



COMMERCIAL LAND

Land Area Total: 176,854 SF (4.06 Acres)
Sale Price: \$535,000.00 (\$3.02/SF)

Property Details

Assessor Parcel No.	Parcel #1: 216-08-005A a 1.75 acre (76,230 SF) Pima County Assessor Number 216-08-005A. Parcel #2: 216-08-0040 a 2.31 acre (100,624 SF) Pima County Assessor Number 216-08-0040.
Property Taxes	2021 both Lots \$2,667.49 216-08-005A \$1,149.82 216-08-0040 \$1,517.67
Zoning	Town of Marana (Large C Lot Zone)

Per the Town of Marana Zoning Department:
 APNs 216-08-0040 and 216-08-005A per your request. Both parcels are zoned C, Large lot zones, which make allowances for development that is residential, commercial, industrial, or quasi-public land use. However, the allowed development will depend on the surrounding zoning. Since Heavy Industrial is located in close proximity to these parcels (directly West) it appears that industrial uses/development would be likely. But it is always best to defer to the Town of Marana first in determining a specific use before assuring anyone that the use would be allowed. I would suggest marketing these parcels as having potential for industrial but defer to the Town of Marana for determination. I hope that this helps to clarify the situation.



Andrew Keim
Industrial Properties
 +1 520 546 2763
 akeim@picor.com

PICOR Commercial Real Estate Services
 5151 E. Broadway Blvd, Suite 115
 Tucson, Arizona 85711
 phone: +1 520 748 7100
 picor.com

Plat Map

COMMERCIAL LAND

ASSESSOR'S RECORD MAP

SECTION 05, TOWNSHIP 12 SOUTH, RANGE 12 EAST

216-08 NE4
-09 NW4
-10
-11
-12

FORMERLY
202-84 NW4
-85 NE4
-86
-87
-42

