

INA 10 FLEX CENTER

| 7051 N CAMINO MARTIN
TUCSON, AZ 85741



6298 E. Grant Rd., Suite #100
Tucson, AZ 85712
P: 520.296.0200 / F: 520.296.1571
www.larsenbaker.com

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Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen – Designated Broker – Owner/Agent.

AVAILABILITY

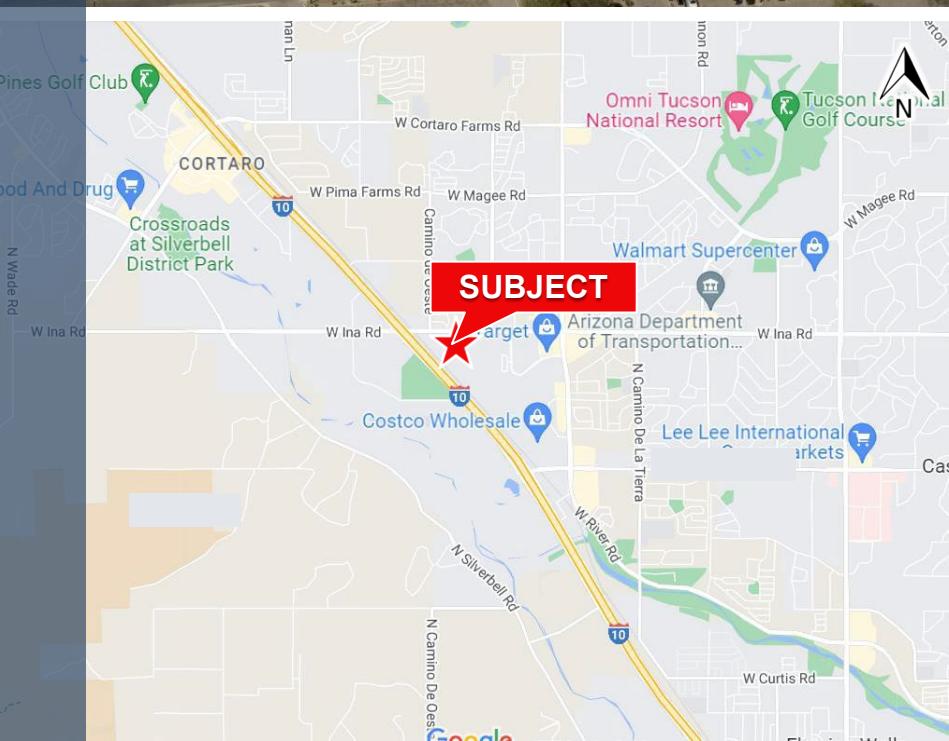
Suite: 110	+ 7,000 sf
Split Yard	+ 6,750 sf each
A, B, C, D:	+ 27,000 sf, Secured Yard
Combined Lot Size:	
Yard Lease Rate:	\$4k/month NNN
Suite Lease Rate:	\$12/psf NNN
	NNN~\$3.50 sf

PROPERTY FEATURES

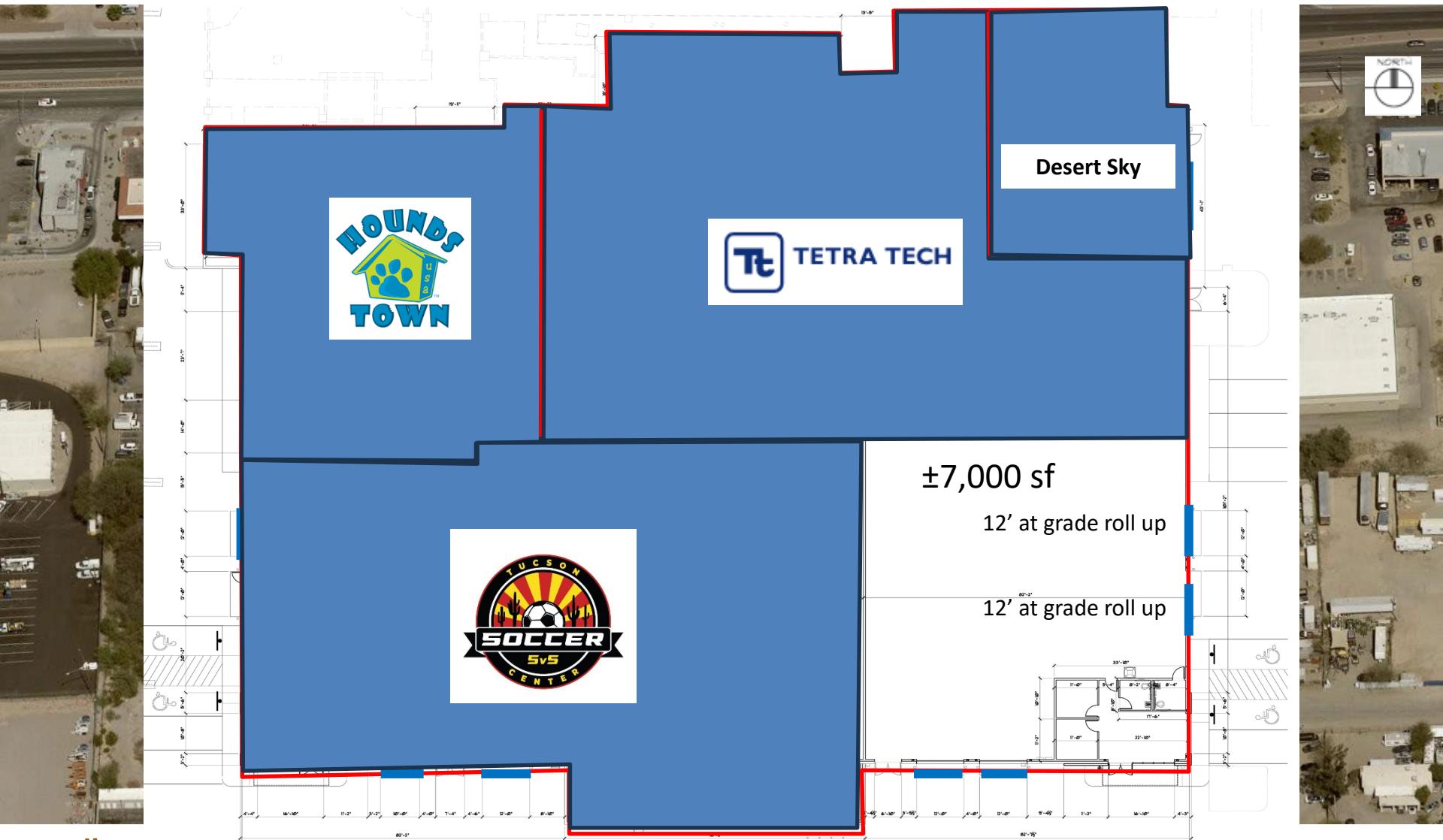
Zoning: **Heavy Industrial Town of Marana**
Tax Parcel: **101-05-007D**

PROPERTY HIGHLIGHTS

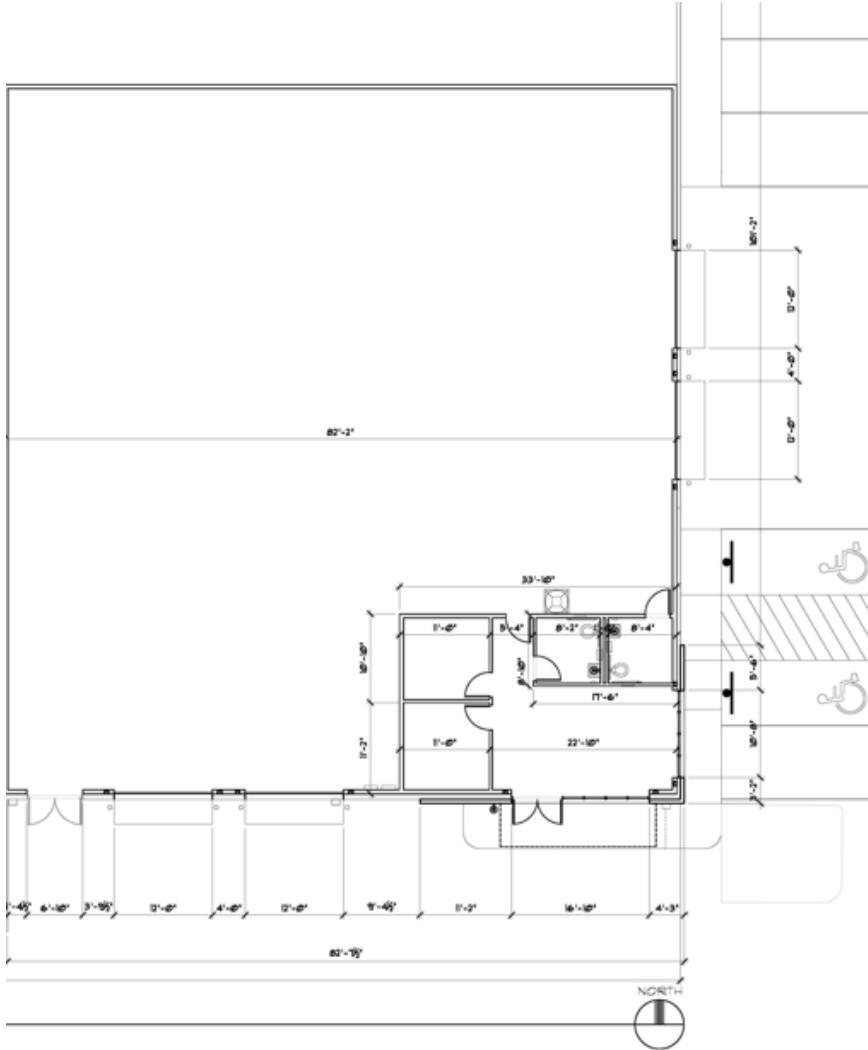
- Heavy Industrial Zoning allows a wide variety of uses
- Fully Air-Conditioned Modular Building
- Secured Yard space
- Located directly adjacent to the newly-completed Interstate 10/Ina Road interchange



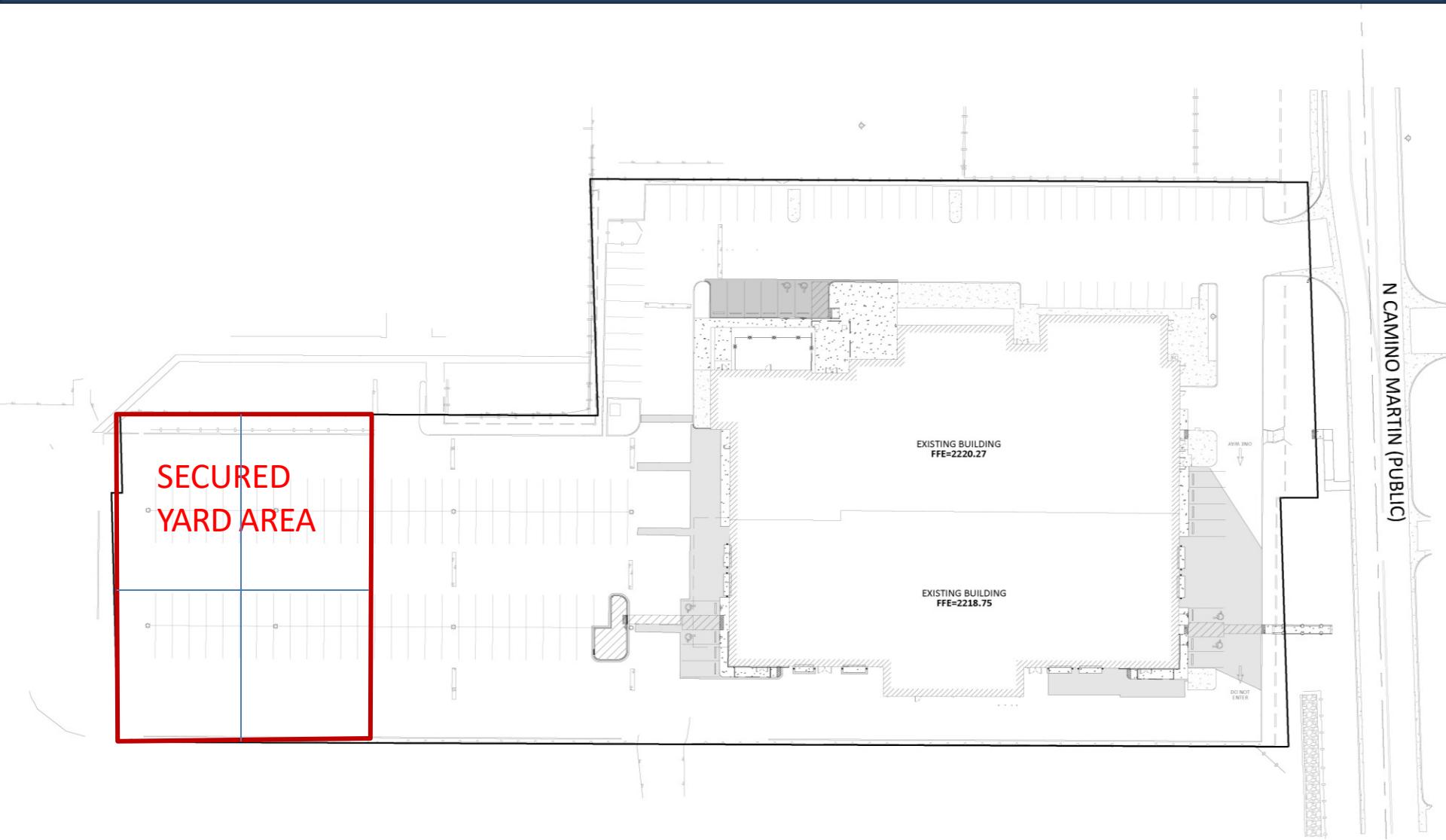
FLOORPLANS



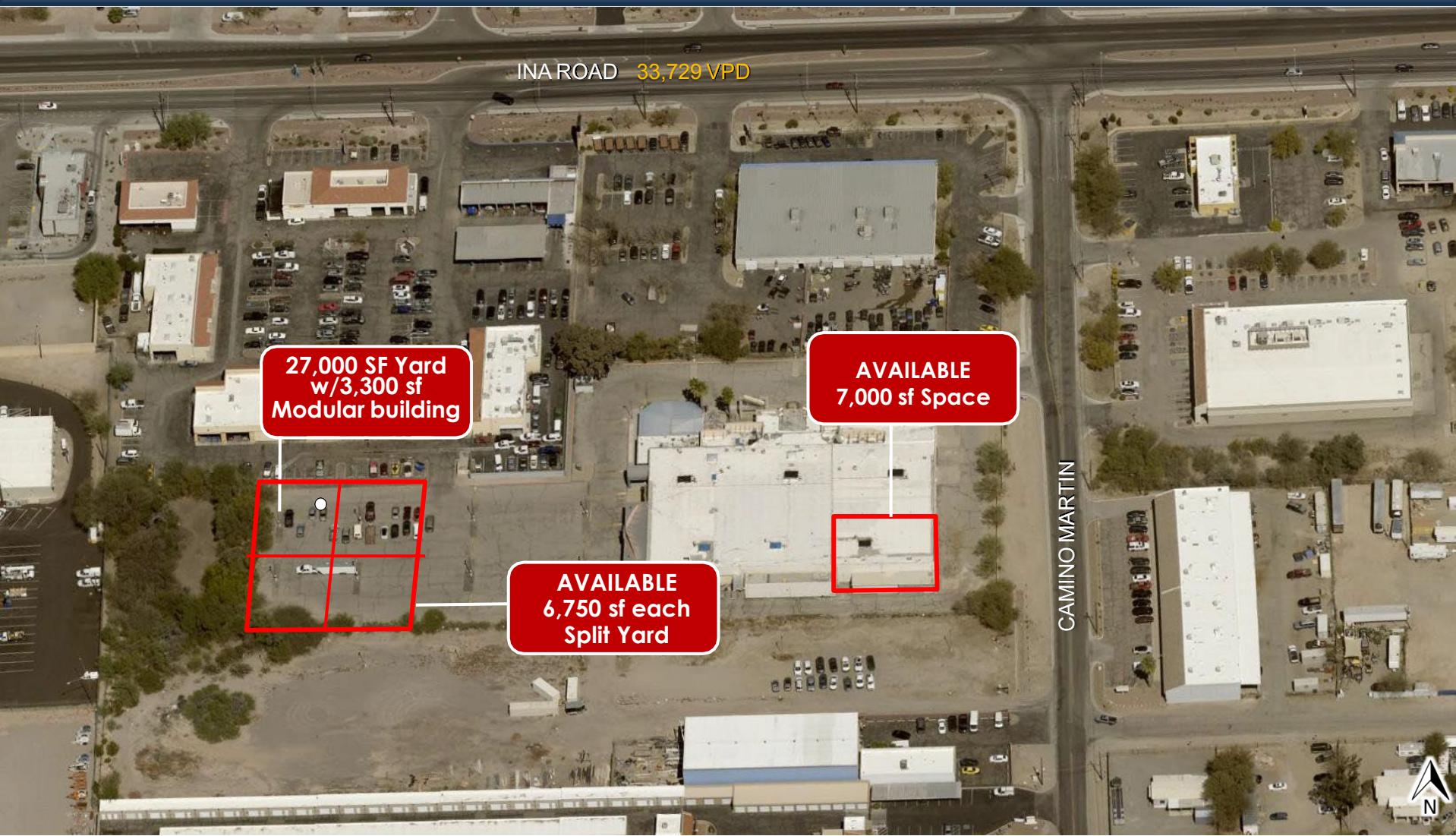
FLOOR PLAN- Suite 110



SITE PLAN



AERIAL VIEW



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DEMOGRAPHICS (2023)

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	5,356	56,704	122,491
Average Family Income	\$80,141	\$77,491	\$79,992
Employees	6,121	22,797	46,670
(2020) Total Retail Expenditures	\$60.5 M	\$661.79 M	\$1.51 B

