

## Free Standing Building and Pad



# Available with tenant in place

**Price:**  
\$700,000

**Building Square Feet:**  
Approximately 2,524 SF

**Land Square Feet:**  
Approximately 27,780 SF

**Tax Parcel #:** 221-38-0460

**Built:** 1986

### Property Features

Located on the northeast corner of the 1-10 freeway interchange and West Ina Road in North-west Tucson, AZ.

- Included is a 50 ft. monument pole sign visible from I-10 and shared with Jack in the Box.
- The building has a drive through.
- Jack in the Box, Denny's, McDonald's and several hotels are located nearby.
- Target, Office Max, Lowes, Walgreen's and Costco are also located nearby.
- Current tenant is "Chickenuuevo" Original Mexican Grill Restaurant.
- Located next to TRS Equipment Sales and Rental, Ina Freedom Self Storage, and Motel 6.
- Traffic volume for 2018 is projected at 23,984 on Ina rd. and 41,477 on I-10.

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# FREE STANDING BUILDING and PAD

Available with tenant in place

Free Standing Building and Pad  
4640 West Ina Road  
Tucson, AZ 85741

## Aerial View - Free Standing Building and Pad



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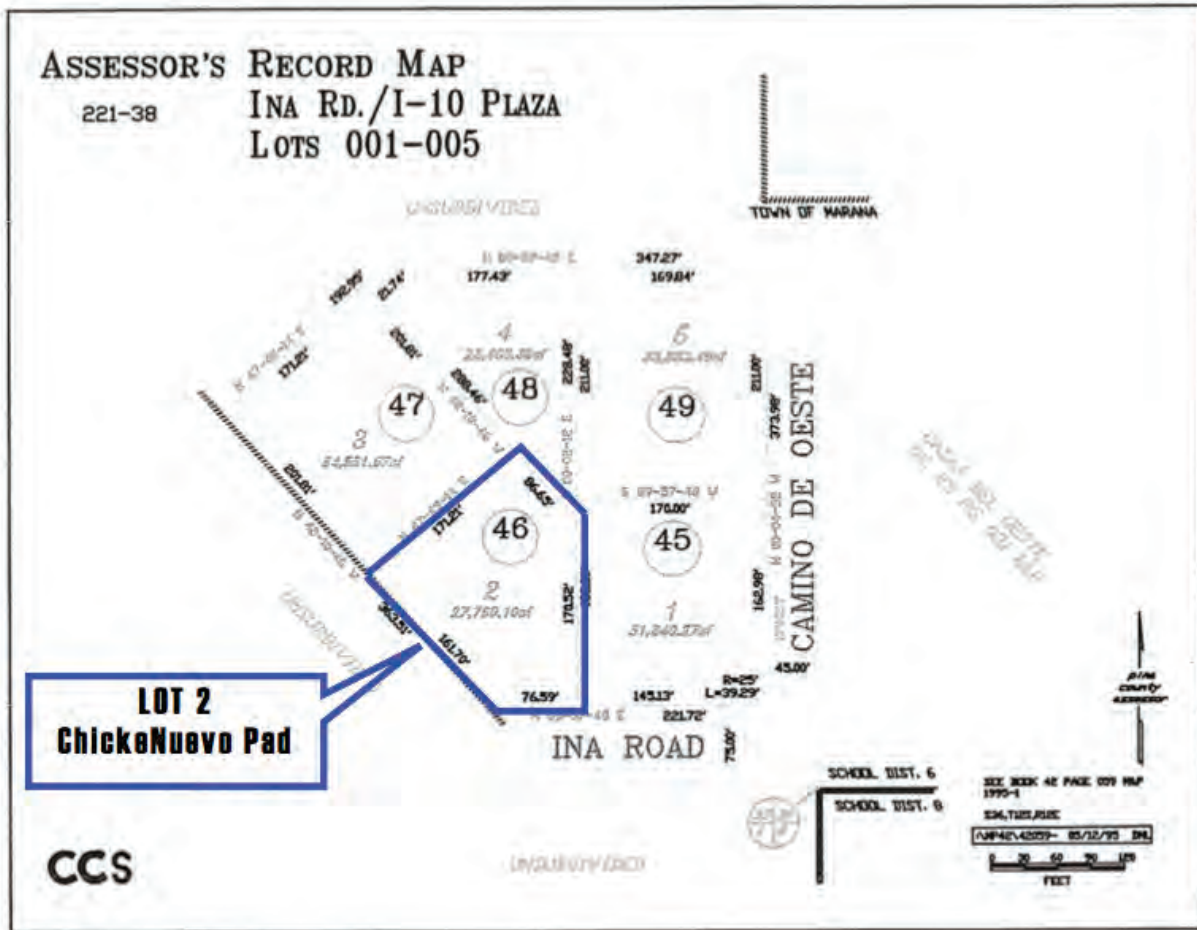
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4640 West Ina Road  
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## Details - Free Standing Building and Pad

**Free Standing Building and Pad**  
4640 West Ina Road  
Tucson, AZ 85741

- For lease/sale with tenant in place.
- Located on the northeast corner of the 1-10 freeway interchange and West Ina Road in Northwest Tucson, AZ.



# ADOT Proposed Freeway Interchange Access Plan



## Ina Road Traffic Interchange Final Design

### PROJECT DESCRIPTION

The purpose of the interchange reconstruction project is to improve traffic operations on I-10 and on the Ina Road traffic interchange. The project consists of widening I-10 to three lanes in each direction and Ina Road to two lanes in each direction from Silverbell Road to Camino de la Cruz.

The project will enhance safety by eliminating the existing at-grade crossing of Ina Road and the Union Pacific Railroad (UPRR) and building an overpass taking Ina Road over I-10. I-10 will be lowered as part of the new Ina Road overpass construction. The project will also construct two structures over the Santa Cruz River. The eastbound and westbound frontage roads will be elevated to intersect with the new vertical alignment of Ina Road. The project also includes concrete box culverts, retaining walls, grading, asphalt concrete, drainage facilities, water and sewer relocations, traffic signals, signing, pavement markings, lighting, landscape and irrigation along the interstate, the frontage roads and Ina Road. There are numerous utility relocations that will take place prior to and during the construction of these improvements.



### PROJECT TIMELINE



For more information, please contact ADOT Senior Community Relations Officer, Paki Rico: **520.388.4233**, [PRico@azdot.gov](mailto:PRico@azdot.gov), or go to [azdot.gov/InaTI](http://azdot.gov/InaTI), [projects@azdot.gov](mailto:projects@azdot.gov), or **855.712.8530**.