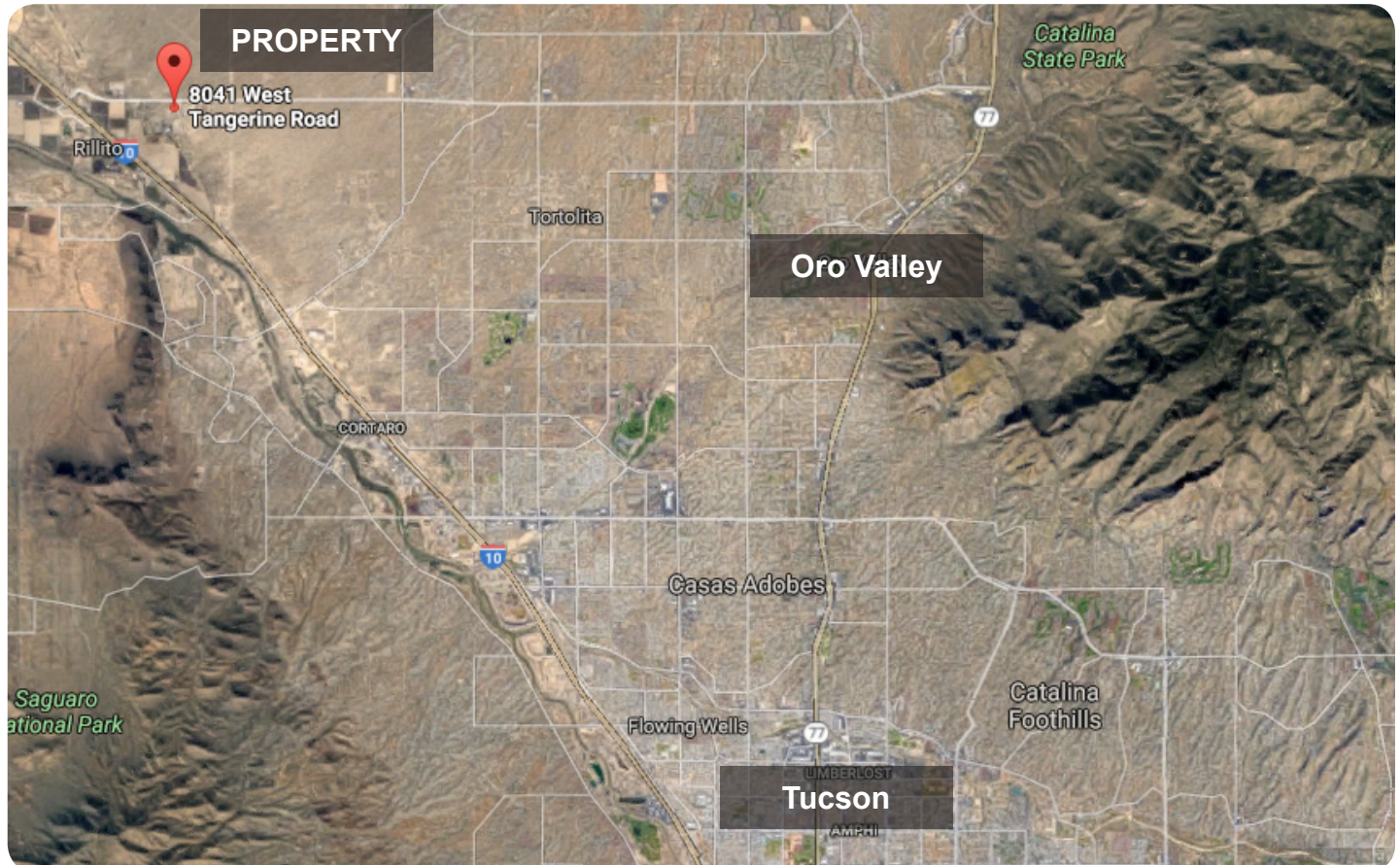


~ FOR SALE ~

8041 W Tangerine Rd., Marana AZ 85658
3.86 Acres Heavy Industrial



Join International Towers New World Headquarters, PVB Fabrications, Inc. and Service Aero Solutions, LLC.

Location: 8041 W Tangerine Road, Marana, AZ 85658, 3.86 Acres, I-10 W to Tangerine Exit 1.5 miles East to Marana Technology Drive (formerly Breakers Road).

- 13 miles to Oro Valley
- 22 miles to downtown Tucson
- 49 miles to Casa Grande
- 85 miles to Nogales, AZ and Mexico
- 96 miles to Phoenix

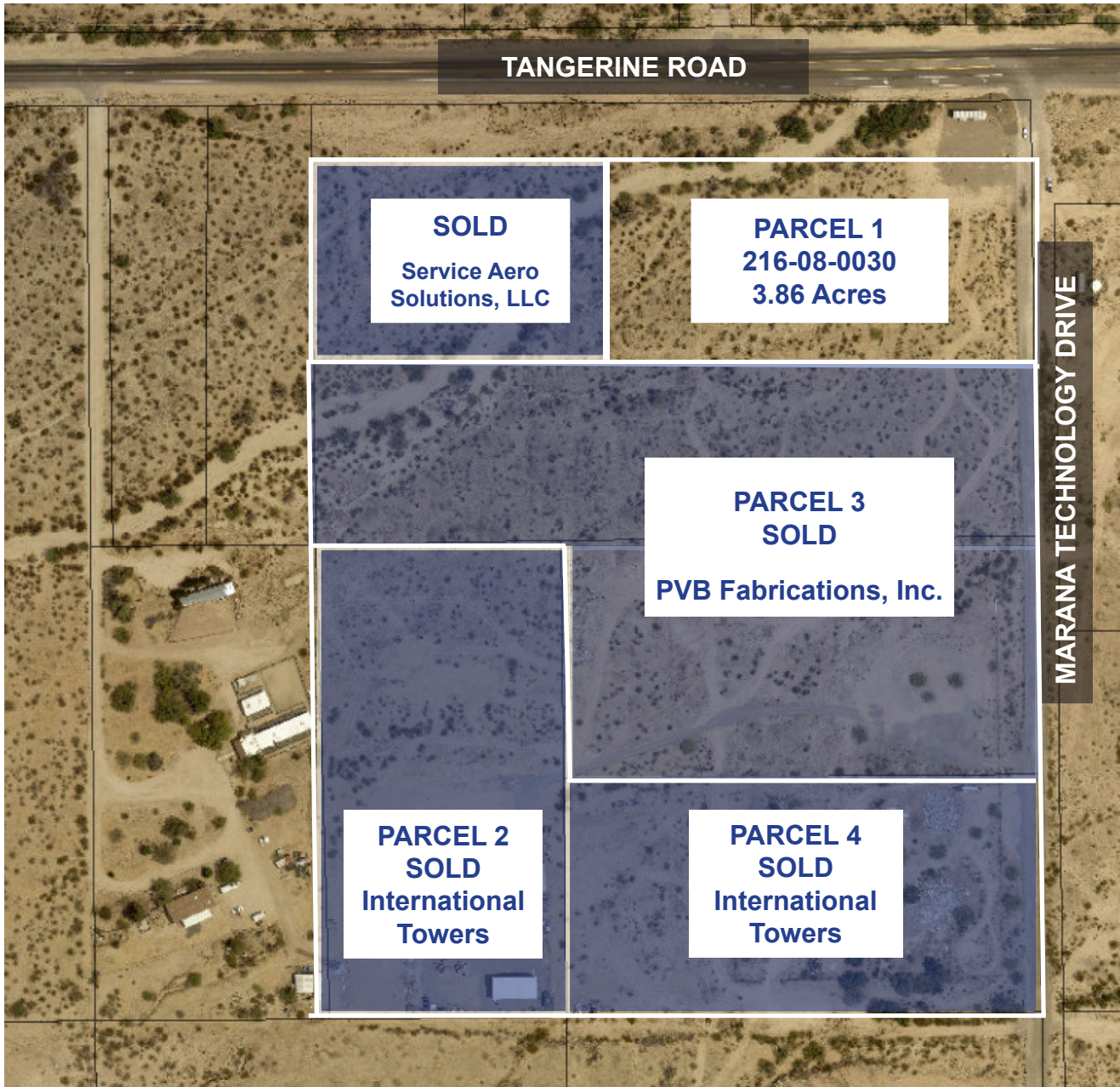
Zoning: Zoned Heavy Industrial with the City of Marana (Retail, Hotel and other uses possible)

PROPERTY FEATURES:

- Join International Towers, PVB Fabrications, Inc. and Service Aero Solutions
- Great access to I-10
- 15 minutes to Oro Valley and City of Tucson
- Marana city water, electricity and fiber optic service to the site



Tom DeSollar, EMS Broker
Direct: 520-400-2732
Email: tom@azfirstprop.com
www.azfirstprop.com



This is the last available parcel(s) in the Marana Technology Campus development. PVB Fabrications, Inc. has purchased the 10 acres South of this parcel for construction of their new corporate headquarters. This parcel has frontage on both Tangerine and Marana Technology Drive. Short term Seller Financing possible.

Price and Terms: \$865,000 - Cash - Submit
 Marana Heavy Industrial Zoning allows for many other uses. Call.

Traffic signal is planned for the intersection of Tangerine and Marana Technology Drive.



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