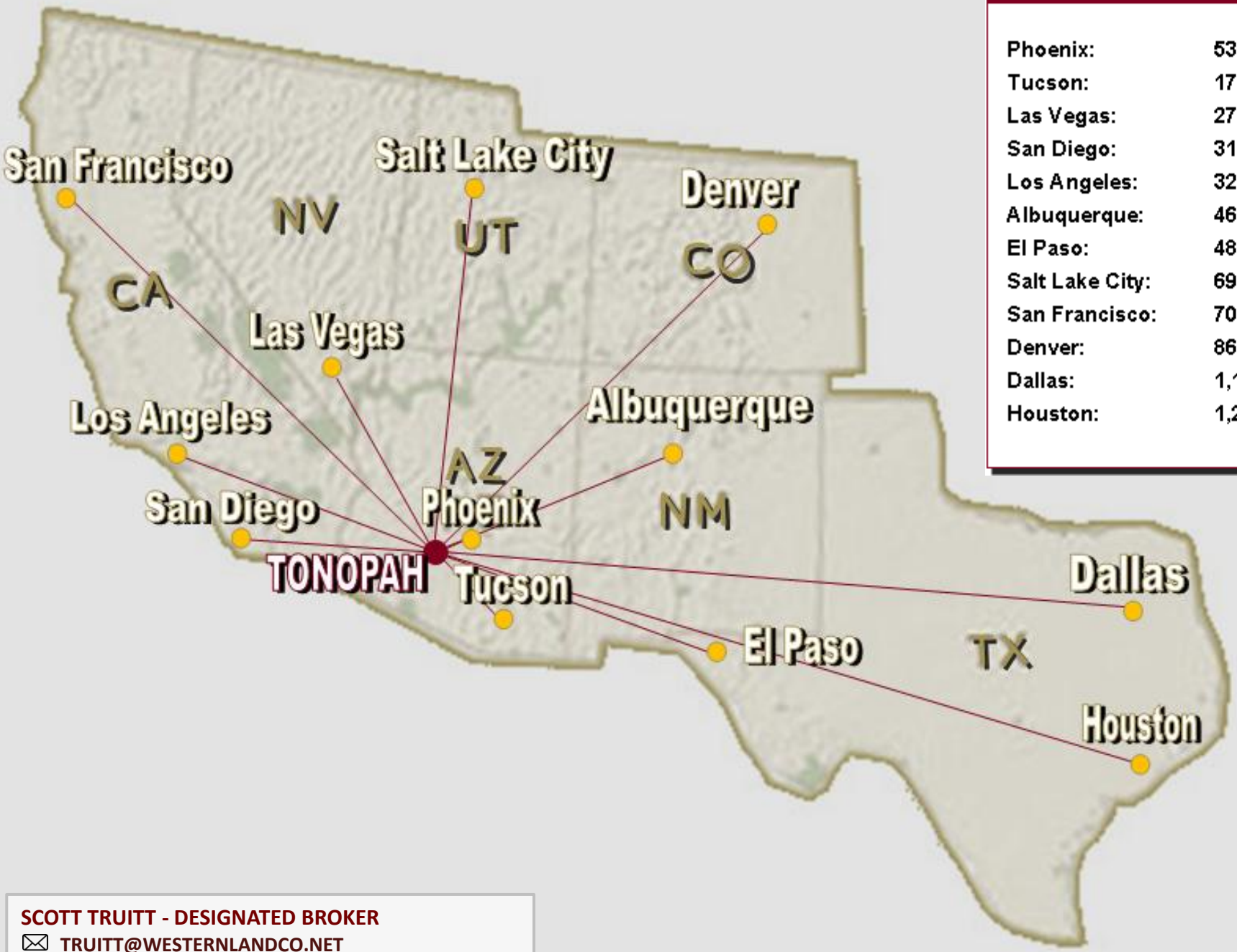
411TH AVE. & I-10

NEC OF 411TH AVE. & INTERSTATE - 10 - MARICOPA COUNTY, AZ

NOVEMBER 11, 2022



DISTANCE AND DRIVE TIME TO MAJOR CITIES

Phoenix:	53 miles / 58 minutes
Tucson:	173 miles / 2.3 hours
Las Vegas:	279 miles / 4.30 hours
San Diego:	313 miles / 4.5 hours
Los Angeles:	320 miles / 4.5 hours
Albuquerque:	468 miles / 7.2 hours
El Paso:	481 miles / 7.3 hours
Salt Lake City:	699 miles / 10.21 hours
San Francisco:	701 miles / 10.3 hours
Denver:	862 miles / 13.15 hours
Dallas:	1,116 miles / 15.5 hours
Houston:	1,227 miles / 17 hours

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