

# TANGERINE COMMERCE PARK

1-10 & TANGERINE RD | MARANA, AZ  
19.56 ACRES

## RETAIL PADS AVAILABLE



Roche (Ventana) adding 65K SF Bldg

Roche

SOUTHWEST GAS

CTI

U-HAUL

LOT 10 PAD FOR LEASE

LOT 4 PADS FOR SALE

LOT 6 PADS FOR SALE

FOR SALE

Lot 4: ±7.8 Acres  
Lot 6: ±11.7 Acres

GROUND LEASE

Lot 10: ±0.99 Acre

**Per Marana Development Services Website**

- ① Two Distribution Centers Totalling ±2,000,000 SF
- ② Mandarin Specific Plan (±2,500 homes)  
Tortolita Shadows Specific Plan (±1,788 homes)

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# Property Highlights

## Site & Location

**TANGERINE**  
COMMERCE PARK

### AVAILABLE BUILDING PADS

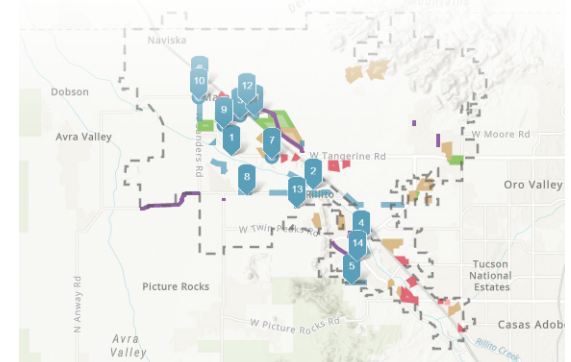
LOT 4: APN: 215-01-0160	±7.83 Acres (341,014 SF) per Pima County
LOT 6: APN: 215-01-0180	±11.73 Acres (510,994 SF) per Pima County
LOT 10: APN: 215-01-0220	±0.99 Acre (43,192 SF) per Pima County
Land Use	Specific plan land use of mixed use commercial (Wide range of commercial uses are permitted).
Building Pads For Sale	Possible build-to-suit (Pad 4 & Pad 6)
Utilities	Marana Water & Sewer
Location	<ul style="list-style-type: none"> <li>• Just east of Gladden Farms, a 1,350 Acre master-planned community</li> <li>• Just east of Roche (Ventana Medical) that is adding another 60k SF Building</li> <li>• Located at the Tangerine Rd exit of I-10</li> <li>• ±78 Minute drive to Chandler, AZ via I-10</li> <li>• ±27 Minute drive to Tucson, AZ via I-10</li> </ul>
Sale Price (Pads 4 & 6)	<b>\$20.00 Per SF</b>
Lease Rate (Pad 10)	<b>Call Agent</b>

Explore the marana developmental services interactive map.

*The below Link will take you to:*

- Community Improvements
- Transportation
- Commercial New Build
- Commercial Remodel
- Residential
- Land Use
- Business Licenses

[Click here to explore MARANA](#)



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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# Proximity Aerial

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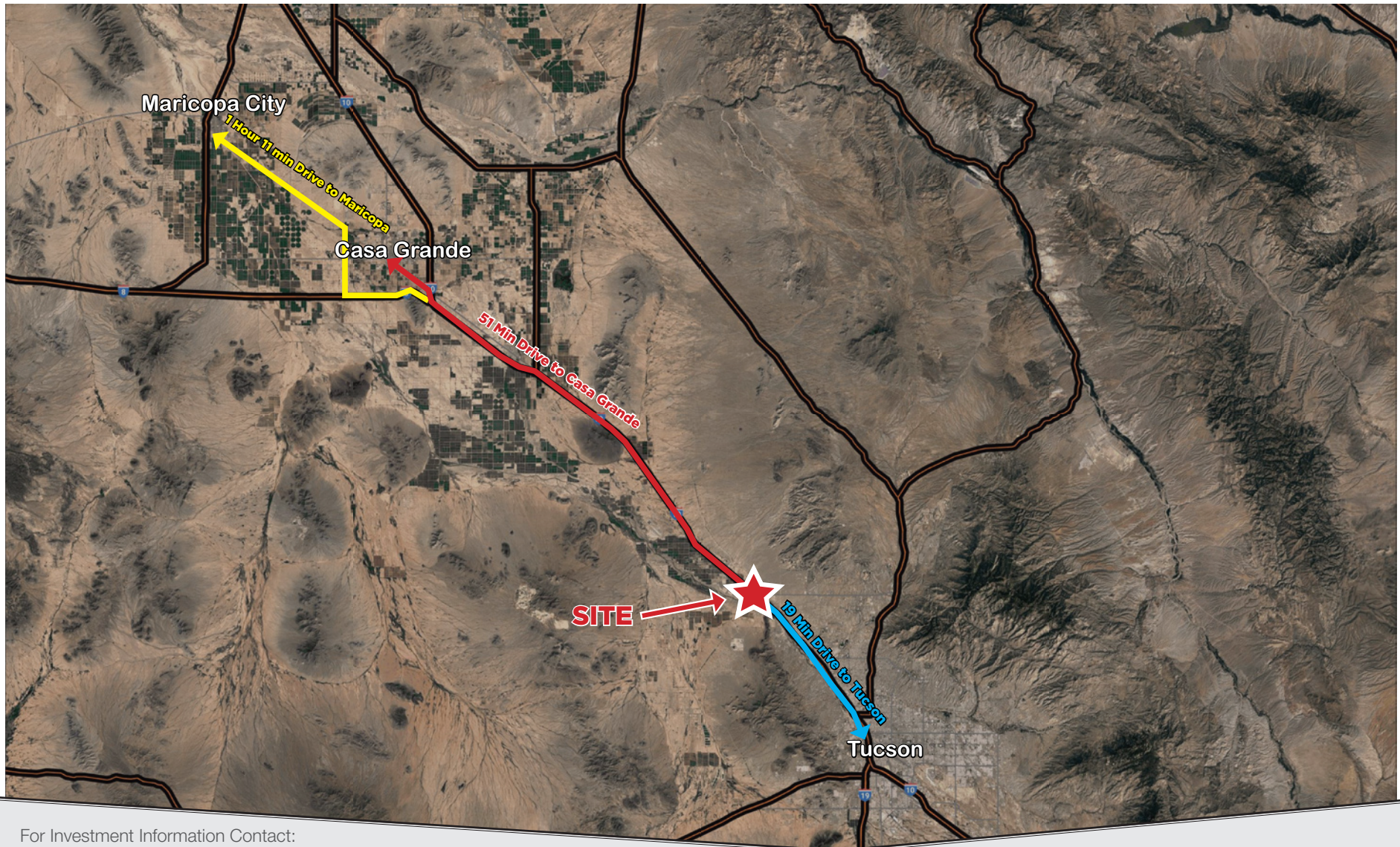
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# Regional Map

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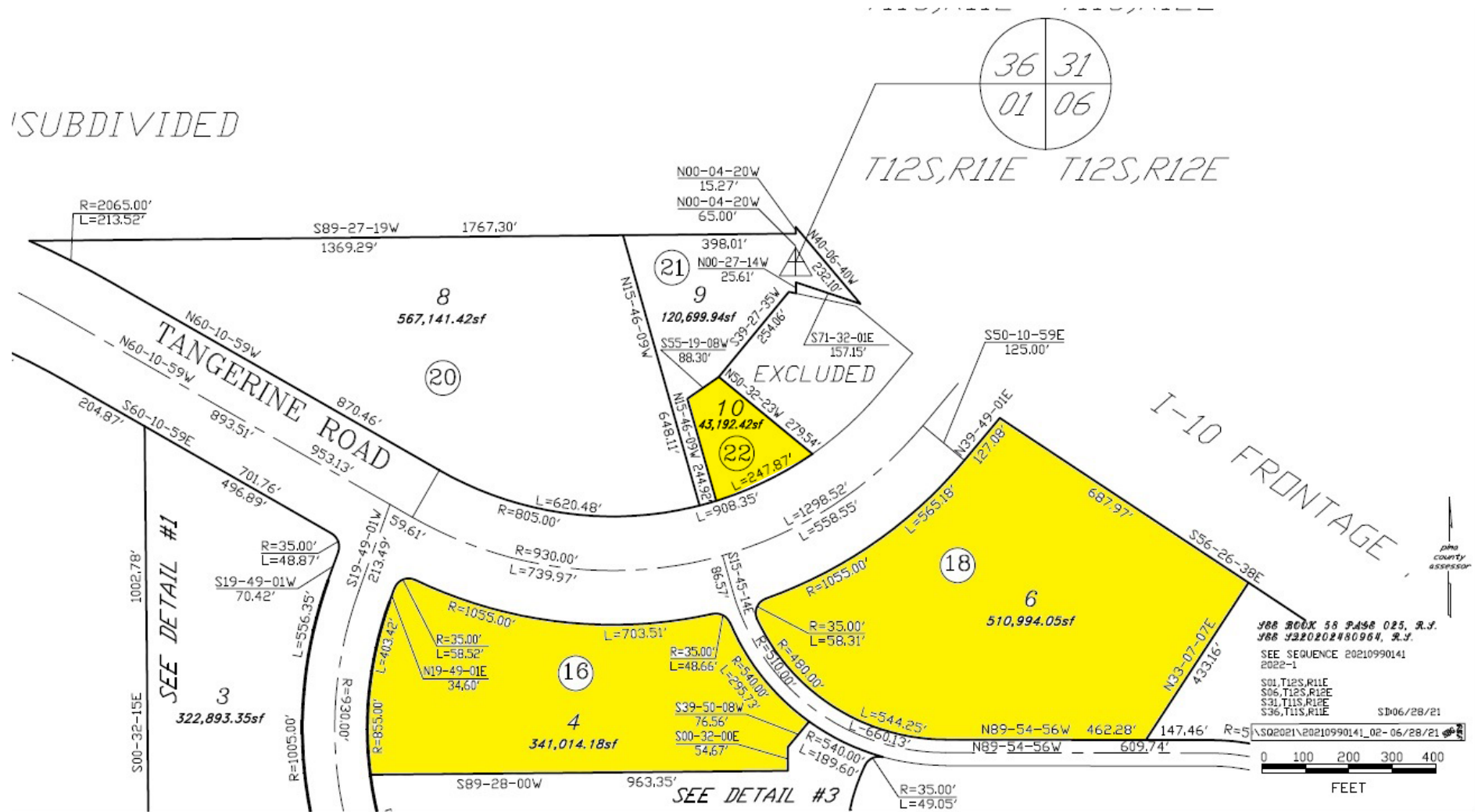
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# Plat Map

## Site Details

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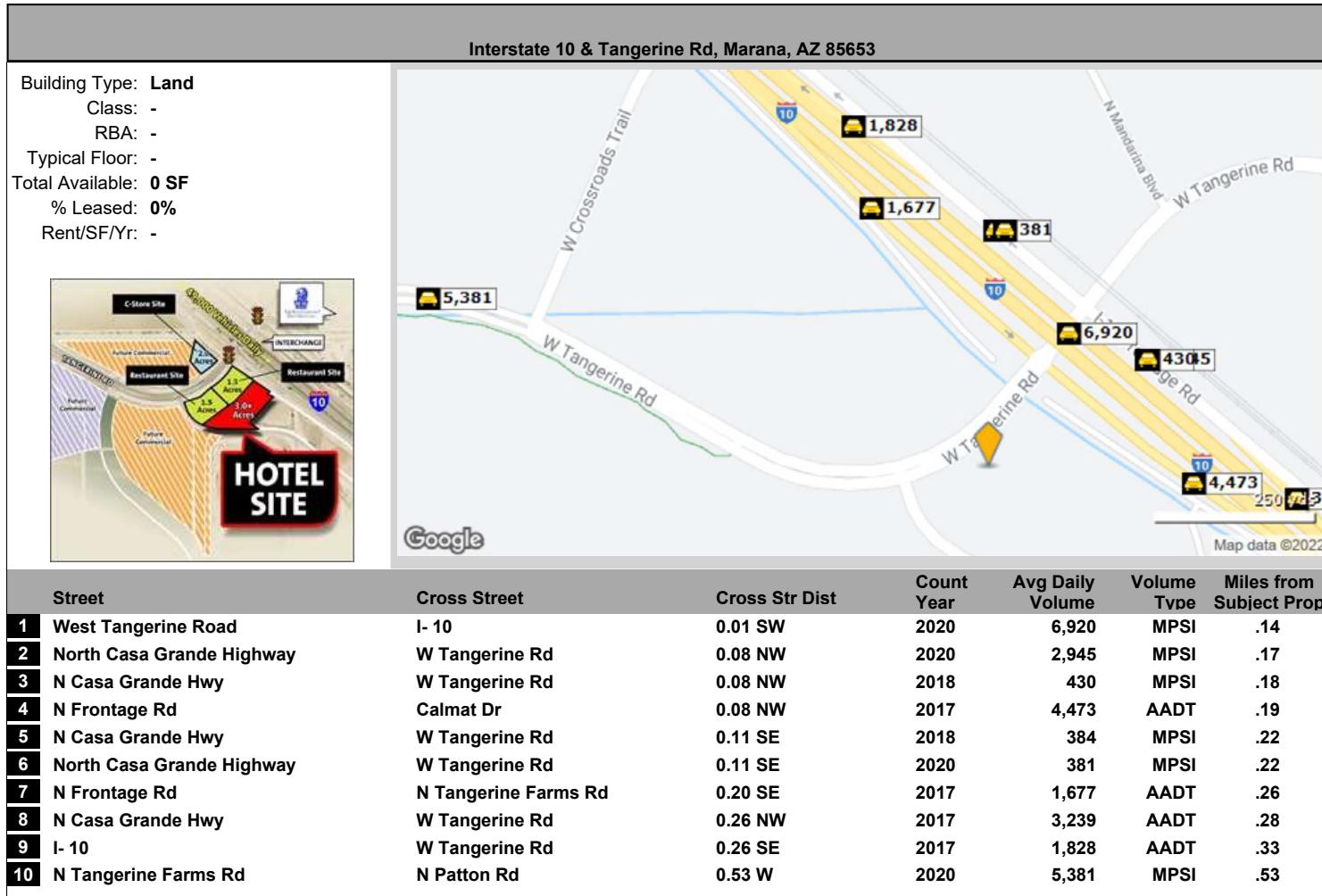


# Local Map

## Traffic Counts

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# About the Site

## Site Details

# TANGERINE

## COMMERCE PARK

The Central Arizona Project is designed to bring approximately 1.5 million acre-feet of Colorado River water per year to Pima, Pinal and Maricopa Counties.

The Cap Canal runs through the middle of the project site towards the Santa Cruz River.

The Cap Canal Easement has been included in all exhibits of this document. In addition to the applicable Land Use Regulations for uses within the easement, the following regulations shall apply to this easement.

- No structures shall be constructed within the easement. As used herein, structures do not include agricultural uses, parking lots, roadways, sidewalks, signs (provided the foundations for the sign are no greater than two feet), and underground utilities.
- Underground utilities shall not be constructed transverse to the pipeline without the prior approval of the United States or its agent for the pipeline.
- Notice of construction shall be provided to the United States and shall not affect the integrity of the CAP line. In no event shall the cover over the CAP pipeline be modified in a manner that reduces cover over the pipeline to less than seven feet or more than ten feet.



The Following regulations shall apply to Commerce Park Designations:

### a. Permitted Uses

- Professional, Administrative and Financial offices
- Hotel/motel/Restaurants
- Cocktail lounge operated within a restaurant.
- Drive through facilities associated with a restaurant, retail or service use
- Sale of retail products including grocery, specialty foods, household goods, business products, office equipment, furniture, department store, medicine, books, appliances, home and garden, plumbing fixtures, clothing, shoes, hardware, flowers, bicycles, sporting goods, convenience store, auto parts, florist, jewelry, and pet shop and other products of a similar land use intensity.
- Commercial services banking, insurance, health and beauty, fitness, veterinary, appliance repair, kennel (subject to Section 08.04 of the Town of Marana Land Development Code), laundromat, funeral and crematory services, catering, barber shop, bakery, childcare and educational facilities shop and other services of a similar land use intensity.
- Contractors' offices and contractor yards
- Entertainment such as movie theatre, skating video games, pool hall (but excluding any adult entertainment venues)
- Automobile and other vehicle sales
- Automobile, automobile service station and other vehicle service including tire, transmission, upholstery, windshields, engine repair, body repair/painting, car wash and similar services
- Plant nurseries
- Medical uses including office, ambulatory care, hospice and hospital.
- Churches and other places of worship
- Research and Development including testing laboratories
- Manufacturing and assembly except manufacturing uses or processing that are prohibited under the Light
- Industrial zone of the Town Code or such similar land use category as the Town Code is amended from time to time
- Distribution and storage warehouses and including self storage units
- Agriculture
- All uses allowed under the RC zone within the Town of Marana Land Development Code and such similar land use code category as the Town Code is amended from time to time
- Uses of a comparable intensity as determined by the planning administrator

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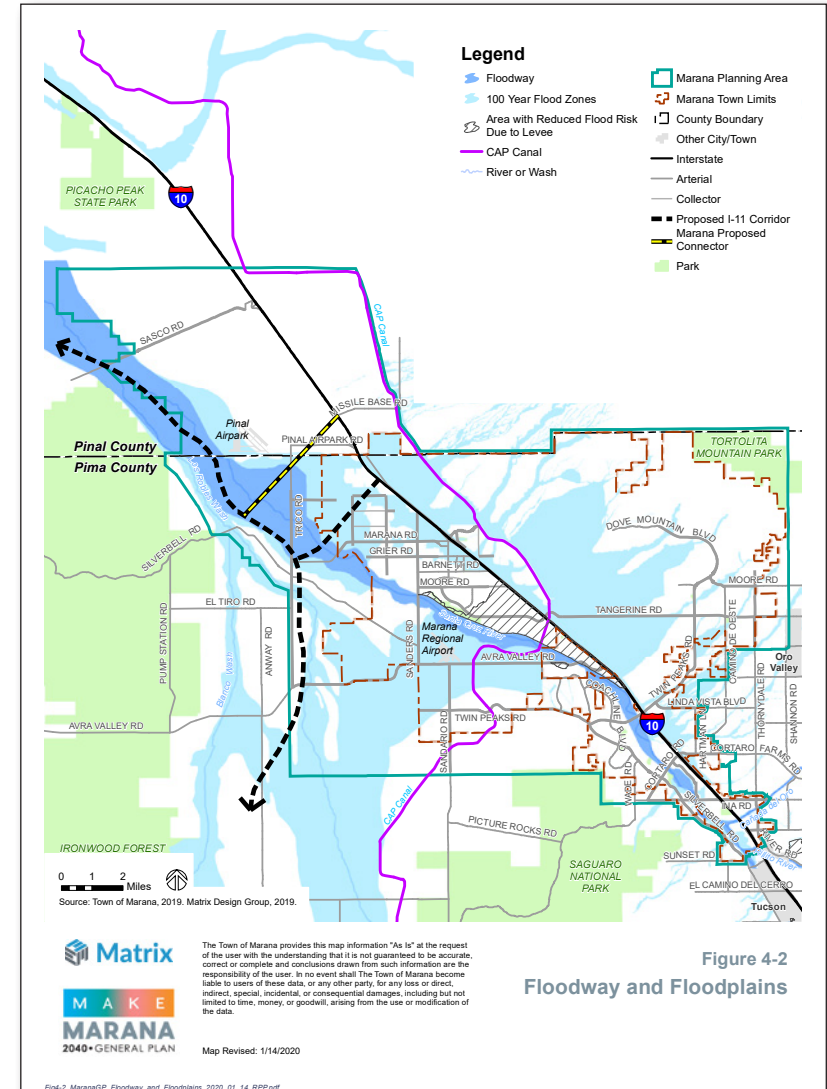
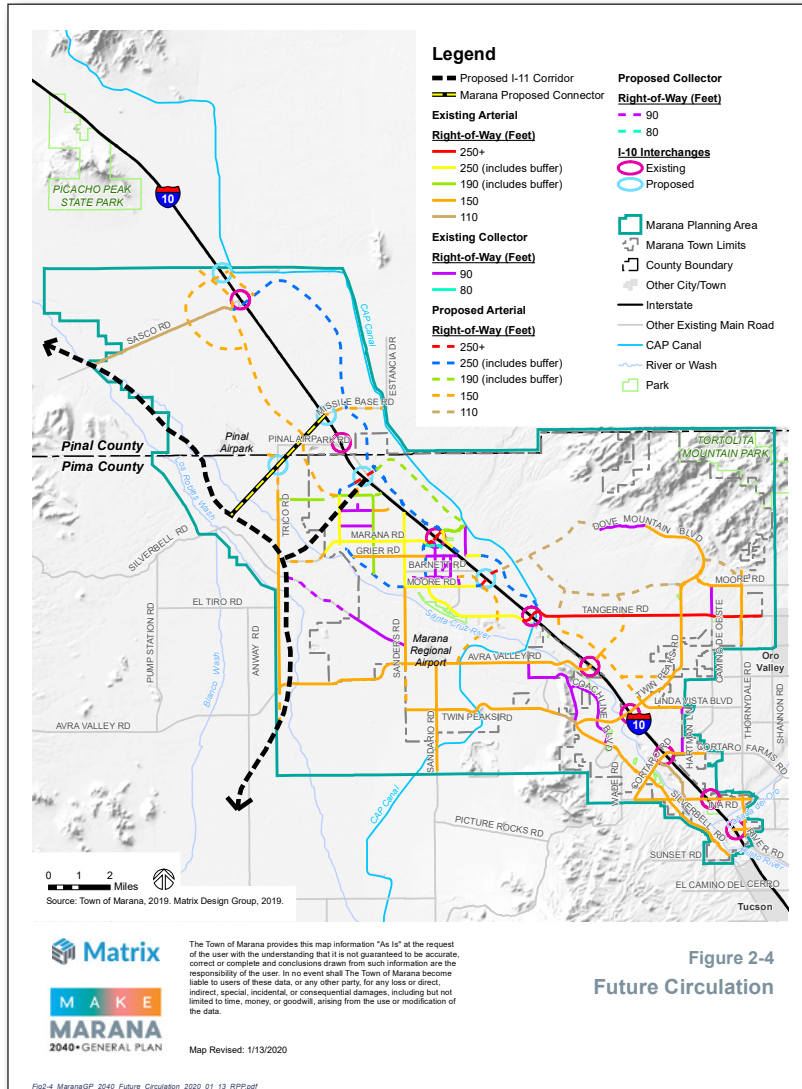
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# General Info

## Marana's Future

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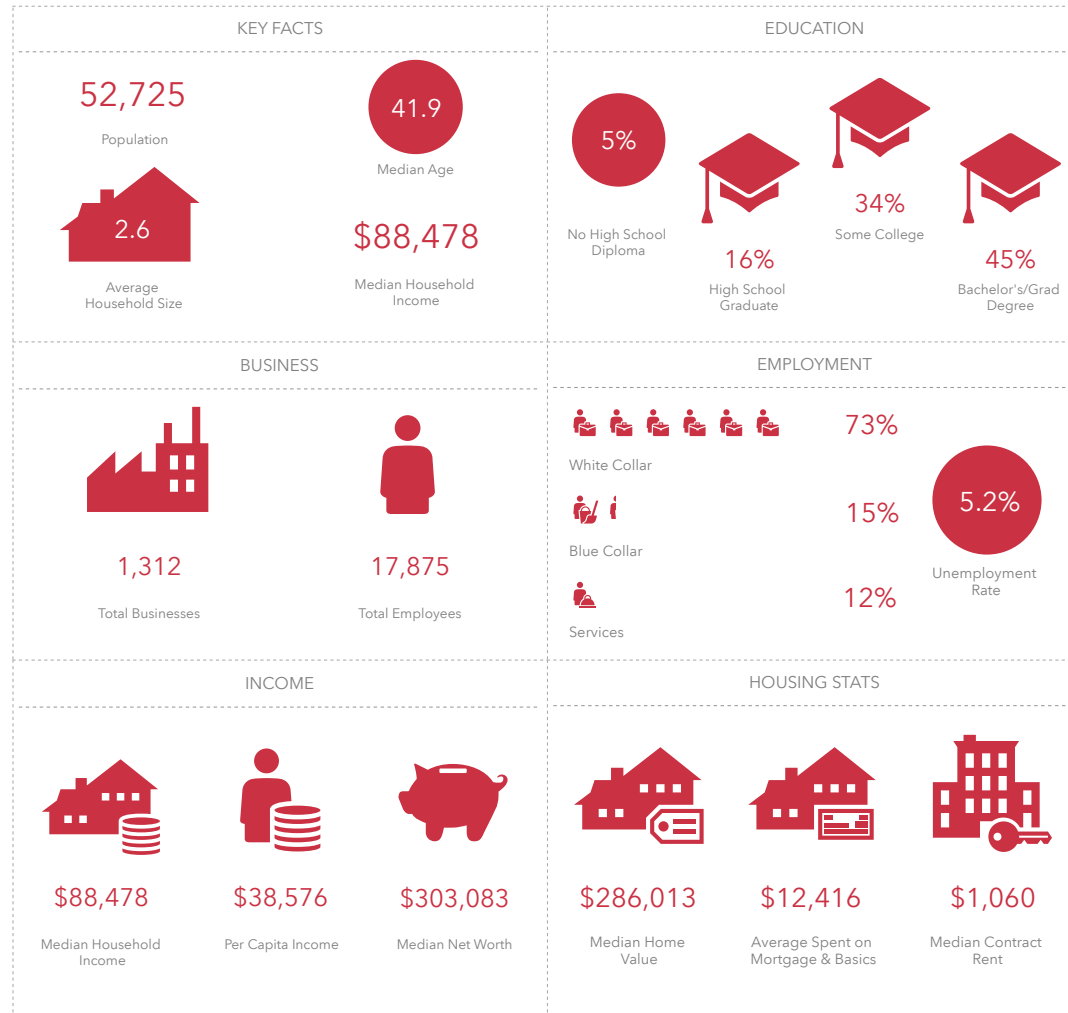




# Demographics

## About Marana

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This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

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Source: This infographic contains data provided by Esri, Esri, Esri and Data Axle, American Community Survey (ACS), Esri and Bureau of Labor Statistics. The vintage of the data is 2021, 2026, 2021, 2015-2019, 2021.

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# Marana Info

## Opportunity

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### MARANA MEANS BUSINESS

Marana is fast becoming known as the most business supportive community in Southern Arizona. With exceptional access to multimodal transportation, a newly reorganized Development Services Center and a local government that values corporate investment, businesses both large and small are taking advantage of development opportunities in Marana.



#### TRANSPORTATION & LOGISTICS

Marana's unique position straddling Interstate 10 just northwest of Tucson and only 90 minutes south of Phoenix contributes to its unique position as an emerging logistics hub. Running parallel with the I-10 is the Union Pacific Railroad, presenting another option for the movement of goods and services. The Town of Marana has also invested over the past decade in infrastructure improvements to the [Marana Regional Airport](#), making it a popular facility for executive travel and general aviation.



#### BUSINESS INDUSTRY CLUSTER SUPPORT

The aerospace, aviation services and defense industries have a strong presence in the Metro Tucson area, specifically in Marana. The community is investing money in infrastructure development and improvement in order to better attract these sustainable, career-oriented industries to the area. As businesses of these types locate in clusters, several key goals will be accomplished for Marana: creation of high-paying, career oriented jobs for a strong economic base, attraction of retail to support population growth related to business cluster development, and finally, reducing the need for local businesses to seek suppliers or contractors for goods and services outside of the Marana area.



#### TOURISM AND VISITOR EXPERIENCE

Tourism has long been a staple of the Southern Arizona economy. Visitors are drawn to the community's inspiring Sonoran Desert, which is suited to being outdoors year-round. Come explore world class hiking, biking, stargazing, and native flora and fauna. The Forbes 5 Star Rated Ritz-Carlton Dove Mountain sets the bar high with a world class resort, as well as outstanding dining, golf and spa facilities.

The Town of Marana is also investing in a future downtown development area that will feature high-end shopping, dining and entertainment. The community's Heritage Park and Santa Cruz River Path offer visitors a glimpse into Marana's rich history and culture, as well as attractive outdoor recreation amenities.

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