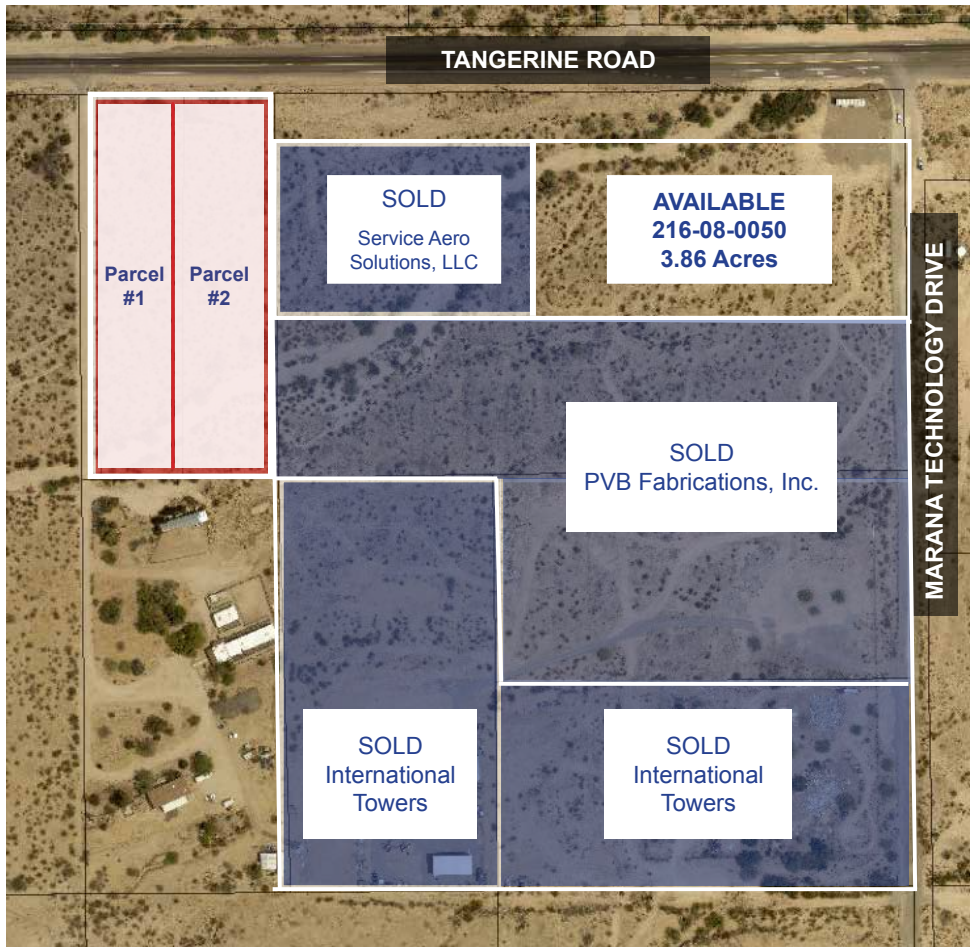


# ~ FOR SALE ~

4 Acres

Interstate 10 Tangerine Exit 1 mile East



- **Parcel #1:** 216-08-005A  
1.75 Acres (76,230 SF)  
Taxes: \$1149.82
- **Parcel #2:** 216-08-0040  
2.31 Acres (100,624 SF)  
Taxes: \$1517.67

Note: A 50' easement will be taken on the north line for the Tangerine Road widening project that is currently underway.



**Property Description:** Consisting of two parcels, this tract of commercial property fronts on both Tangerine Road and a private access road on the West line. The widening of Tangerine Road will allow for an access point between the two parcels. The Town of Marana has also agreed to provide water along the North Line. This property is adjacent to the Marana Technology Campus, which only has one Parcel left. There is construction activity at the Tangerine Road Exit one mile to the West. Industrial, Convenience Store and other construction planned and in progress. To the East is International Towers, Spencer Construction, PVB Fabrications and Service Aero Solutions in the Marana Technology Campus. Oro Valley is 12 miles East and Marana is just to the West across I-10.



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



**Utilities:** Electric on Westline. Town of Marana to provide water main on Tangerine Road Frontage as per widening agreement. Septic Required.

**Zoning:** Town of Marana Large Lot Commercial Zone. Because of the unique location of the property, this zoning classification allows for many uses ranging from Industrial to general commercial. Contact the Town of Marana for verification for your specific use.

**Price and Terms:** \$735,000.  
Short Term Seller Financing Possible.  
Submit.



West Line Road



Area construction



Tangerine Frontage



Property facing East