

FOR SALE & LEASE

22430 S SCOTLAND CT  
QUEEN CREEK, AZ 85142

BUSINESS & EQUIPMENT  
AVAILABLE FOR  
PURCHASE



±10,800 SF FREESTANDING  
OFFICE/WAREHOUSE BUILDING  
ON ±1.27 ACRES

CBRE

# PROPERTY FEATURES

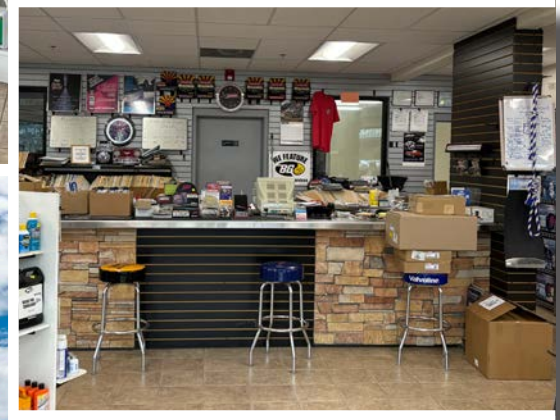
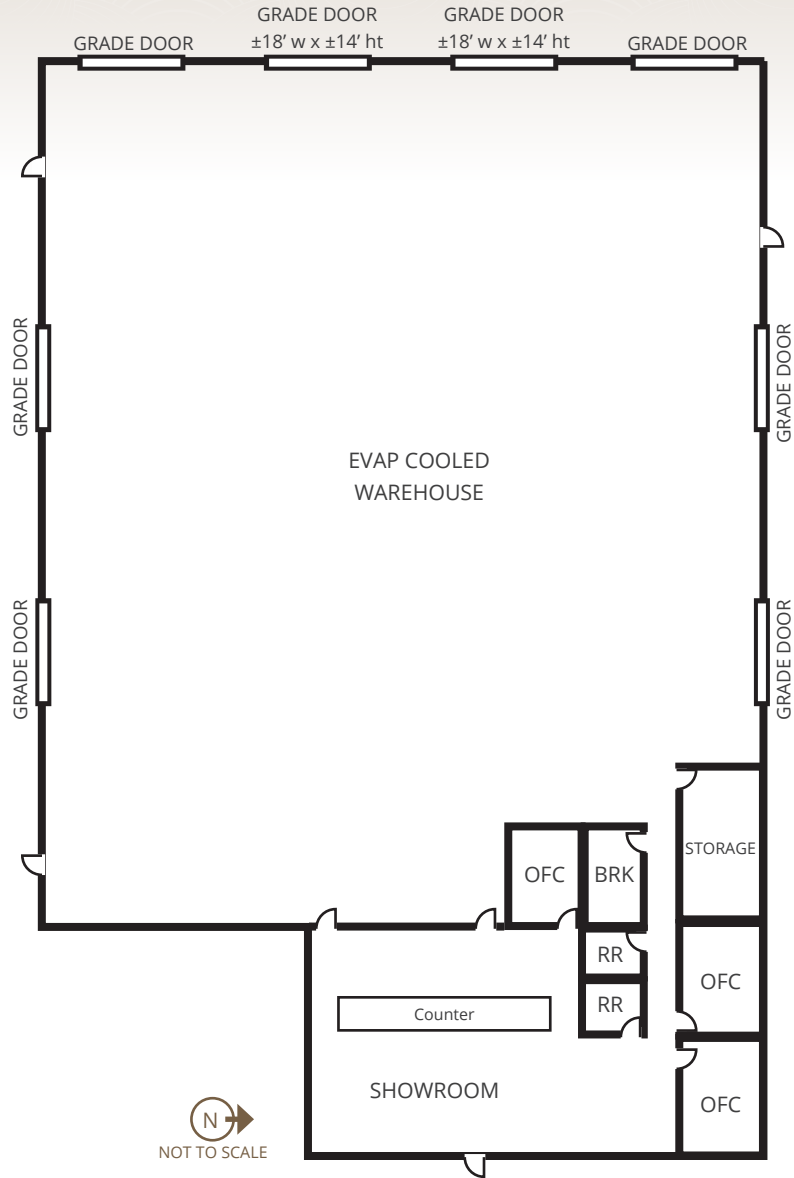
## Building Highlights

- + ±10,800 SF freestanding office/warehouse building on ±1.27 acres of land
- + ±1,800 SF of office/showroom
- + Eight (8) grade-level loading doors; two (2) oversized
- + ±16'-17' clear height in warehouse
- + Power: 800 amps 120/208v
- + LED lighting throughout
- + Evap cooled
- + Fire sprinklered
- + Large fenced, secured yard
- + Building drive-through capable
- + Drive-around capability
- + Zoned I-1, Town of Queen Creek
- + Lease Rate: \$2.00/SF NNN
- + Sale Price: \$4,500,000

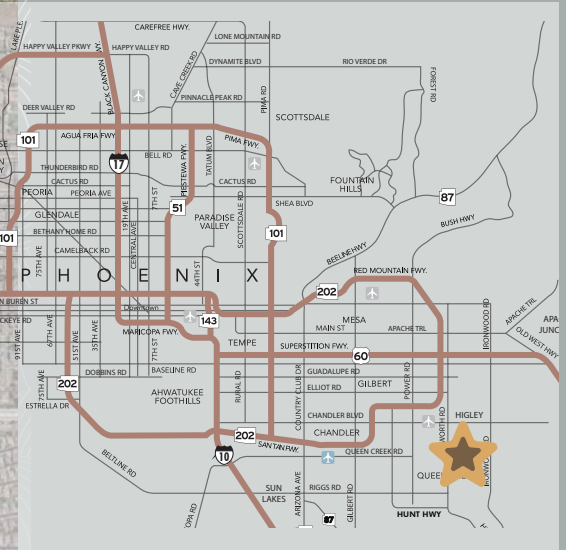


# FLOOR PLAN

BUSINESS & EQUIPMENT  
AVAILABLE FOR  
PURCHASE



±10,800 SF  
±1,800 SF of office  
Eight (8) grade-level loading doors



**CONTACT**

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