



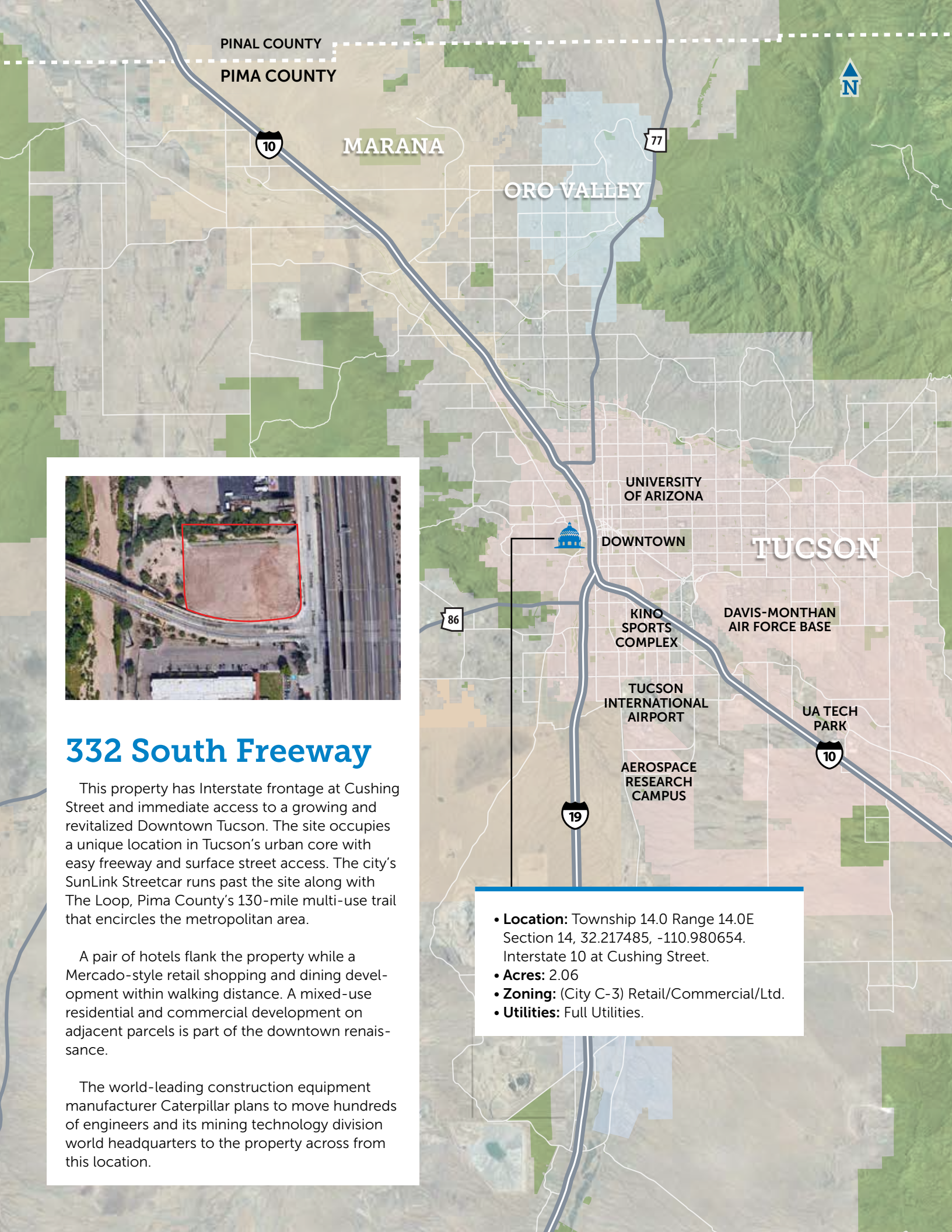
# 332 SOUTH FREEWAY

A future classic in historic Menlo Park. Modern streetcar, regional bike path, freeway access and a flourishing mixed-use development surround this 2-acre urban parcel.



PIMA COUNTY





PINAL COUNTY  
PIMA COUNTY



MARANA



ORO VALLEY



## 332 South Freeway

This property has Interstate frontage at Cushing Street and immediate access to a growing and revitalized Downtown Tucson. The site occupies a unique location in Tucson's urban core with easy freeway and surface street access. The city's SunLink Streetcar runs past the site along with The Loop, Pima County's 130-mile multi-use trail that encircles the metropolitan area.

A pair of hotels flank the property while a Mercado-style retail shopping and dining development within walking distance. A mixed-use residential and commercial development on adjacent parcels is part of the downtown renaissance.

The world-leading construction equipment manufacturer Caterpillar plans to move hundreds of engineers and its mining technology division world headquarters to the property across from this location.

UNIVERSITY OF ARIZONA



DOWNTOWN

TUCSON



KINO SPORTS COMPLEX

DAVIS-MONTHAN AIR FORCE BASE

TUCSON INTERNATIONAL AIRPORT

UA TECH PARK



AEROSPACE RESEARCH CAMPUS



- **Location:** Township 14.0 Range 14.0E Section 14, 32.217485, -110.980654. Interstate 10 at Cushing Street.
- **Acres:** 2.06
- **Zoning:** (City C-3) Retail/Commercial/Ltd.
- **Utilities:** Full Utilities.