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# Silverbell Gateway

**\$ 6,098,000**

<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, 226-32-010G
<b>Utilities:</b>	Water: City of Tucson (at site) Sewer: Pima County Wastewater (at site) Power: TEP (at site) Gas: Southwest Gas (at site)

This 28± opportunity consists of two parcels 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. Owner will consider a joint venture

**Zoned Light Industrial**

**28± Acres**

*Exclusively Represented by:*  
**Tucson Realty & Trust Co.**  
**Hank Amos**

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