

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



7221 N. Camino De Oeste  
Marana, Arizona 85741



**Sale Price:** \$600,000.00

**Lease Price:** \$14.00 S.F. NNN

## Building Square Feet:

Approximately 2,888

## Land Square Feet:

Approximately 31,890

## Zoning:

VC (Village Commercial)

## Property Features

Located on one of Tucson's major east/west and north/south corridors, the northeast corner of the 1-10 freeway interchange and West Ina Road in Marana, Arizona.

- Included is a 50 ft. monument pole sign, that can be increased to 65 feet, 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



Located next to Motel 6,  
Ina Freedom Self Storage,  
TRS Equipment Rental and  
Circle K.

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





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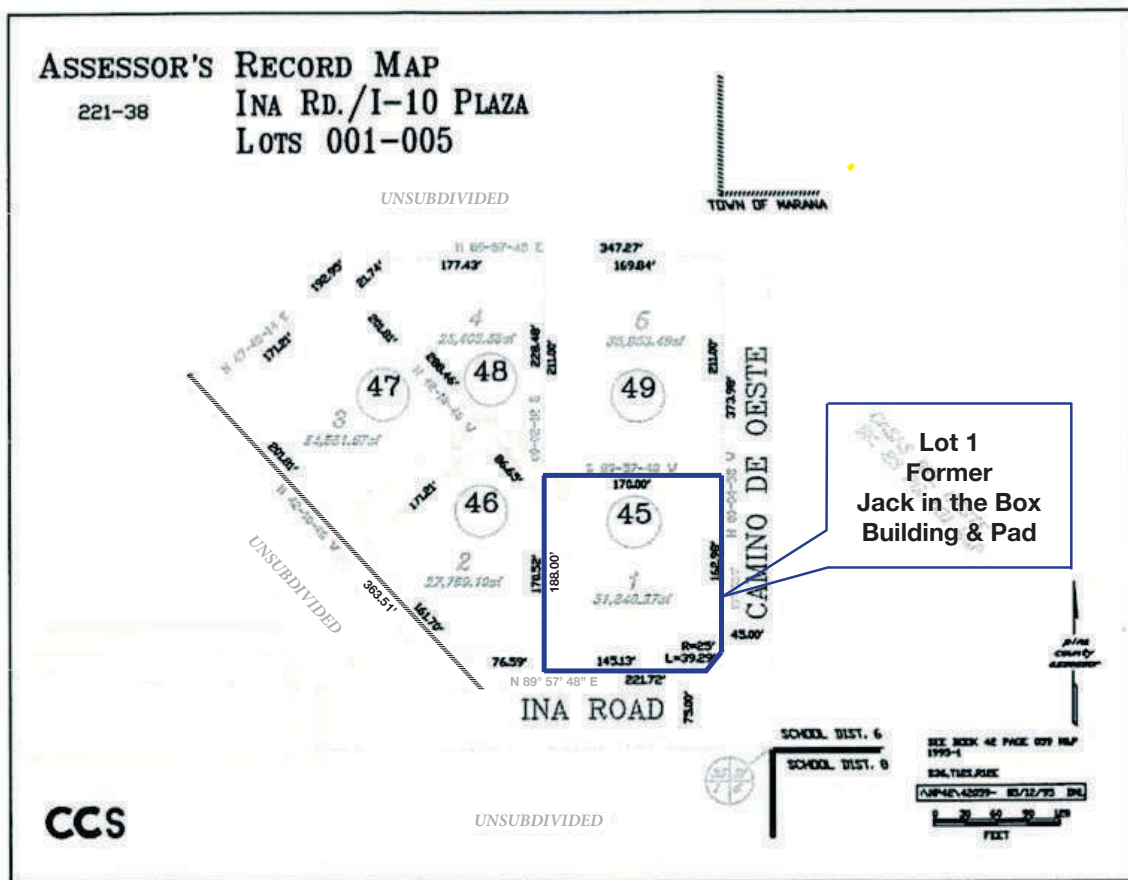
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## Details - Free Standing Building and Pad for Sale, Lease, or Build to Suit

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- Village Commercial Zoning allows a variety of retail, office, medical, hotel and entertainment.
- Quick access to Interstate 10 and Ina Road.
- Cross Access Easements



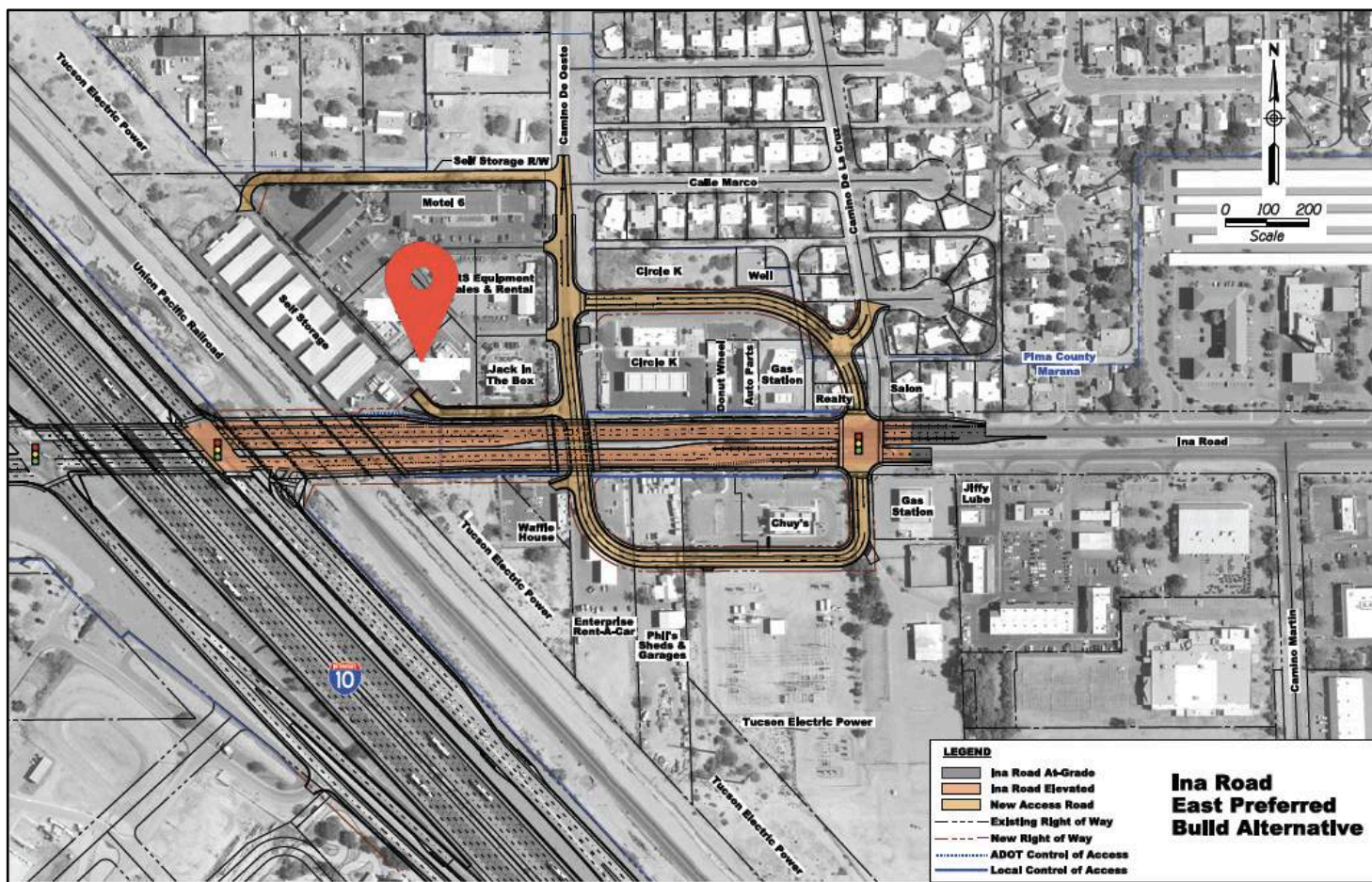
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WHIRLYGIG  
PROPERTIES, LLC

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## ADOT Freeway Interchange Access



Traffic volume 92,000+ on Interstate 10.