

MCDOWELL MOUNTAIN BUSINESS PARK



16674 N 91ST ST, SUITE 106, SCOTTSDALE, AZ 85260

*±2,957 SF Office/Warehouse
Space Available For Lease in North
Scottsdale*

65% Office & 35% Warehouse

Zoning I-1, City of Scottsdale

Power: 240-440 Volts: 3-Phase

Front Reception Area, 5 Offices, Conference Room,
Kitchen/Break Room

Warehouse with Bay Door and Man Door

Ample Covered & Uncovered Parking

Excellent Location off Loop 101 & Bell Rd

Walking Distance to Restaurants & Retail

Lease rate is \$1.80/SF (NNN's \$.35/SF)

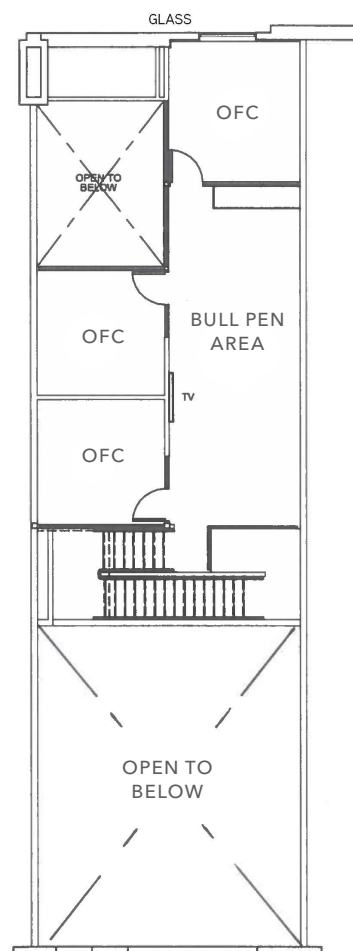
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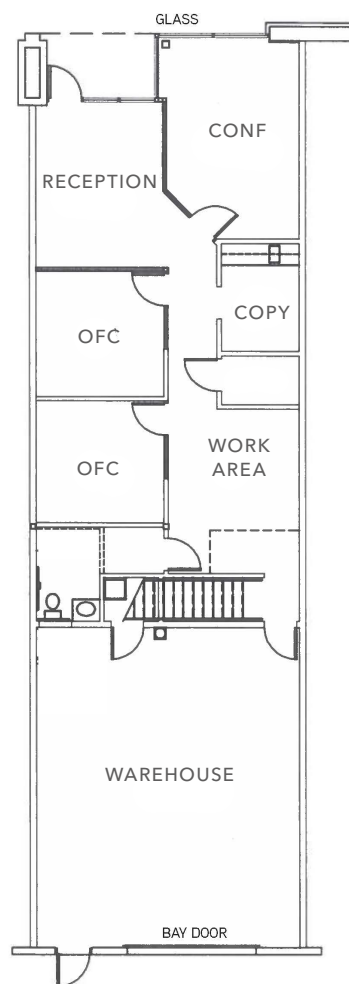
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FLOOR PLAN

SECOND FLOOR



FIRST FLOOR



±2,957 SF

AVAILABLE

\$1.80/SF

LEASE RATE

\$.35/SF

NNN'S



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FOR LEASE



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FOR LEASE



WITHIN A 5-MIN DRIVE

COVENIENT ACCESS TO

SCOTTSDALE QUARTER	8 Minutes
DESERT RIDGE	10 Minutes
OLD TOWN SCOTTSDALE	20 Minutes
SKY HARBOR INT'L AIRPORT	25 Minutes
DOWNTOWN PHOENIX	32 Minutes

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