

SCOTTSDALE AIRPARK  
INDUSTRIAL/FLEX BUILDING

FOR SALE

7725 E REDFIELD ROAD  
SCOTTSDALE, AZ 85260

JASON REDDINGTON  
PARTNER  
jreddington@levrose.com  
480.289.4504

KERI DAVIES  
PARTNER  
kdavies@levrose.com  
480.294.6572

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# EXECUTIVE SUMMARY

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7725 E. Redfield Road presents a rare opportunity to acquire a highly functional small-bay industrial property in the heart of Scottsdale Airpark, one of the Phoenix Metro's most desirable and supply-constrained industrial submarkets. The property is located immediately adjacent to the Scottsdale Airport runway, offering unmatched access and visibility for aviation-oriented users and businesses with the benefit of a private airport setting in close proximity.

The building is configured into six small warehouse bays, a product type that is extremely limited and consistently in high demand within the Airpark. This layout is ideally suited for an owner-user seeking to occupy anywhere from approximately  $\pm 1,800$  SF -  $\pm 5,300$  SF while retaining the remaining leased bays to offset ownership costs, or for a value-add investor targeting strong tenant demand, rent growth, and long-term hold stability.

Scottsdale Airpark continues to experience very low vacancy and limited new supply, particularly for small-bay industrial users who are increasingly priced out of new construction. The scarcity of comparable product supports durable leasing demand, strong tenant retention, and long-term upside through mark-to-market rents and operational efficiencies.

Offered at \$3,850,000, the property provides buyers the opportunity to secure a strategic foothold in a premier industrial location with flexible occupancy options, durable fundamentals, and meaningful upside in a market where replacement opportunities are extremely limited.



# PROPERTY OVERVIEW

PROPERTY TYPE	Industrial/Flex
PRICING INFO	\$3,850,000 (\$338/SF)
AVAILABLE TO OCCUPY	±1,800 - ±5,350 SF
BUILDING SIZE	±11,376 SF
LOT SIZE	±35,250 SF
PARKING	31 spaces + 4 covered spaces
PARCEL	6 parcels (215-56-297 through 215-56-302)
ZONING	I-1

## PROPERTY HIGHLIGHTS

- Phenomenal location in Scottsdale Airpark near Airport runway
- 6 flex industrial bays
- Short term existing leases provide Buyer with flexibility
- 16' Clear Height - 12x12 Roll Up Doors
- 3 phase, 200 amp
- EVAP cooling
- Additional cell tower income of \$1,800/mo

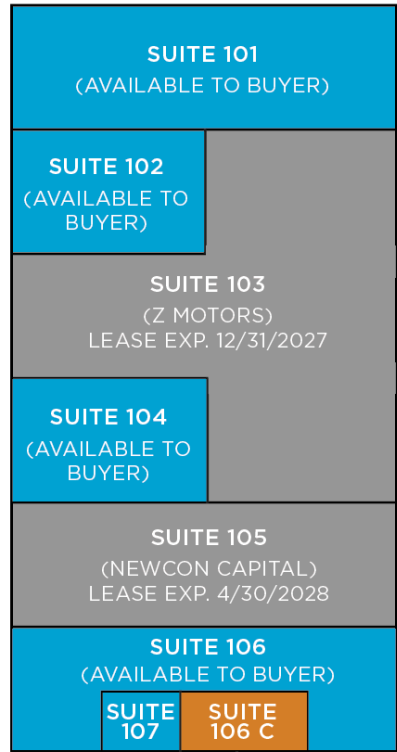
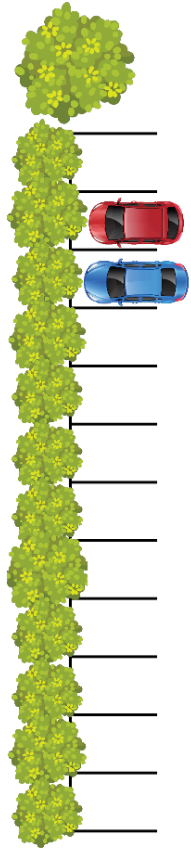


# SITE PLAN



REDFIELD RD

AVAILABLE TO BUYER  
LEASED



STORAGE (AVAILABLE TO BUYER)



CELL TOWER

# RENT ROLL

SUITE	TENANT	SIZE (SF)	MONTHLY RENT/SF	MONTHLY RENT	ANNUAL RENT/SF	ANNUAL RENT	LEASE START	LEASE EXPIRATION	OPTIONS
101	OFF & ON ELECTRIC (AVAILABLE TO BUYER)	1,872	\$1.44	\$2,691	17.28	32,292	10/01/2023	MTM	NO
102	AVAILABLE TO BUYER	978	-	-	-	-	-	MTM	NO
103	ZUFFENHAUSEN MOTORS	4,028	\$0.75	\$3,025	9.00	36,300	01/01/2023	12/31/2027	YES
104	CORNERSTONE CABINET COMPANY (AVAILABLE TO BUYER)	850	\$0.94	\$800	11.28	9,600	05/01/2023	MTM	NO
105	NEWCON CAPITAL LLC	1,872	\$1.20	\$2,250	14.40	27,000	05/01/2023	04/30/2028	NO
106	STIMMLER & SON PLUMBING (AVAILABLE TO BUYER)	1,400	\$1.21	\$1,700	14.52	20,400	05/01/2023	MTM	NO
107	STORAGE	250	-	-	-	-	-	-	-
106C-TWR	EIP HOLDINGS II, LLC (CELL TOWER)	750	\$2.40	\$1,800	28.80	21,600	01/01/2023	12/31/2032	YES
<b>TOTAL</b>		<b>12,000</b>	<b>-</b>	<b>\$12,266</b>	<b>-</b>	<b>\$147,192</b>	<b>-</b>	<b>-</b>	<b>-</b>



# PROPERTY EXPENSES

	2025	PRICE/SF
HVAC Repairs	\$3,706	\$0.31
Landscaping	\$3,375	\$0.28
Admin Supplies	\$2,493	\$0.21
Insurance	\$3,327	\$0.28
Property Taxes	\$15,131	\$1.26
Electricity	\$9,706	\$0.81
Alarm	\$1,002	\$0.08
Water/Sewer	\$4,303	\$0.36
Trash	\$1,797	\$0.15
Parking Lot	\$840	\$0.07
Accounting Fees	\$1,050	\$0.09
Management Fees	\$3,900	\$0.33
<b>TOTAL EXPENSES</b>	<b>\$50,630</b>	<b>\$4.22</b>





## SCOTTSDALE AIRPORT



## LOCATION HIGHLIGHTS



CLOSE PROXIMITY TO LOOP 101 FREEWAY



40+ RESTAURANTS & 5+ GROCERY STORES WITHIN 1 MILE



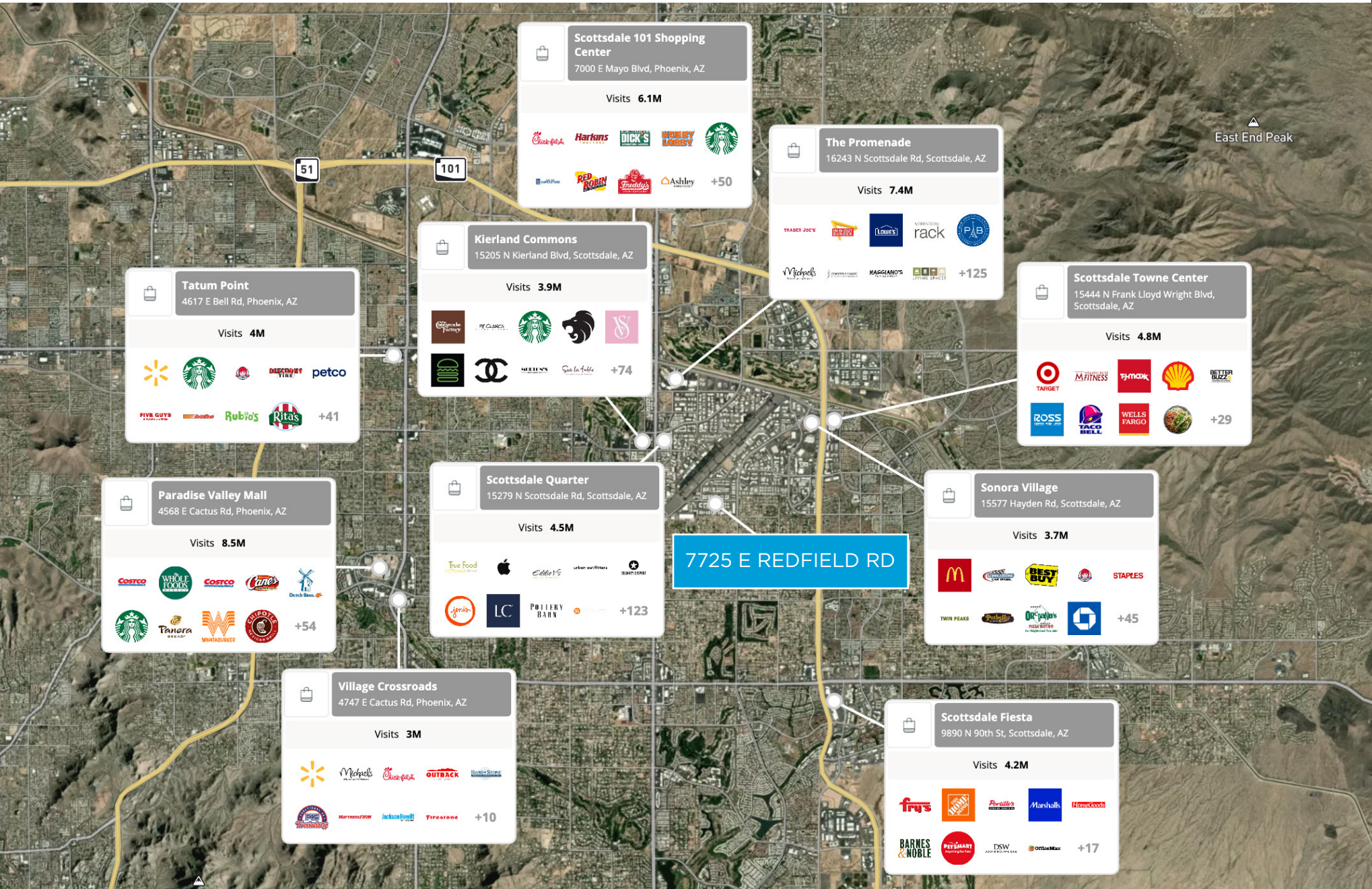
30+ RETAIL STORES WITHIN 1 MILE



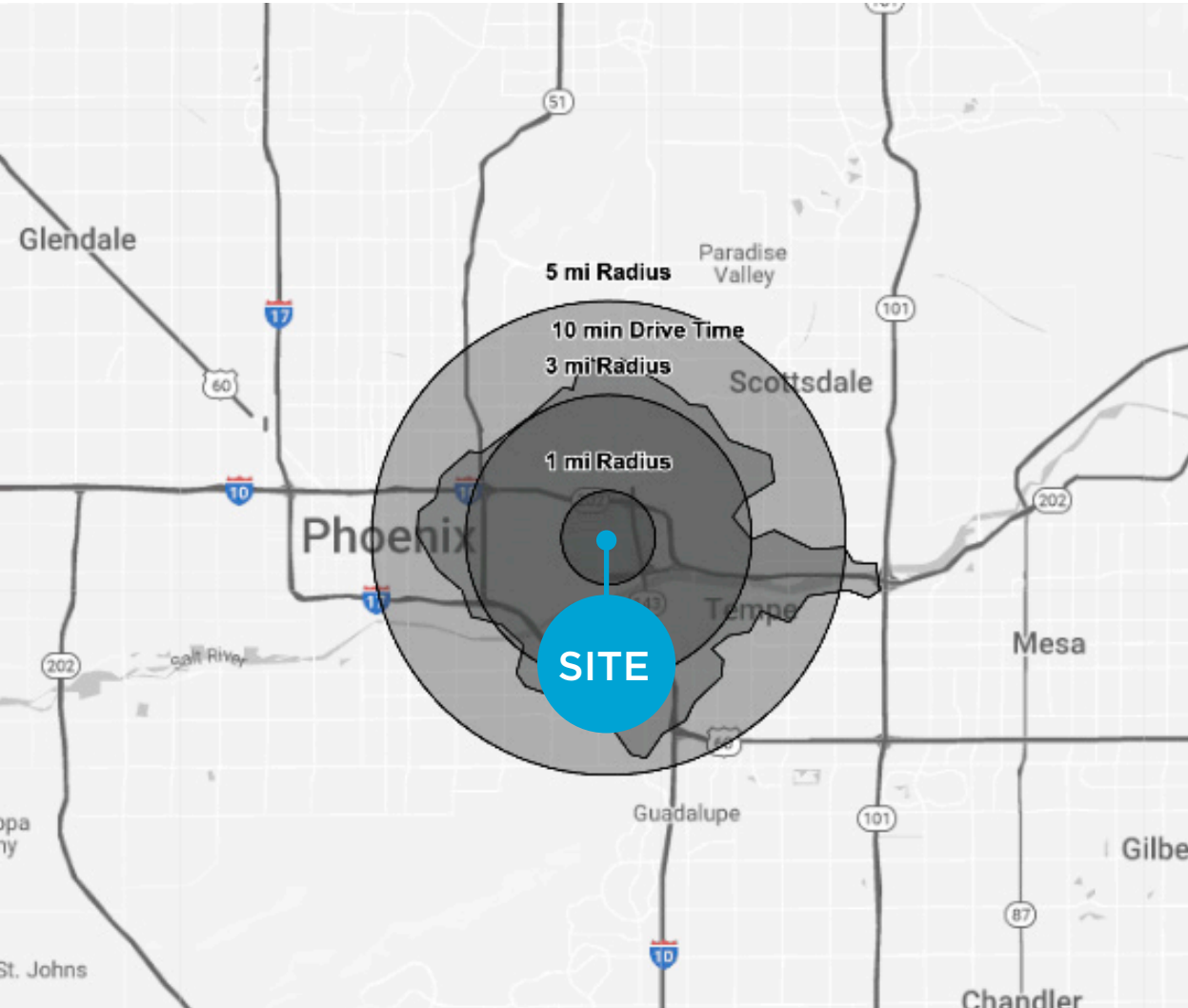
WALKING DISTANCE FROM SCOTTSDALE AIRPORT

# AERIAL OVERVIEW

## TOP 10 PROPERTIES WITHIN A 5 MILE RADIUS



# DEMOGRAPHICS



\*2025 Statistics from Costar.com

## POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	6,045	97,170	338,359
2029	6,655	105,783	368,478

## HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	1,938	39,075	141,773
2029	2,140	42,620	155,002

## AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$76,521	\$71,548	\$85,882

## MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$66,521	\$53,772	\$61,803

## EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	9,529	88,027	313,783

## BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	601	6,717	27,928

# SCOTTSDALE AIRPARK SUBMARKET OVERVIEW

The Scottsdale Airpark is one of Greater Phoenix's premier commercial submarkets, known for its concentration of Class A office, flex, and industrial product alongside a strong amenity base. Strategically positioned near Loop 101, the Airpark offers unmatched accessibility to Scottsdale, Phoenix, and the East Valley. The area attracts a diverse mix of corporate headquarters, tech firms, financial services, and high-end medical and professional users, making it one of the most sought-after business locations in Arizona.

## KEY HIGHLIGHTS

- Prime Loop 101 frontage with immediate regional connectivity
- High concentration of Class A office, flex, and light industrial properties
- Home to major corporate headquarters and professional service firms
- Strong daytime population supporting robust retail and dining amenities
- Proximity to North Scottsdale residential communities and executive housing
- Consistently strong tenant demand and above-average rental rates
- Adjacent to Scottsdale Airport, supporting corporate and private aviation



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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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