

FOR SALE



# Silverbell Gateway

**\$9,000,000**

**Powerful Market Location**  
**47.35± Acres**

Can be sold in smaller parcels or bulk

This 47± opportunity consists of three parcels in Marana with easy access to both Ina Road and Silverbell. Located less than one mile from I-10, it offers convenient freeway access for regional markets as well as the local market. Topography is flat for easy build. Parcels immediately to the west are available for a larger footprint.

Can be sold for build to suit in part or bulk.  
 Owner will consider a joint venture.

<b>Location:</b>	Located just off the NE corner of Silverbell and Ina Roads. 1 Mile to Interstate 10 at Ina Rd. Close proximity to Marana Regional Park and Pavillions Retail Center	
<b>Zoning:</b>	Light Industrial	
<b>Parcel Numbers:</b>	226-32-016A, 226-32-013C, 226-32-010G	
<b>Utilities:</b>	Water:	City of Tucson (at site)
	Sewer:	Pima County Wastewater (at site)
	Power:	TEP (at site)
	Gas:	Southwest Gas (at site)

*Exclusively Represented by:*  
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