



+27,456 SF INDUSTRIAL BUILDING IN THE HEART
OF SCOTTSDALE AIRPARK
FOR SALE

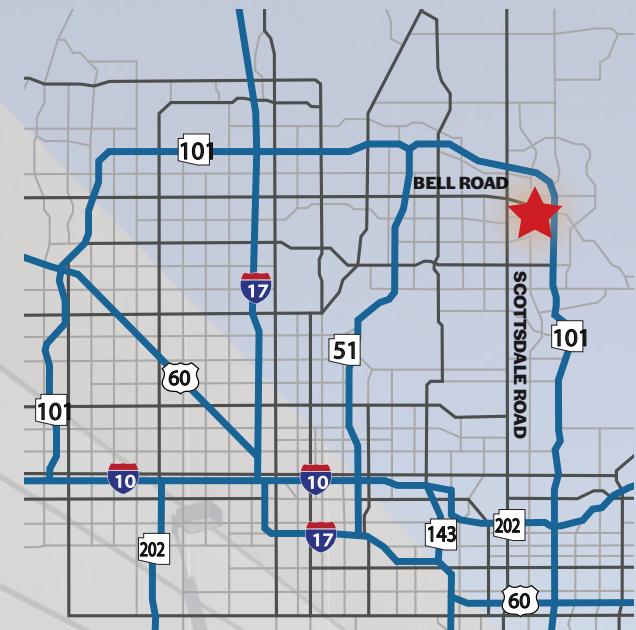


WAREHOUSE/OFFICE/RETAIL/SHOWROOM | PREMIER HAYDEN ROAD FRONTAGE

15250 **NORTH HAYDEN ROAD**
SCOTTSDALE, ARIZONA 85260

PROPERTY OVERVIEW

Sale Price	\$8,900,000 (\$324 PSF)
Building Size	+/- 27,456 Square Feet
Lot Size	+/- 1.66 Acres
Year Built	1999
Zoning	I-P
Clear Height	24'
Power	+/- 1,600 Amps, 120/208V, 3 Phase Power
Parking	47 Stalls
Other Features	Truckwell, Two 10' x 10' Roll Up Doors



PROPERTY HIGHLIGHTS

The Scottsdale Airpark is one of the largest employment and business centers in Arizona, encompassing over 8.6 square miles and home to more than 55,000 employees and 3,000 businesses. Anchored by the Scottsdale Airport and surrounded by high-end residential communities, upscale retail, and luxury automotive dealerships. The Airpark is a premier destination for corporate headquarters, tech firms, healthcare, and advanced manufacturing. Its strategic location and affluent demographics make it one of the most dynamic commercial hubs in the Southwest.

- Premier Scottsdale Airpark Location
- Easy Access to Kierland Commons and Loop 101
- Great Visibility on the Corner of Hayden Road & 83rd Place
- Across the Street from Costco
- Heavy Industrial/Retail with High Traffic
- Strong Demographics
- Prime Signage

FINANCIAL SUMMARY

Pricing

PURCHASE PRICE	\$8,900,000
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In-Place Income (Post Suite 2 Lease-Up)

SUITE	SF	RENT PSF (NNN)	ANNUAL RENT
Suite 1 (In-Place)	16,985	\$15.70	\$267,000
Suite 2 (Leased)	10,471	\$22.00	\$230,000
Total NOI	27,456	---	\$497,000

Cap Rate Summary (Based on Purchase Price)

Purchase Price	\$8,900,000
In-Place NOI (Post Lease-Up)	\$497,000
Cap Rate	~5.6%

Illustrative Pro Forma - Market Rent Scenario

SUITE	SF	RENT PSF (NNN)	ANNUAL RENT
Suite 1	16,985	\$15.70	\$424,625
Suite 2	10,471	\$22.00	\$261,775
Total NOI	27,456	---	\$686,400

At market rent of \$25.00 PSF NNN across both suites, projected NOI of approximately \$686,400 represents an estimated ~7.7% yield based on the \$8,900,000 purchase price

Floor Plan

+/- 27,456 Square Feet

First Floor: +/- 21,404 SF

Second Floor: +/- 6,052 SF

Vast Showrooms

Private Offices

Workstations

Conference/Training Rooms

Kitchette/Break Room

Elevator

Natural Light with Numerous Windows

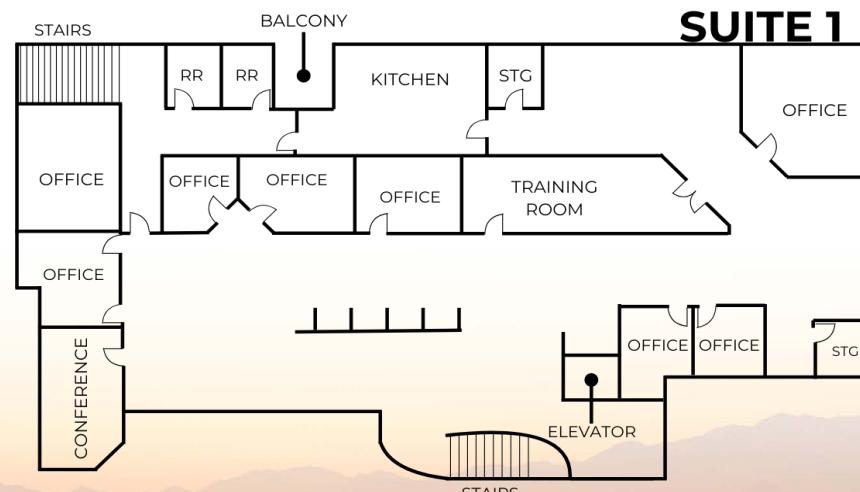
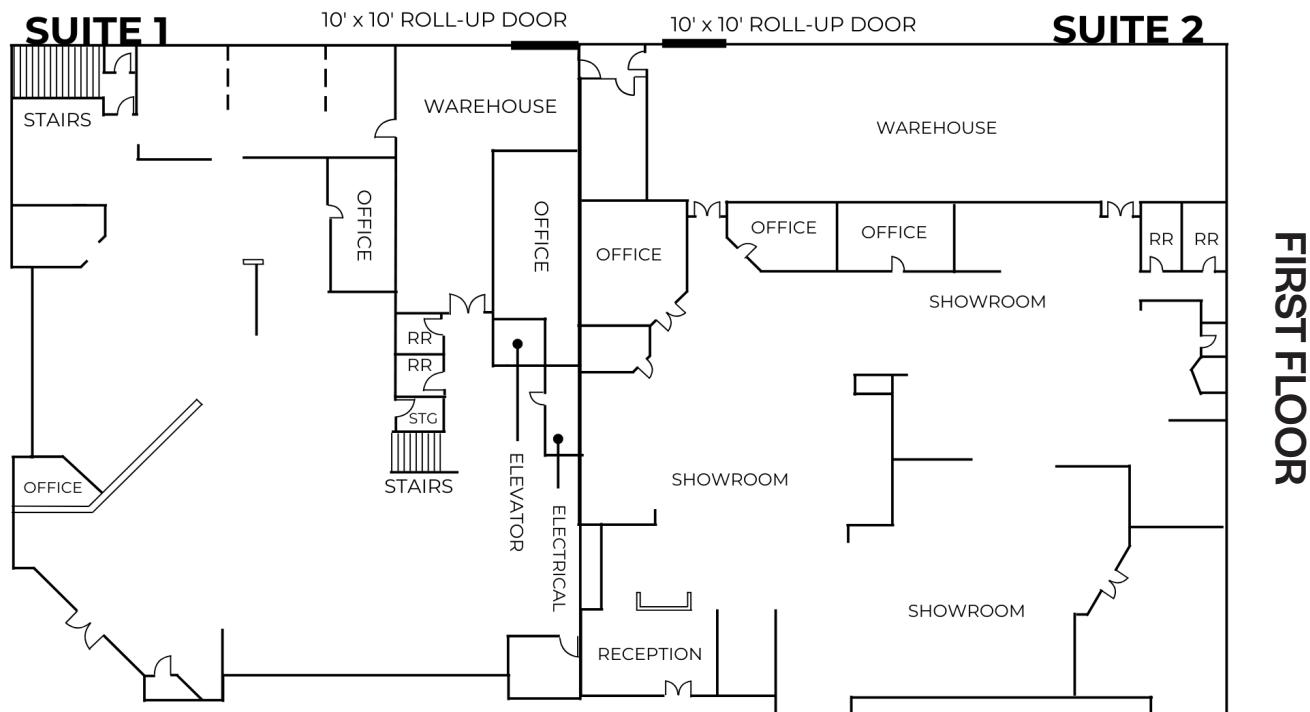
Private Restrooms



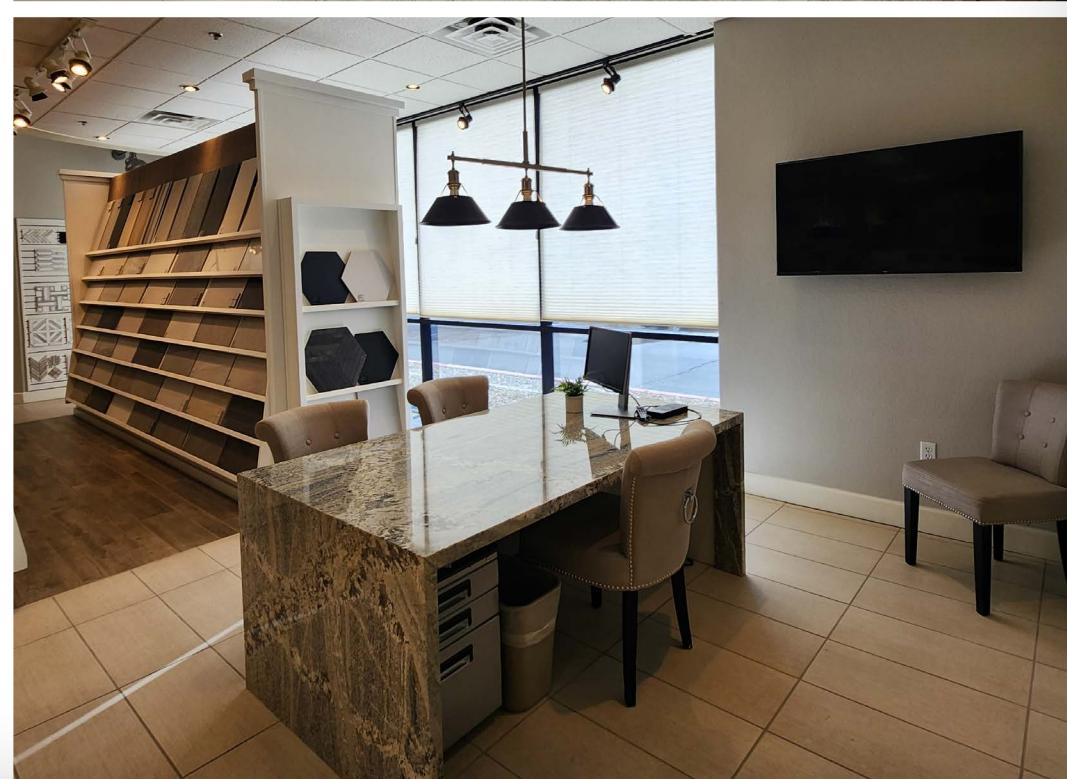
CLICK OR SCAN TO
VIEW VIRTUAL TOUR

15250 N. HAYDEN ROAD

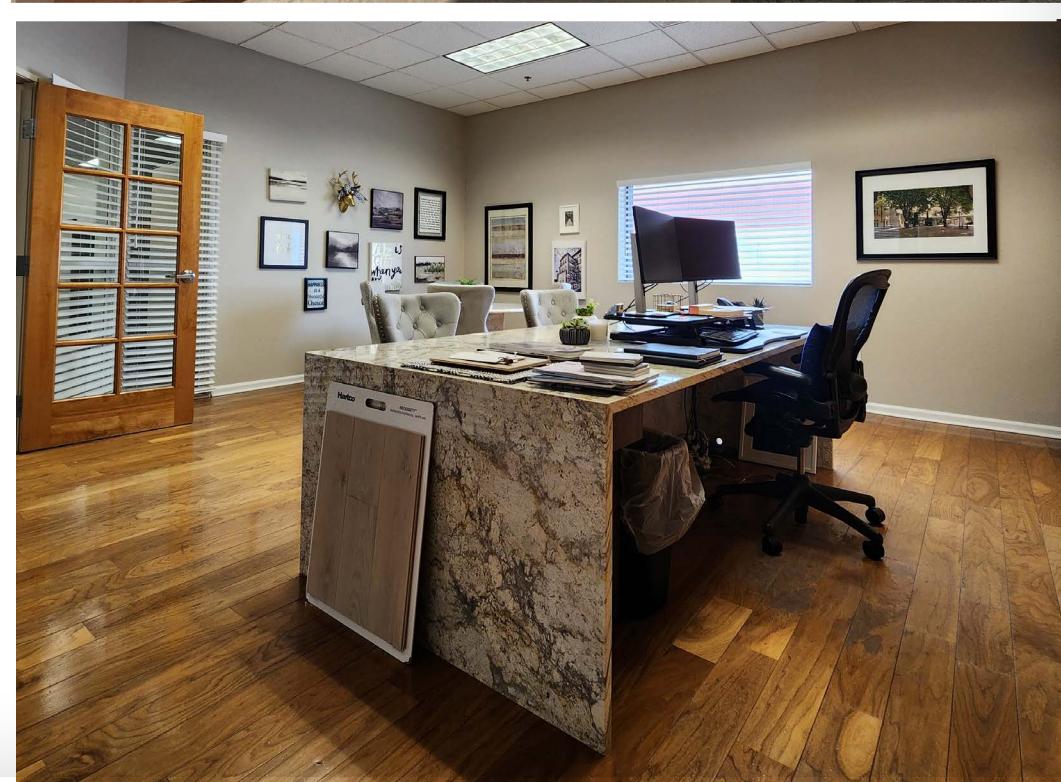
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SHOWROOM/WAREHOUSE



MEZZANINE | SECOND FLOOR



Demographics

15250 N. HAYDEN ROAD

SCOTTSDALE, ARIZONA 85260



POPULATION

	1 MILE	3 MILES	5 MILES
AREA TOTAL	3,002	80,370	187,238
GROWTH 2020-2024	20.18%	13.31%	10.30%



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
AVERAGE	\$138,903	\$137,571	\$141,509



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
EMPLOYEES	24,490	102,424	178,435



HOUSEHOLD STATS

	1 MILE	3 MILES	5 MILES
HOUSEHOLDS	1,441	40,767	91,681
MEDIAN HOME VALUE	\$778,189	\$657,127	\$697,414



AGE

	1 MILE	3 MILES	5 MILES
MEDIAN AGE	43.2	44.6	46.3



TRAFFIC COUNTS

HAYDEN ROAD 23,007 VPD

Todd Hamilton

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COMMERCIAL REAL ESTATE

Property Aerial

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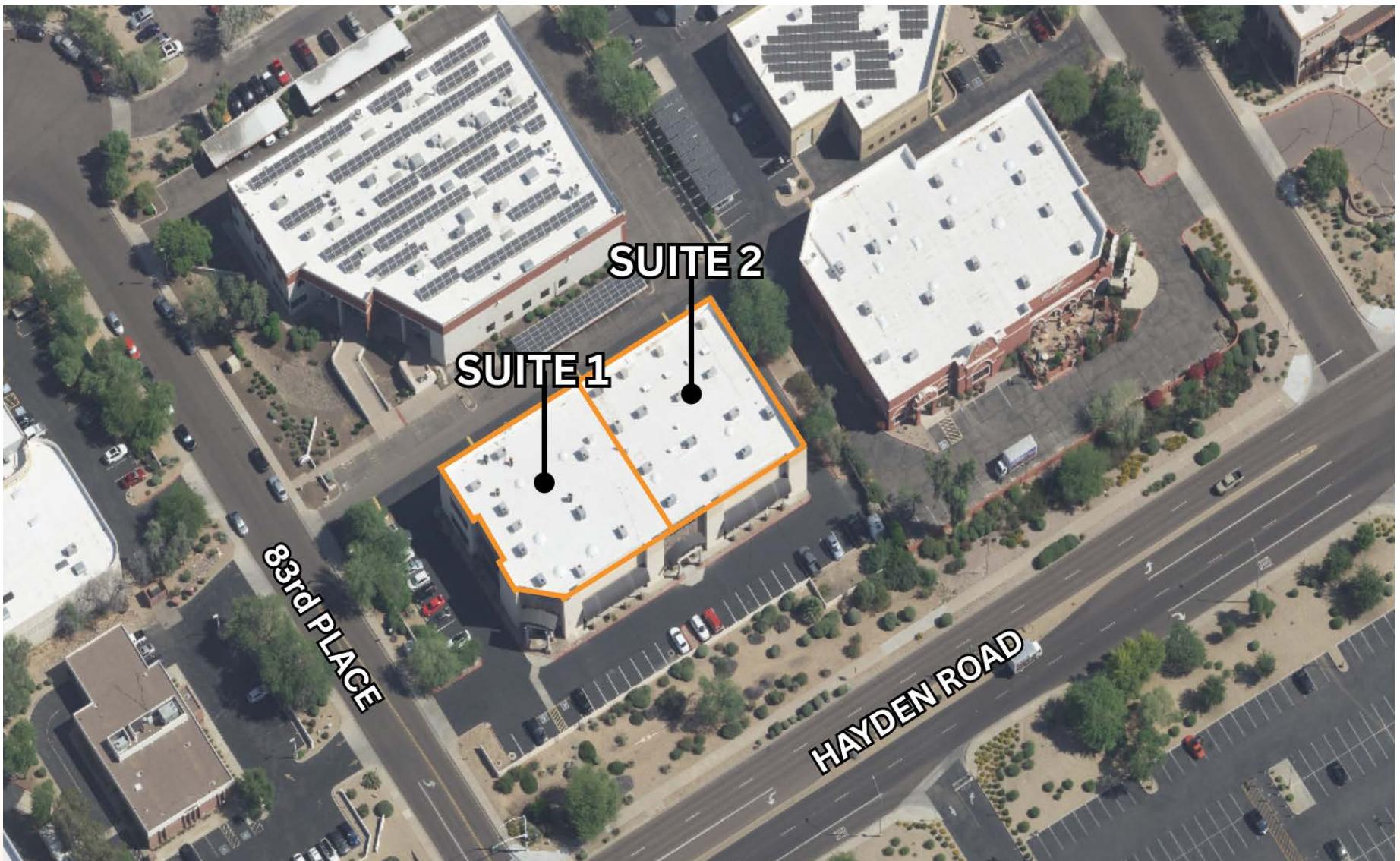
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