

Prime Scottsdale Airpark Flex Building

FOR SALE & FOR LEASE | 7755 E. GRAY ROAD | SCOTTSDALE, AZ 85260

OFFERING SUMMARY

LevRose Commercial Real Estate is pleased to present the opportunity to Purchase or Lease 7755 E Gray Road, situated within the esteemed Scottsdale Airpark. Originally built in 1986 and fully remodeled in 2019, this ±17,790 SF standalone flex building features 17' - 20' clear height, dedicated truck well and two roll up doors, all while boasting impeccable Class "A" office finishes throughout. Designed for maximum versatility, the layout seamlessly accommodates a range of uses, including office, flex, or showroom space.

With easy access to Loop 101, the property allows for convenient freeway travel. Nestled nearby Scottsdale Quarter, Kierland Commons and Scottsdale Promenade, the area boasts top-tier dining, shopping, hotel, and retail amenities all within close proximity. This is a prime opportunity for users or tenants looking to establish themselves in the thriving Scottsdale market.

PROPERTY HIGHLIGHTS

- Fully Renovated Move-In Ready Flex Building with Contemporary Finishes Throughout
- 17'-20' Clear Height with a Fully Air-Conditioned Warehouse and Dedicated Truckwell
- Tremendous Glass Line Which Brings in an Abundance of Natural Light
- Located in the Highly Sought After Scottsdale Airpark



OFFERING DETAILS

Sale Price: \$6,995,000 (\$393.20/SF)

Lease Rate: \$2.00/SF NNN

Building Size: ±17,790 SF



PROPERTY SUMMARY



Building Size: ±17,790 SF



Lot Size: ±1.38 AC (±60,113 SF)



Clear Height: 17' - 20'



Parcel Number: 215-56-203



Year Built/Renovated: 1986/2019



Zoning: I-1, City of Scottsdale
([View Zoning Details](#))



Parking: ±3.15/1,000 SF
(56 Total Spaces)



2024 Taxes: \$30,347.50 (\$1.71/SF)



FLOOR PLAN

±17,790 SF

 VIEW VIRTUAL TOUR

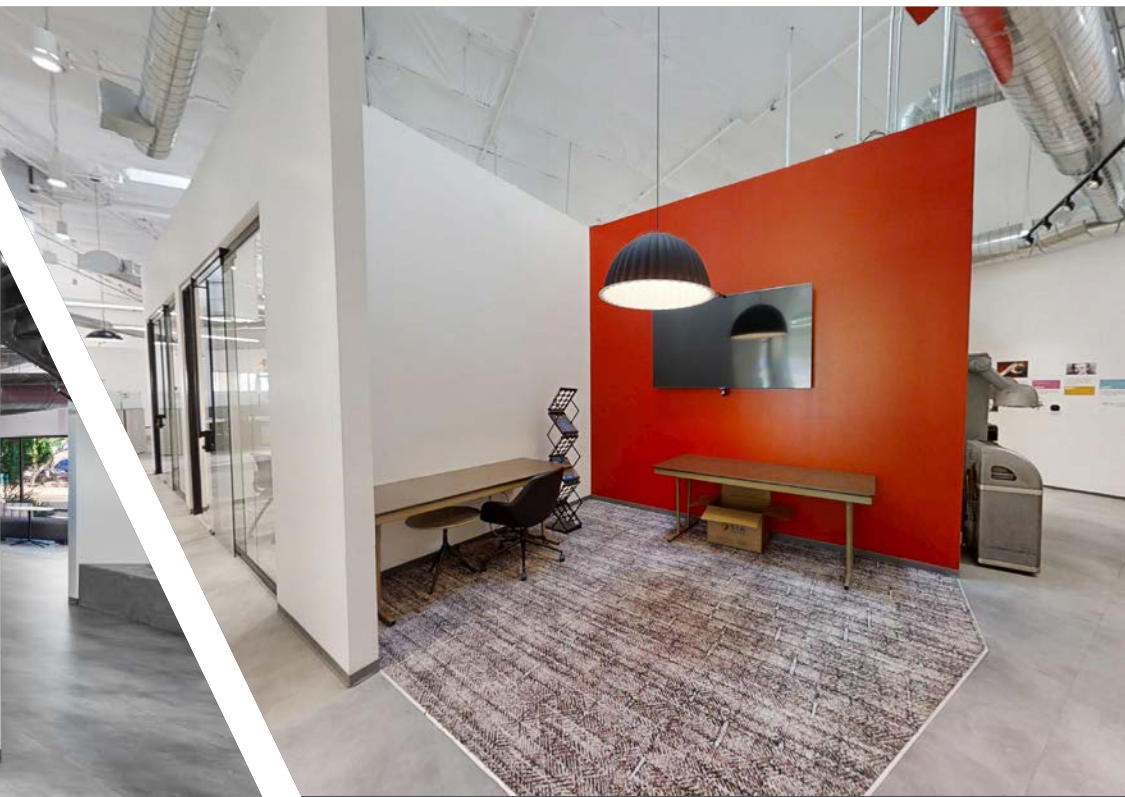
2ND STORY OFFICE



INTERIOR PHOTOS



INTERIOR PHOTOS

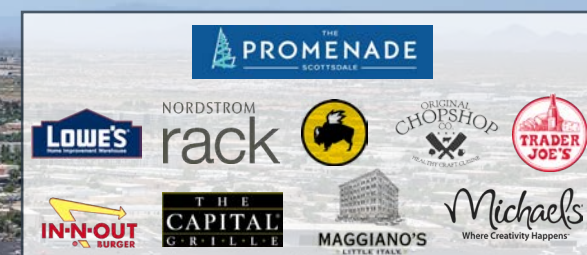


PROPERTY EXPENSES

2024 Estimated Property Expenses

	Annual	Monthly	Per SF
Electricity	\$34,409.03	\$2,867.42	\$1.93
Real Estate Taxes (2024)	\$30,348.00	\$2,529.00	\$1.71
Janitorial	\$30,190.00	\$2,515.83	\$1.70
Repairs & Maintenance	\$10,740.24	\$895.02	\$0.60
Insurance	\$9,983.00	\$831.92	\$0.56
HVAC Maintenance	\$4,447.50	\$370.63	\$0.25
Landscaping	\$4,270.00	\$355.83	\$0.24
Fire/Life/Safety	\$2,870.00	\$239.17	\$0.16
Pest Control	\$2,808.00	\$234.00	\$0.16
Water/Trash/Sewer	\$2,068.19	\$172.35	\$0.12
Miscellaneous	\$100.00	\$8.33	\$0.01
Total	\$132,233.96	\$11,019.50	\$7.43





SCOTTSDALE AIRPORT

SITE

LOCATION HIGHLIGHTS



CLOSE PROXIMITY TO
LOOP 101 FREEWAY



40+ RESTAURANTS &
5+ GROCERY STORES
WITHIN 1 MILE

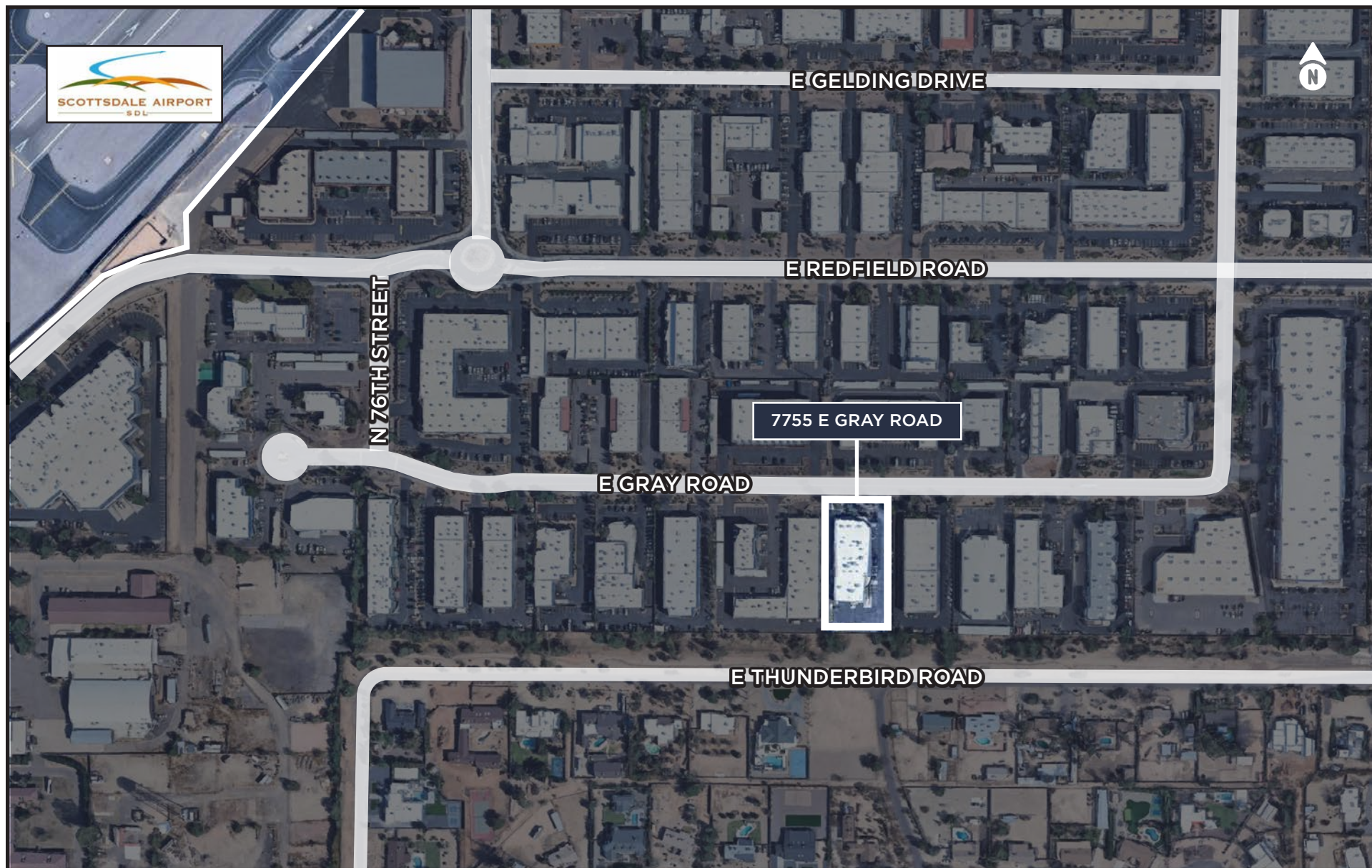


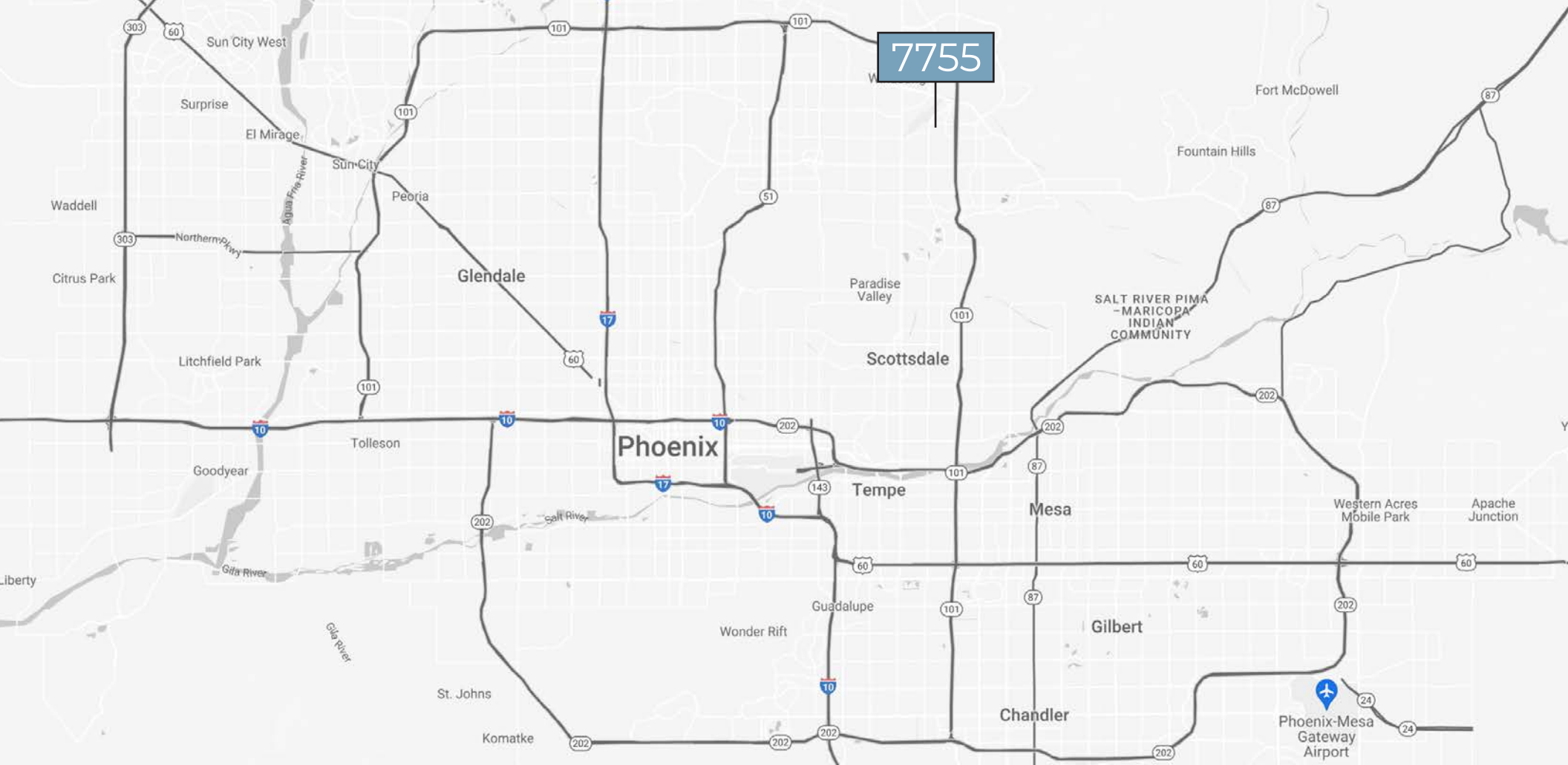
30+ RETAIL STORES
WITHIN 1 MILE



WALKING DISTANCE FROM
SCOTTSDALE AIRPORT

AERIAL OVERVIEW





DEMOGRAPHICS



POPULATION

1 MILE 3 MILES 5 MILES

2024 2,418 80,926 205,611

2029 2,721 88,704 225,116



HOUSEHOLDS

1 MILE 3 MILES 5 MILES

2024 1,019 37,113 92,337

HH Growth
24-29: 2.6% 2.0% 2.0%



AVERAGE INCOME

1 MILE 3 MILES 5 MILES

2024 \$183,825 \$134,029 \$136,817



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