

# Free Standing Building and Pad for Sale, Lease, or Build to Suit



**WHIRLYGIG  
PROPERTIES, LLC**

**7221 N. Camino De Oeste  
Marana, Arizona 85741**



**Sale Price: \$1,250,000.00**

**Lease Price: \$18.00 S.F. NNN**

**Building Square Feet:**  
Approximately 2,888

**Land Square Feet:**  
Approximately 31,890

**Assessor Parcel Number:**  
221-38-0450

**LYNN TAYLOR**  
lynn@whirlygig.com  
**520-546-9003**  
**BARRY KITAY**  
barry@whirlygig.com

## Property Features

Located on the northeast corner of the 1-10 freeway interchange and West Ina Road in Marana, Arizona.

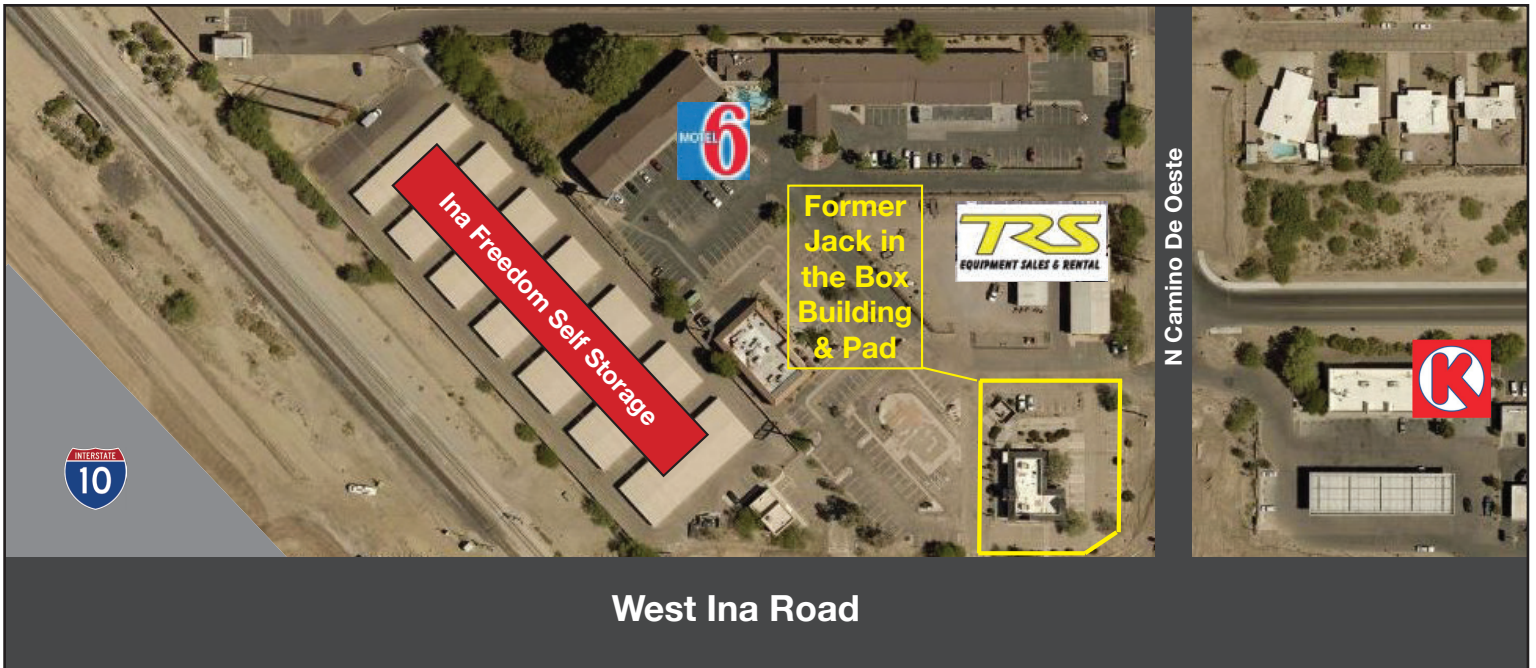
- Included is a 50 ft. monument pole sign visible from I-10 and shared with adjacent lot (formerly Chicken Nuevo, also available.)
- Located next to TRS Equipment Sales and Rental, Ina Freedom Self Storage, and Motel 6.

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## Aerial View - Free Standing Building and Pad for Sale, Lease, or Build to Suit



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Whirlygig Properties, LLC >> Commercial Real Estate Excellence

PO Box 31058, Tucson, Arizona 85751-1058 520-546-9003 [www.whirlygig.com](http://www.whirlygig.com)



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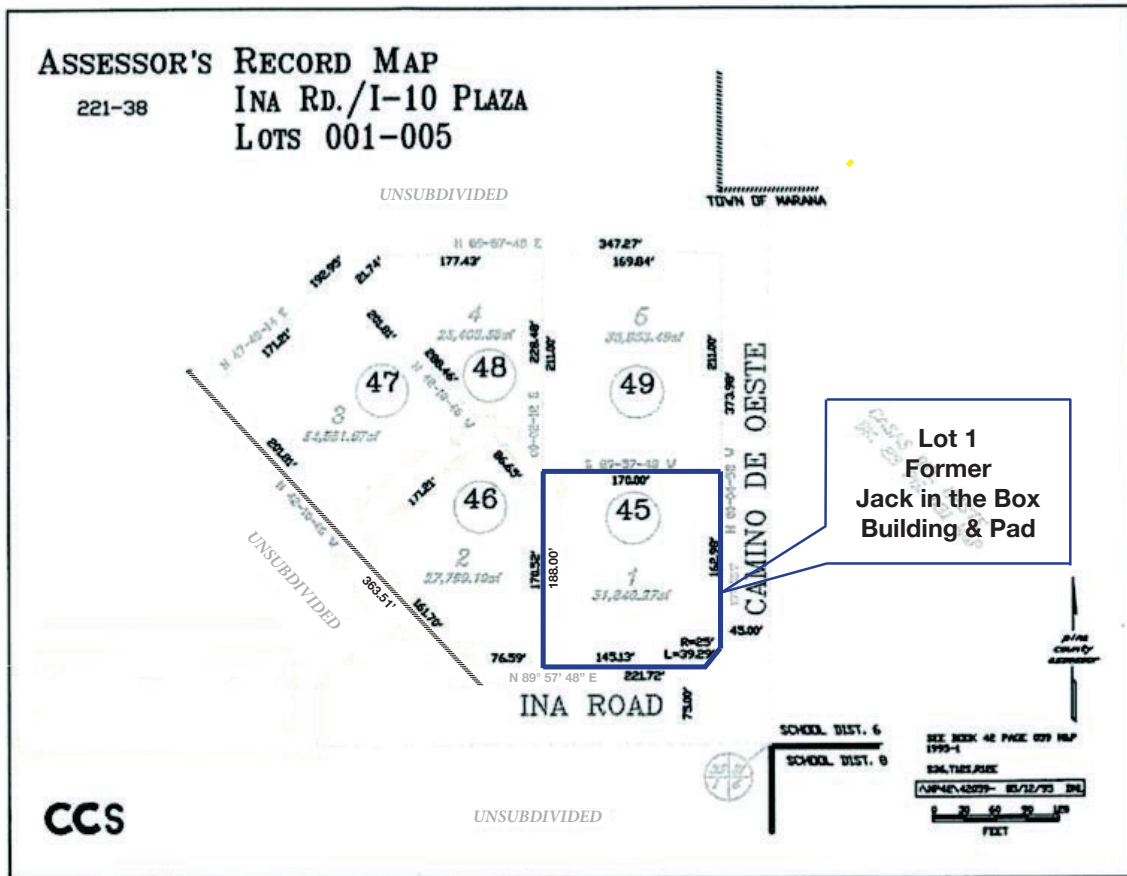


## Details - Free Standing Building and Pad for Sale, Lease, or Build to Suit

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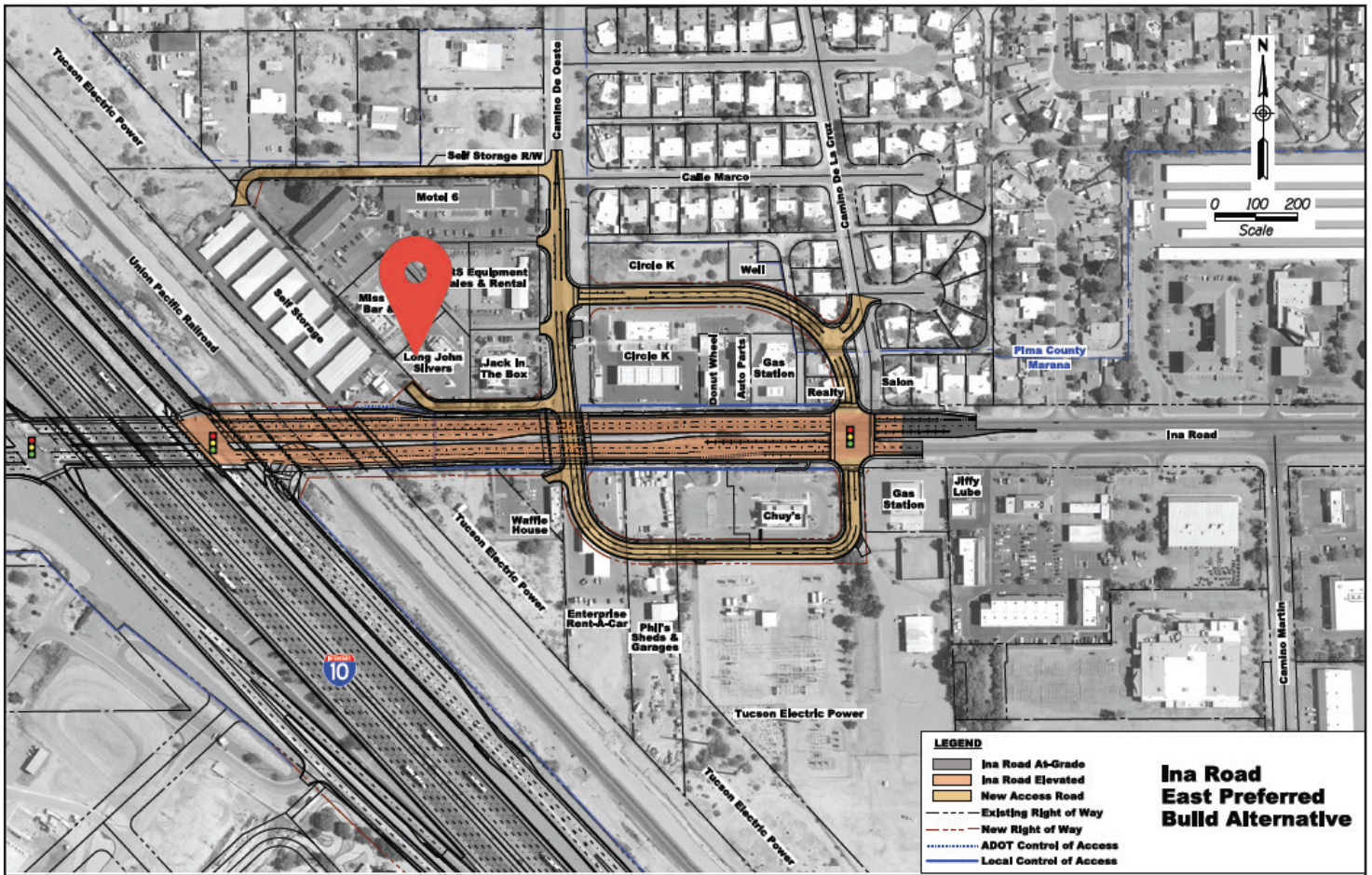


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## ADOT Proposed Freeway Interchange Access Plan



Traffic volume for 2018 is projected at 23,984 on Ina Road and 41,477 on I-10.