

**8905 E Del Camino Drive, Suites 1 & 2
Scottsdale, Arizona 85258**

FOR LEASE

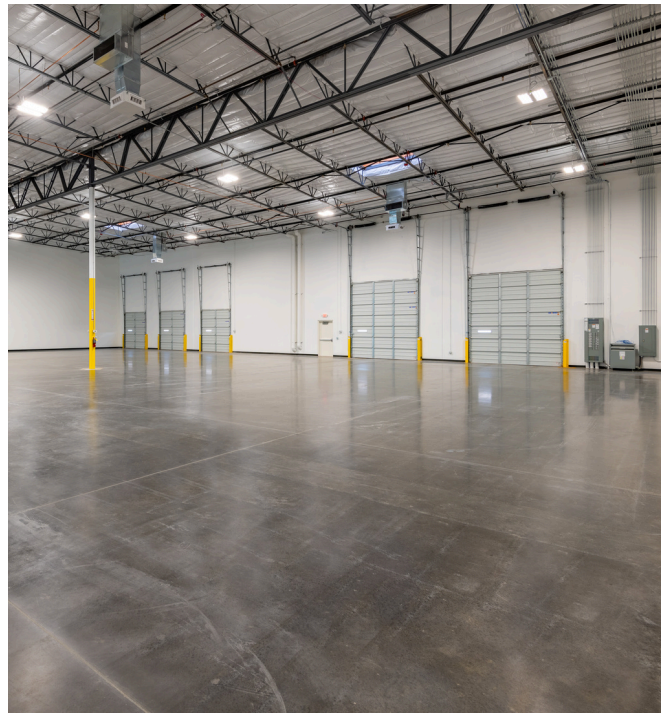
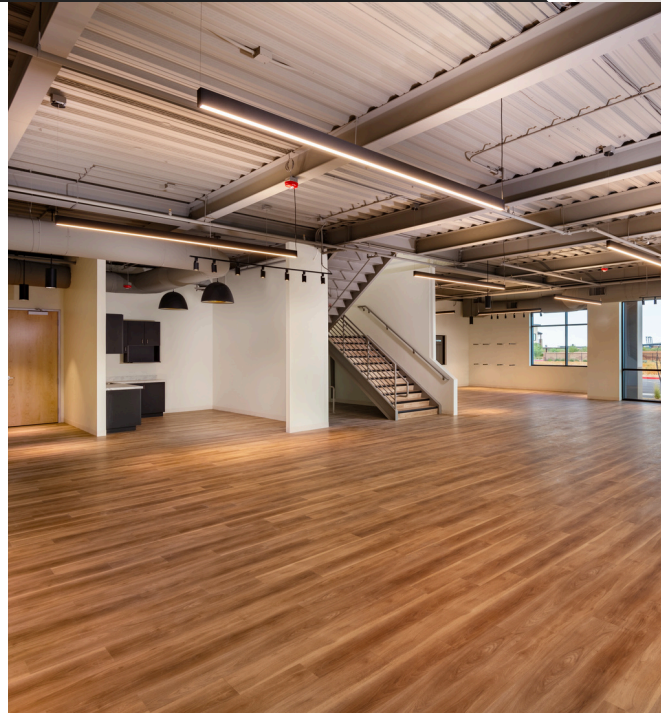


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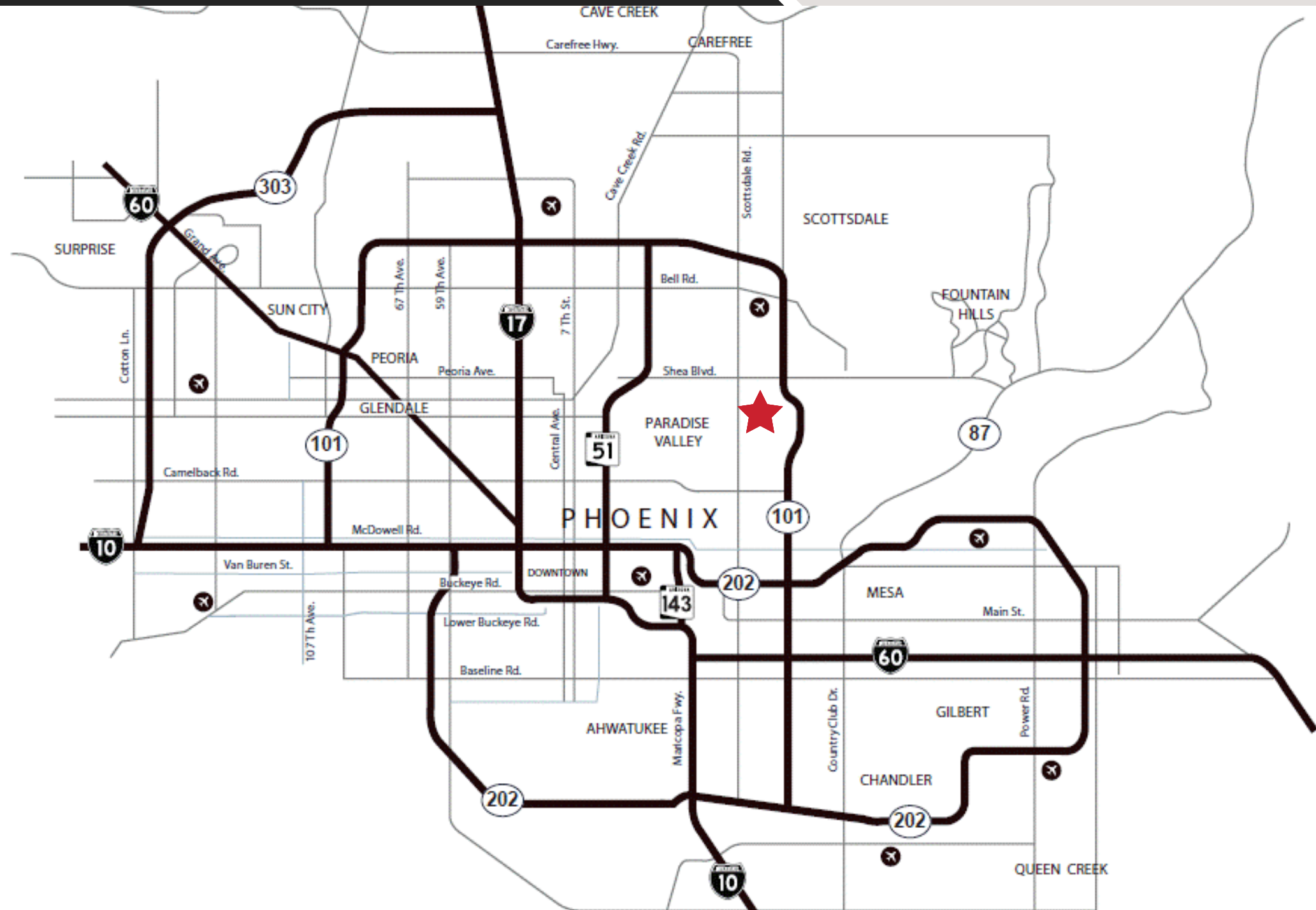
**ROSS
BROWN**

SITE FEATURES



- +/- 20,550 SF
 - 1st Floor Office 2,737 SF
 - 2nd Floor Mezzanine 2,568 SF
- Built in 2023
- Class A Industrial
- 24' Clear Height
- Total Office/Showroom: 5,305 SF
- Total Warehouse: 15,245 SF
- 100% HVAC
- 3 Truckwell Doors (10' x 12')
- 2 Grade Level Doors (12' x 14')

Located in North Scottsdale



LOCATION HIGHLIGHTS



Several
Restaurants
Nearby



Numerous
Amenities &
Entertainment
Options



Nearby
Medical
Facilities



Close Proximity
to Prestigious &
Growing
Corporations

NEARBY ATTRACTIONS

Corporate Neighbors



Restaurants



Medical Facilities



Hotels & Entertainment



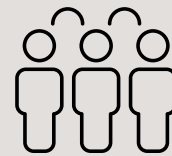
AREA POPULATION AND DEMOGRAPHICS

SCOTTSDALE, ARIZONA



2,074,276

People Living within a
30 Minute Commute



2 Miles

13,816

Population



\$92,441

Median Household Income
within 5 Mile Radius



5 Miles

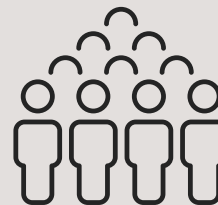
140,856

Population



462,883

Skilled Workforce Living
within a 10 Mile Radius of
the Property



10 Miles

763,653

Population



15,000+

Total Businesses



OVER

\$37 Million

Spent on Entertainment Annually
within a 2 Mile Radius

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