

SCOTTSDALE AIRPORT SUBMARKET
OWNER-USER OPPORTUNITY

FREESTANDING SINGLE OR MULTI-TENANT OFFICE/WAREHOUSE BUILDING

FOR SALE OR LEASE - ±12,700 SF

PROPERTY INFO:

- ±12,700 SF Total Suite Size
- Zoning: I-1 City of Scottsdale
- Divisible

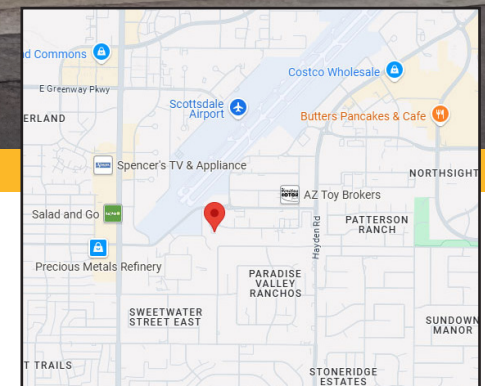


7595 E GRAY ROAD, SCOTTSDALE, AZ 85260



22849 N. 19th Ave.
Suite 140
Phoenix, AZ 85027

Joe Welchert, Designated Broker
602.432.8532 Mobile
623.516.7744 Office
joe.welchert@phxcb.com



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PROPERTY DETAILS

Price: \$5,080,000 **Lease Rate:** \$16.20 PSF NNN

Size: 12,700 SF single story office/warehouse building

Land: 34,228

Features: 100% AC

Natural Gas

(3) 12'w x 10'h Overhead doors

New foam roof

Building is divisible

(4) Restrooms

Large kitchen

13' Clear height

Power: 600 amps, 3-phase

Parking: 30 Total (6) covered

APN: 215-56-122

2024 R.E.Taxes \$19,570

Year Built: 1985

Zoning: I-1, Light Industrial, City of Scottsdale



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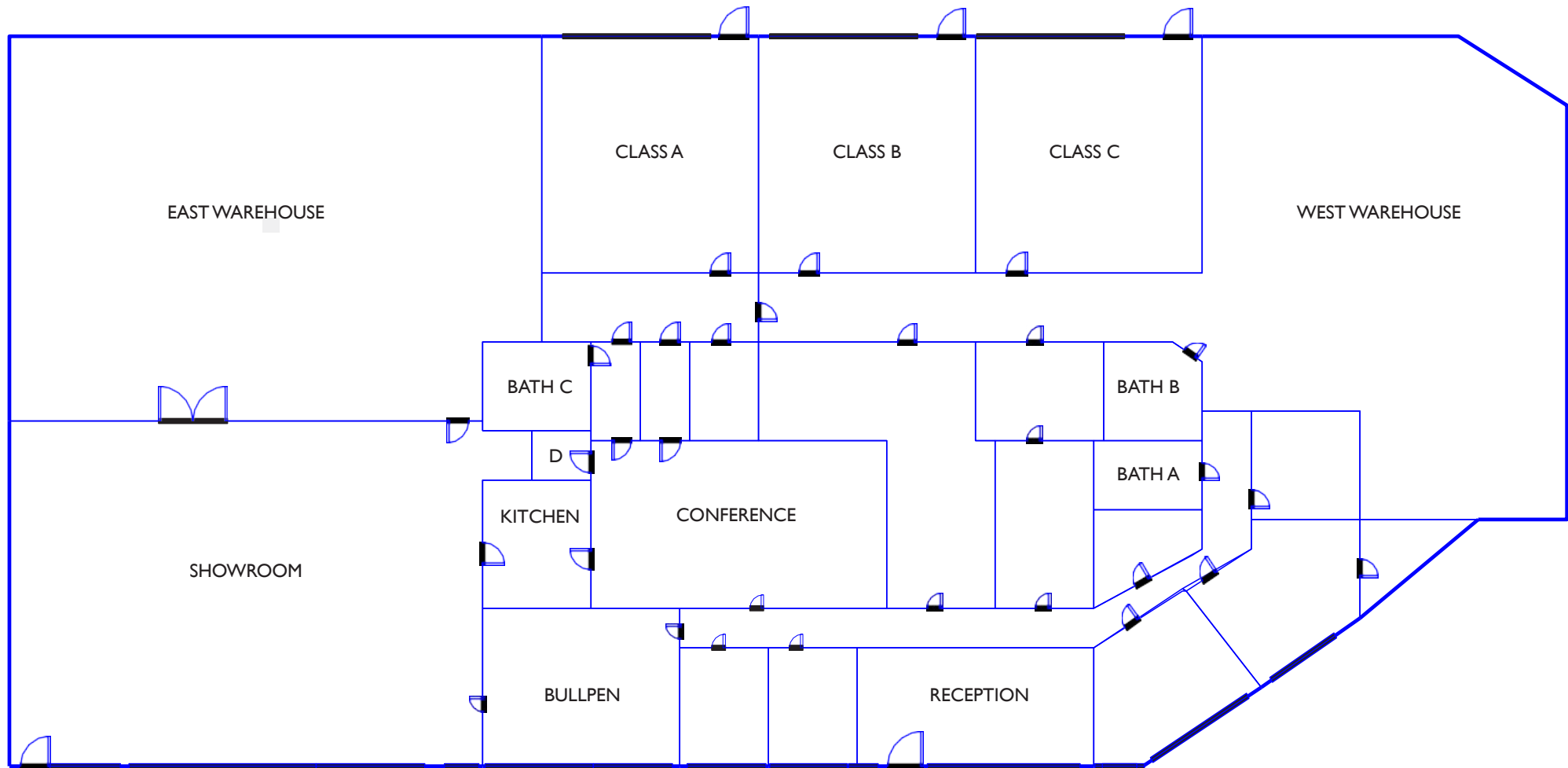
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