

OWNER/USER INVESTMENT OPPORTUNITY

AVAILABLE FOR
LEASE OR SALE

±12,550 SF OFFICE / WAREHOUSE BUILDING

17465 N 93rd STREET | SCOTTSDALE, ARIZONA 85255

EXCLUSIVELY OFFERED BY



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 **SHELL**
Commercial Investment Real Estate
shellcommercial.com

PROPERTY INFORMATION

17465 N 93rd STREET | SCOTTSDALE, ARIZONA 85255

PRICE: \$4,950,000.00 (\pm \$395/sf)

SIZE: \pm 12,550 sf freestanding two-story office warehouse building

LAND: \pm 43,736 sf (\pm 1 Acre)



FEATURES:

- Large private fenced secured yard
- Lots of glass throughout and architectural details
- First floor evaporative-cooled warehouse space with \pm 24' ceiling height
- Second floor evaporative-cooled mezzanine area with \pm 12' ceiling height
- Service elevator
- Three (3) 12'x14' rollup doors and one (1) 14'x10' rollup door in warehouse area
- One (1) 8'x10' glass rollup door in front lobby area providing access to patio area
- Light Bright reception area
- Nice large kitchen on first floor plus a kitchenette break space on second floor
- Several private offices and a large conference room
- Large open flex spaces
- Four (4) restrooms including two (2) with private showers/dressing areas
- Close proximity to newly extended 91st Street offering easier access to Loop 101 Freeway!

PARKING: \pm 42 spaces

YEAR BUILT: 2018

2025 R.E. TAXES: \$19,014.04 (APN: 217-55-724)

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



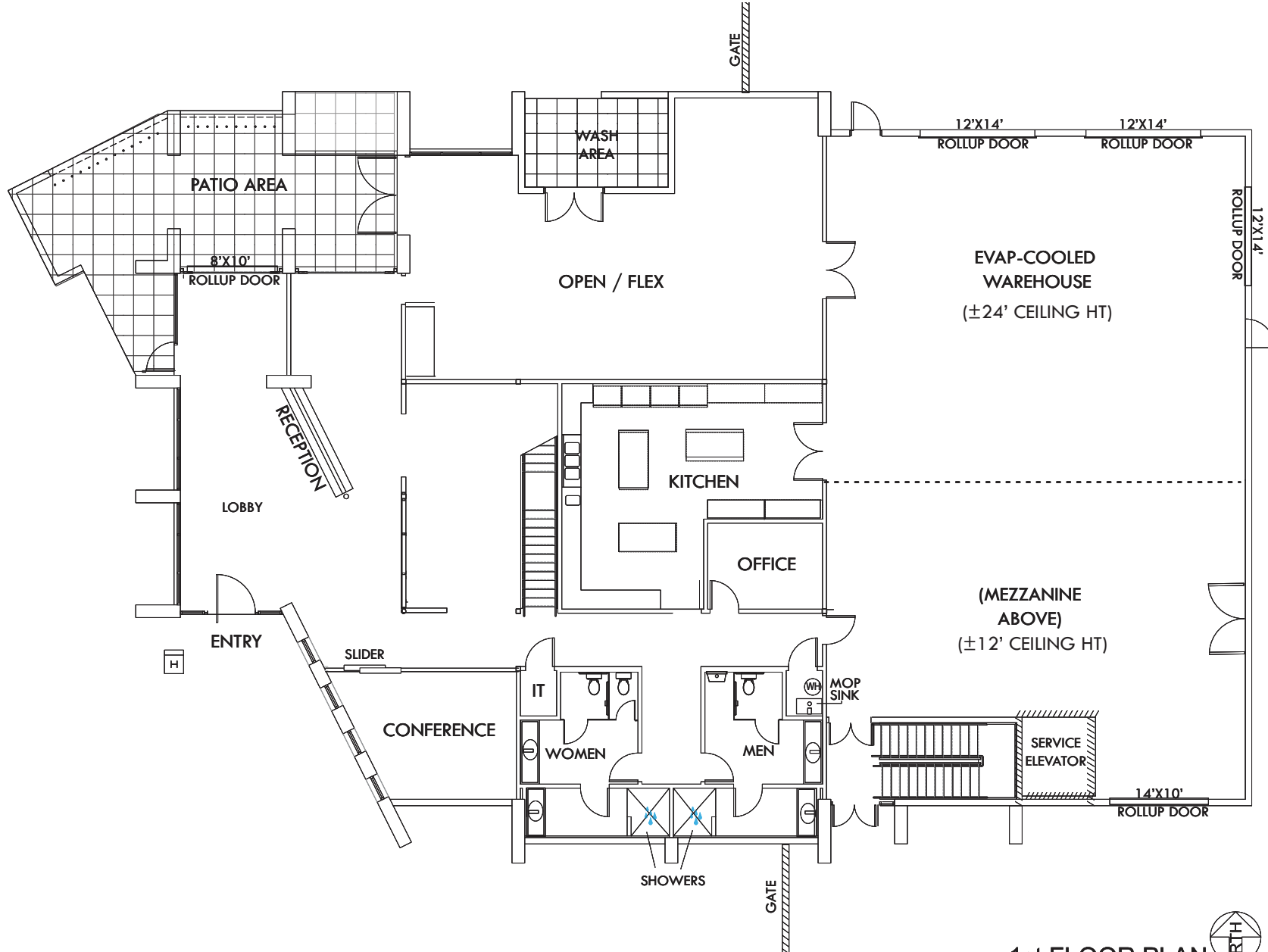
Adjacent to the new MACK INNOVATION PARK – a \pm 125 acre high-end mixed-use business park

The above is subject to prior sales and leasing. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied as to the accuracy of this information.

FLOOR PLAN

FIRST FLOOR

17465 N 93rd STREET | SCOTTSDALE, ARIZONA 85255



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NOT TO SCALE

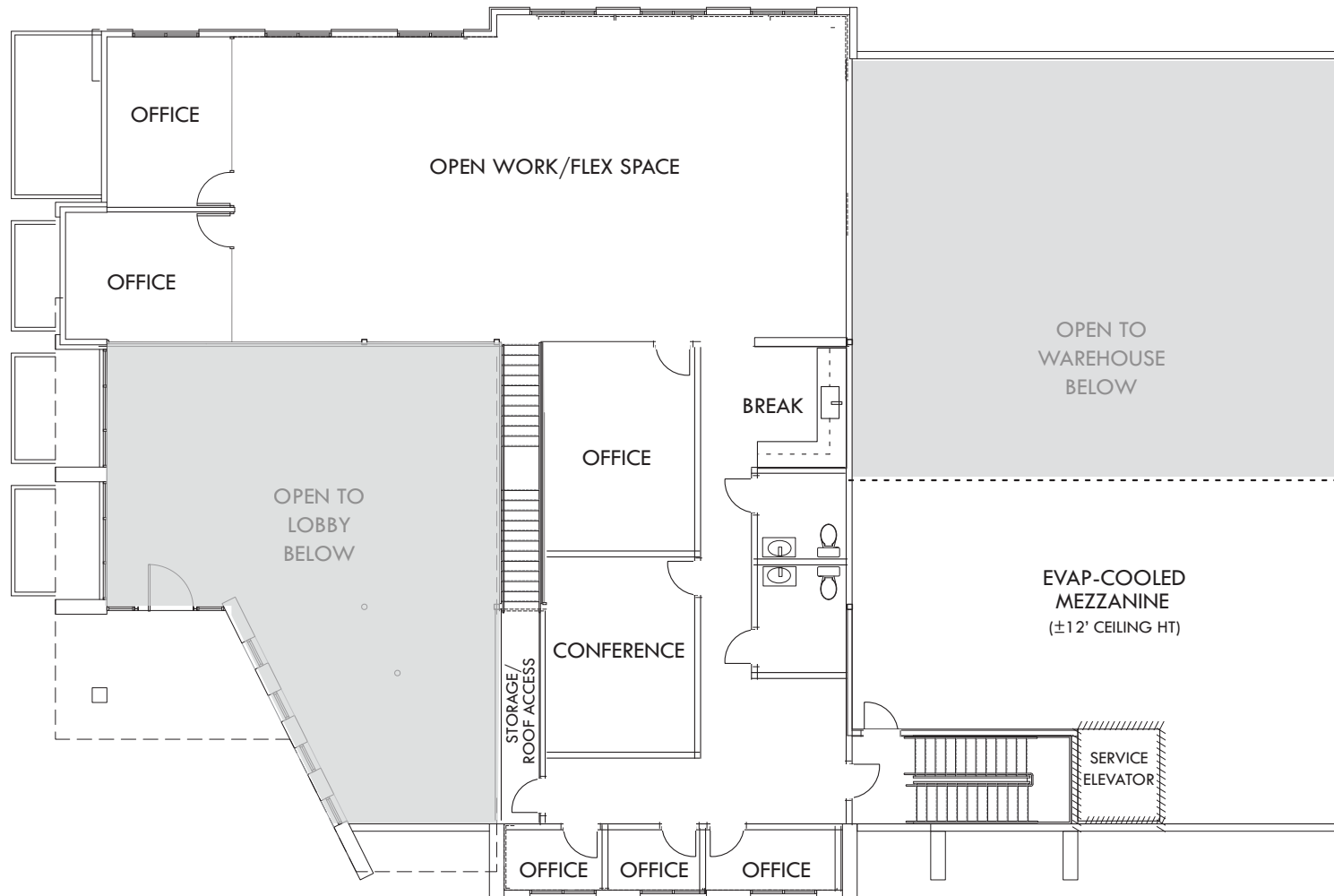
1st FLOOR PLAN
SCALE: 3/16" = 1'-0"
NORTH

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. This information has been secured from sources deemed reliable, however, we make no warranties as to its accuracy.

FLOOR PLAN

SECOND FLOOR

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NOT TO SCALE

2nd FLOOR PLAN 
SCALE: 3/16" = 1'-0"

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LOCATION MAP

17465 N 93rd STREET
SCOTTSDALE, AZ 85255



LOOP 101 / BELL INTERCHANGE



SUBJECT

BELL 94 SPORTS
COMPLEX

VICTORIUM

MACK INNOVATION
PARK
SCOTTSDALE

101

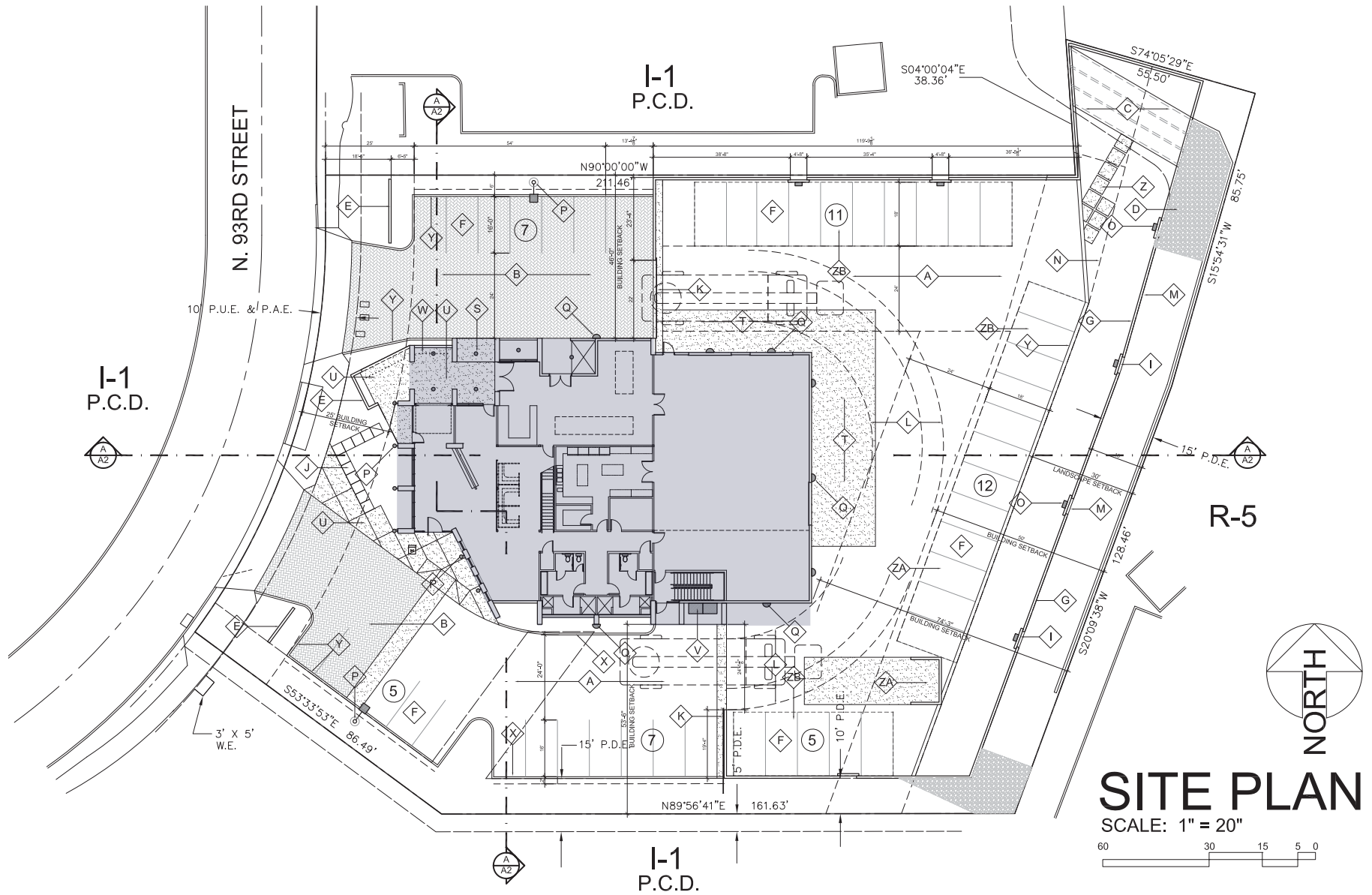
LOOP 101 / PIMA/PRINCESS
INTERCHANGE

LEGACY BLVD

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SITE PLAN

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