

**OFFICE**

**1,639 SF Office space**
**Lease Rate: \$2,450/mo. MG**
**Property Features**

- Contractors yard & office
- Commercial property
- Easy access to I-10 off Exit 242, Avra Valley Road
- Within Avra Valley Fire Department district
- Located near Avra Valley Airport
- Significant 1-10 visibility
- Adjacent to multiple retail services, restaurants, hotels, etc. on Cortaro Farms Road

**Property Highlights**

Yard Size	14,000 SF Yard
Zoning	CB-2, General Business
Power	200 amp, 120/240V, Single Phase
Cooling	HVAC
Utilities	Rillito water Tucson Electric Power Cable & TV No gas – Can be installed
Pima Tax Parcel No.	Portion of 216-13-077A

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**FOR LEASE**

**11511 N. Casa Grande Hwy**

North Interstate 10 Eastbound Frontage Road  
Marana, AZ 85563

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**Property Photos**



For more information, contact:

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**OFFICE**



**I-10 North**



**I-10 East**





**OFFICE**



**From Tucson:**  
North on I-10 to Marana. Take Exit 240 at Tangerine Rd. Turn west (left) at off-ramp light, then left onto eastbound Frontage Road. Property will be located less than a mile on the west side.