

FOR LEASE - SUITES 1 & 2

7860 E McCLAIN DRIVE

**ROSS
BROWN**



**IMPROVEMENTS
UNDERWAY!**



SITE FEATURES - 7860 E MCCLAIN DRIVE, SCOTTSDALE, ARIZONA 85260

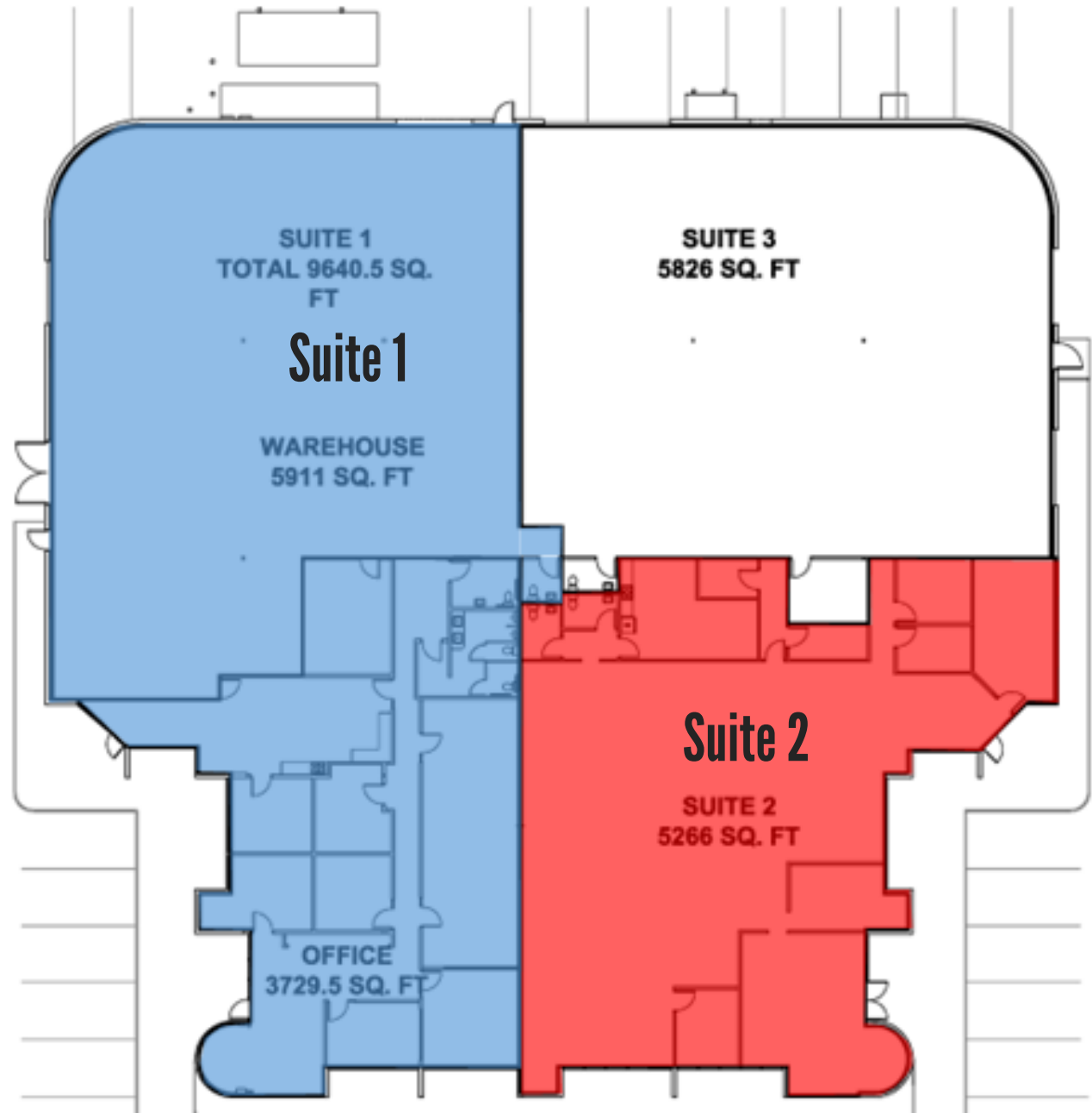
- **Suite 1: +/- 9,640 SF**
 - +/- 5,911 SF Warehouse
 - +/- 3,729 SF Office
 - 2 Grade Level Doors
 - 100% HVAC
 - 20' Clear Height
- **Suite 2: +/- 5,266 SF**
 - Can be Combined with Suite 1
 - MTM Tenant Can Vacate with 30 Days Notice
 - Convertable to 50% Office/50% Warehouse
 - Double Wide Door Loading Access
 - 100% HVAC

SITE PHOTOS

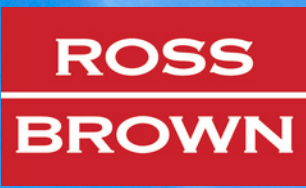


Improvements Underway:

- New Office Paint
- New Warehouse Paint
- New LED Office Lighting
- New Warehouse LED Lights
- New Plumbing Fixtures Throughout
- New Cabinets in Breakroom
- New Epoxy Floor in Warehouse
- New 12'x14' Grade Level Roll Up Door (2 Total)
- Warehouse Ceiling Insulation/Scrim Updated
- All HVAC Units Serviced
- Open Warehouse (2 Columns)







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