



**HARTMANN**  
COMMERCIAL REAL ESTATE

**FOR SALE**

**VACANT INDUSTRIAL LAND**

**15 Acres**

**Benson, Arizona**

**Parcels :** 123-16-007F

**Zoning:** I-1 (City of Benson)

**Price:** \$3.00 / Sq Ft

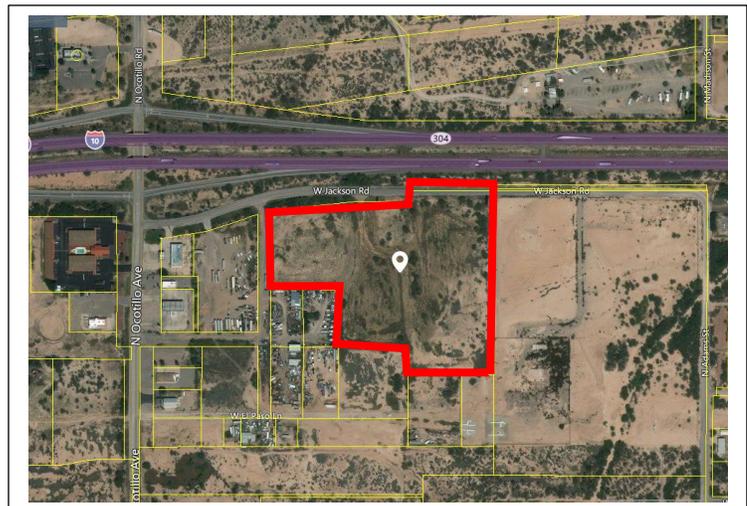
**Utilities:** Electric, natural gas, City of Benson water and sewer and fiber optics available to property line.

**Terms:** Cash;

**Comments:** This lot is part of a 15-acre parcel which can be subdivided into a number of commercial lots of various sizes. It has great I-10 access just off the frontage road at Exit 304 (Ocotillo Rd). One of the few ready for development industrial properties just 2 miles north of the new \$300 million Aluminum Dynamics plant currently under construction.

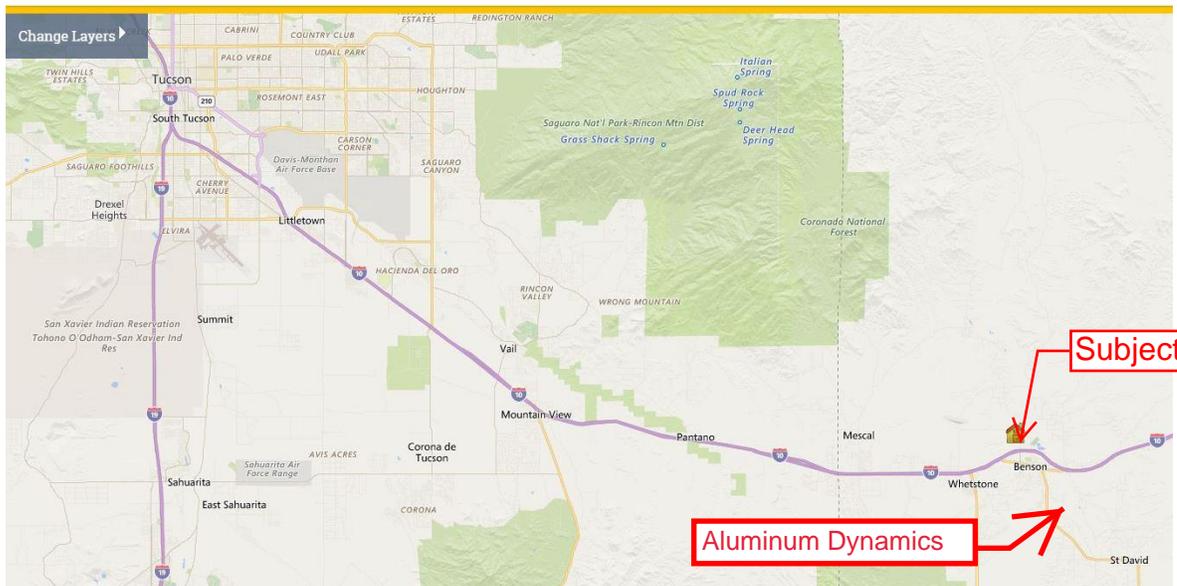
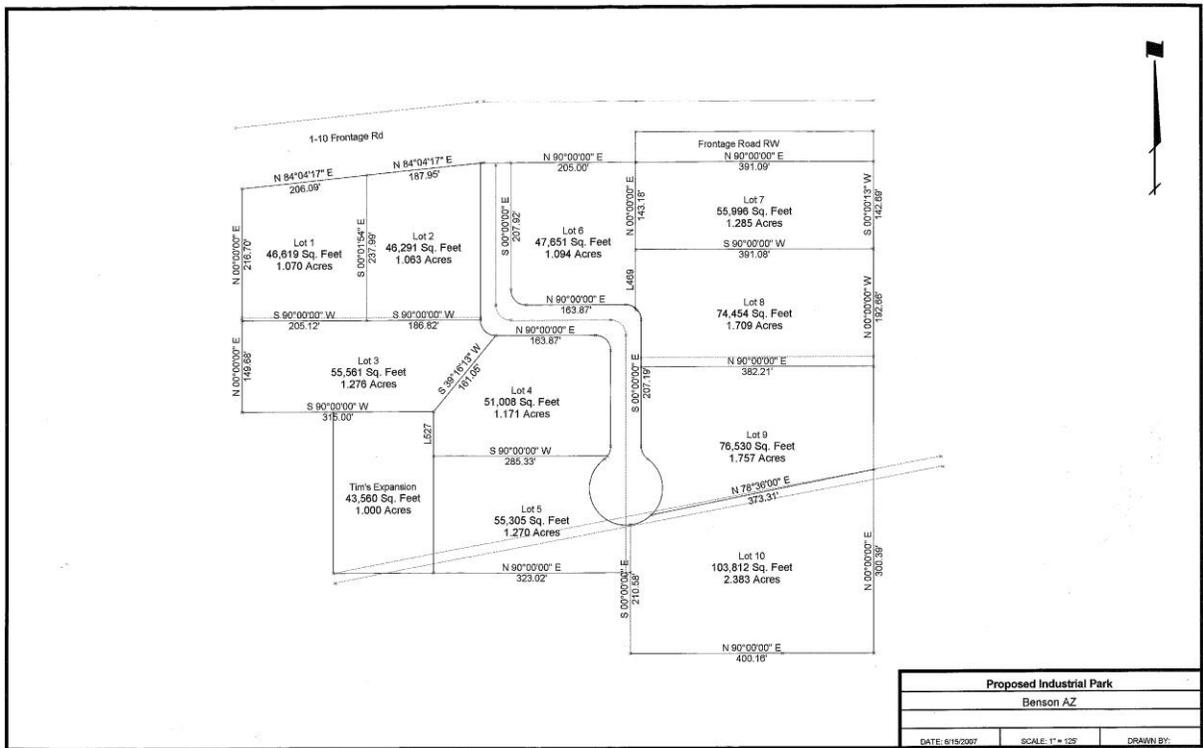
**FOR MORE  
INFORMATION  
PLEASE CONTACT:**

**Alain Hartmann**  
Designated Broker  
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[alain@hcreinc.com](mailto:alain@hcreinc.com)



6075 E Grant Rd, Tucson, AZ 85712  
O: 520.332.6000 C: 520.870.1030

# Potential Split Design



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**Parcel 123-16-007F**  
**Individual Lot Pricing Schedule**  
**Per Concept Plan**

Property consists of the following described real property situated in Cochise County, Arizona:  
**(I-1 Zoned)**

Lot 1	<b>\$4.50 / Sq. Ft</b> (approx.. 46,620 SF)
Lot 2	<b>\$4.50 / Sq. Ft</b> (approx.. 46,290 SF)
Lot 3	<b>\$4.00 / Sq. Ft</b> (approx. 55,560 SF)
Lot 4	<b>\$4.00 / Sq. Ft</b> (approx. 51,000 SF)
Lot 5	<b>\$3.50 / Sq. Ft</b> (approx. 53,300 SF)
Lot 6	<b>\$4.50 / Sq. Ft</b> (approx. 47,650 SF)
Lot 7	<b>\$4.25 / Sq. Ft</b> (approx. 56,000 SF)
Lot 8	<b>\$4.50 / Sq. Ft</b> (approx. 74,455 SF)
Lot 9	<b>\$3.50 / Sq. Ft</b> (approx. 74,530 SF)
Lot 10	<b>\$3.25 / Sq. Ft</b> (approx. 103,800 SF)