

# Prime Scottsdale Airpark Flex Building

FOR SALE & FOR LEASE | 7755 E. GRAY ROAD | SCOTTSDALE, AZ 85260

# OFFERING SUMMARY

---

LevRose Commercial Real Estate is pleased to present the opportunity to Purchase or Lease 7755 E Gray Road, situated within the esteemed Scottsdale Airpark. Originally built in 1986 and fully remodeled in 2019, this ±17,790 SF standalone flex building features 17' - 20' clear height, dedicated truck well and two roll up doors, all while boasting impeccable Class "A" office finishes throughout. Designed for maximum versatility, the layout seamlessly accommodates a range of uses, including office, flex, or showroom space.

With easy access to Loop 101, the property allows for convenient freeway travel. Nestled nearby Scottsdale Quarter, Kierland Commons and Scottsdale Promenade, the area boasts top-tier dining, shopping, hotel, and retail amenities all within close proximity. This is a prime opportunity for users or tenants looking to establish themselves in the thriving Scottsdale market.

## PROPERTY HIGHLIGHTS

---

- Fully Renovated Move-In Ready Flex Building with Contemporary Finishes Throughout
- 17'-20' Clear Height with a Fully Air-Conditioned Warehouse and Dedicated Truckwell
- Tremendous Glass Line Which Brings in an Abundance of Natural Light
- Located in the Highly Sought After Scottsdale Airpark
- Potential For The Property to be Delivered Fully Furnished



# OFFERING DETAILS

---

Sale Price: \$7,382,850.00 (\$415/SF)

Lease Rate: \$2.00/SF NNN

Building Size: ±17,790 SF



# PROPERTY SUMMARY



**Building Size:** ±17,790 SF



**Lot Size:** ±1.38 AC (±60,113 SF)



**Clear Height:** 17' - 20'



**Parcel Number:** 215-56-203



**Year Built/Renovated:** 1986/2019



**Zoning:** I-1, City of Scottsdale  
[\(View Zoning Details\)](#)



**Parking:** ±3.15/1,000 SF  
(56 Total Spaces)



**2024 Taxes:** \$30,347.50 (\$1.71/SF)



# FLOOR PLAN

±17,790 SF

[VIEW VIRTUAL TOUR](#)

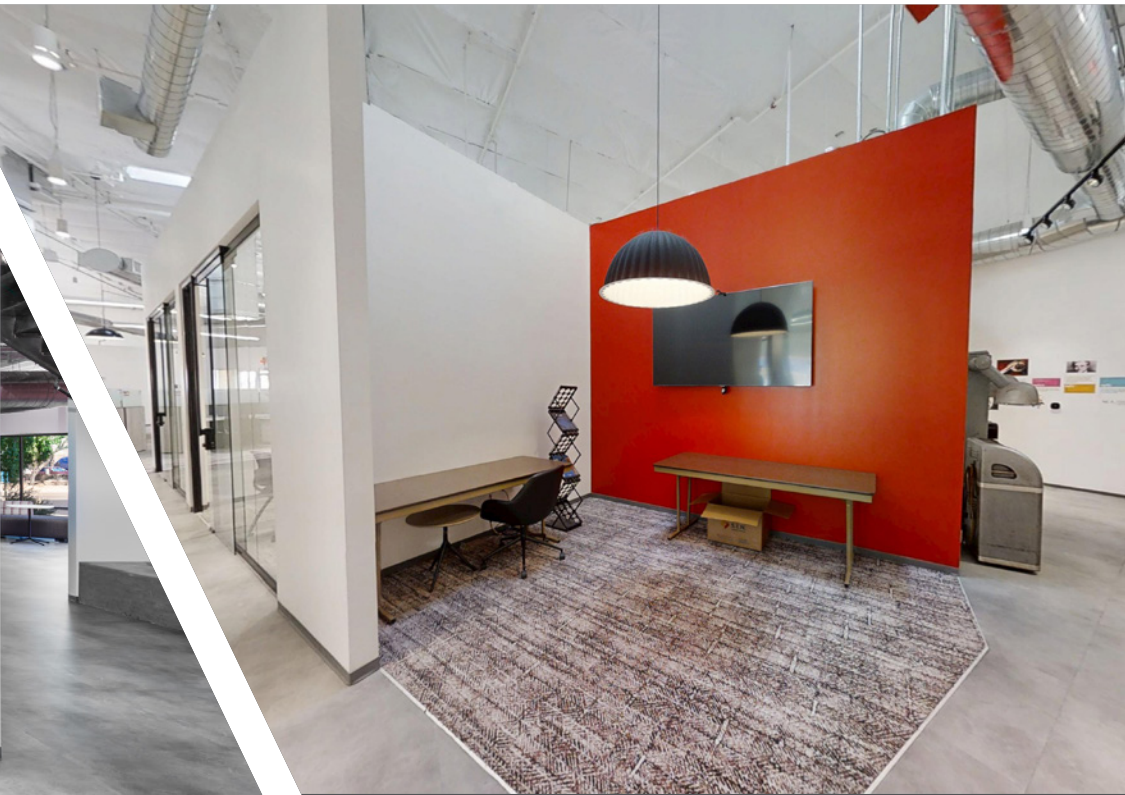
## 2ND STORY OFFICE



# INTERIOR PHOTOS



# INTERIOR PHOTOS



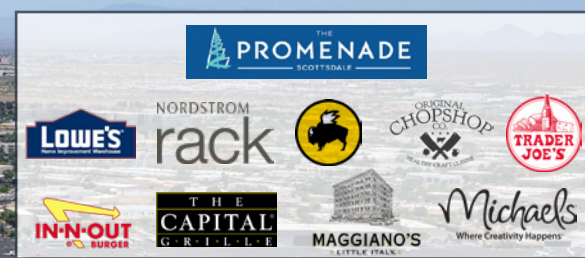
# PROPERTY EXPENSES

## 2024 Estimated Property Expenses

	<b>Annual</b>	<b>Monthly</b>	<b>Per SF</b>
Electricity	\$34,409.03	\$2,867.42	\$1.93
Real Estate Taxes (2024)	\$30,348.00	\$2,529.00	\$1.71
Janitorial	\$30,190.00	\$2,515.83	\$1.70
Repairs & Maintenance	\$10,740.24	\$895.02	\$0.60
Insurance	\$9,983.00	\$831.92	\$0.56
HVAC Maintenance	\$4,447.50	\$370.63	\$0.25
Landscaping	\$4,270.00	\$355.83	\$0.24
Fire/Life/Safety	\$2,870.00	\$239.17	\$0.16
Pest Control	\$2,808.00	\$234.00	\$0.16
Water/Trash/Sewer	\$2,068.19	\$172.35	\$0.12
Miscellaneous	\$100.00	\$8.33	\$0.01
<b>Total</b>	<b>\$132,233.96</b>	<b>\$11,019.50</b>	<b>\$7.43</b>







## SCOTTSDALE AIRPORT



SITE

## LOCATION HIGHLIGHTS



CLOSE PROXIMITY TO  
LOOP 101 FREEWAY



40+ RESTAURANTS &  
5+ GROCERY STORES  
WITHIN 1 MILE

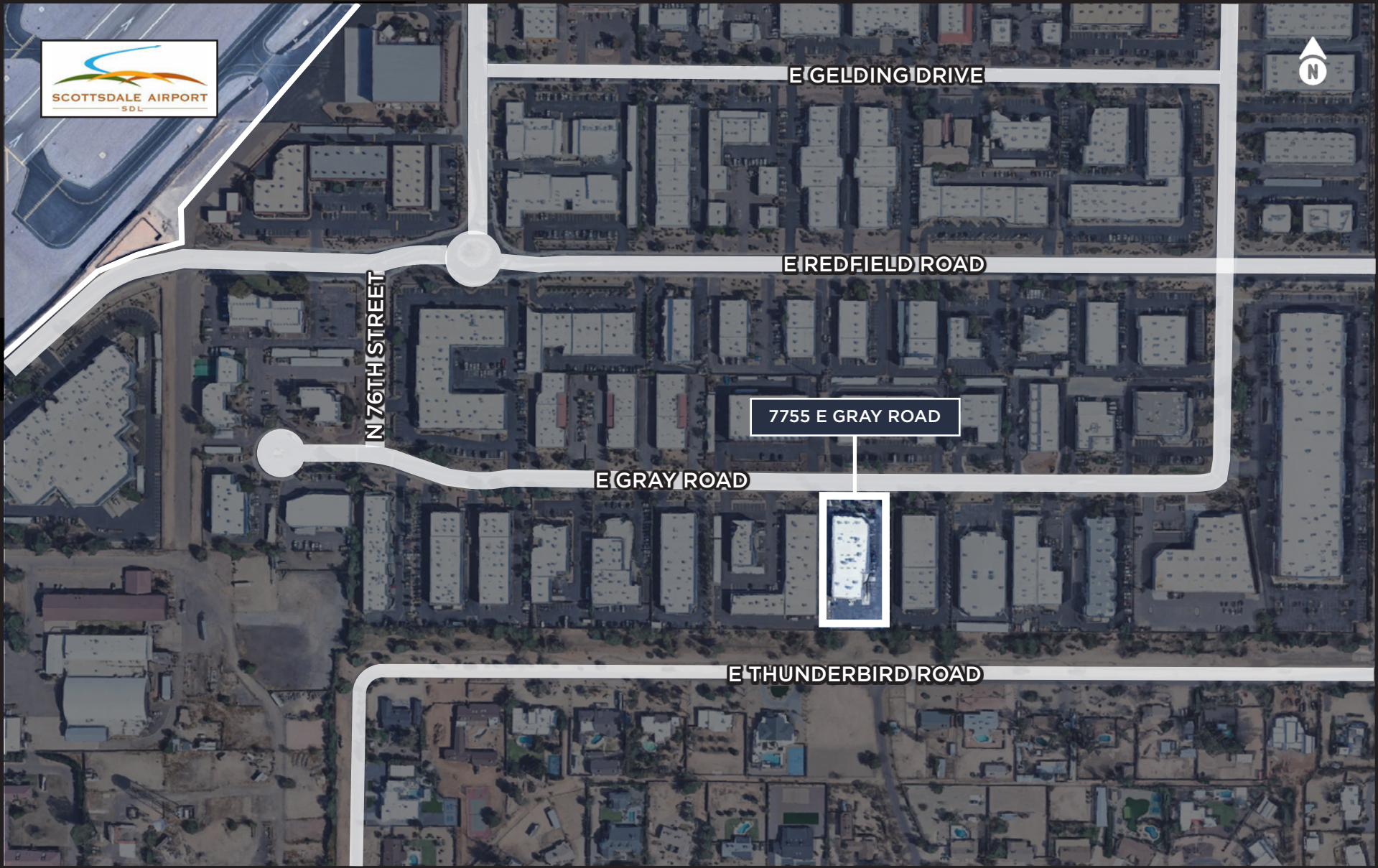


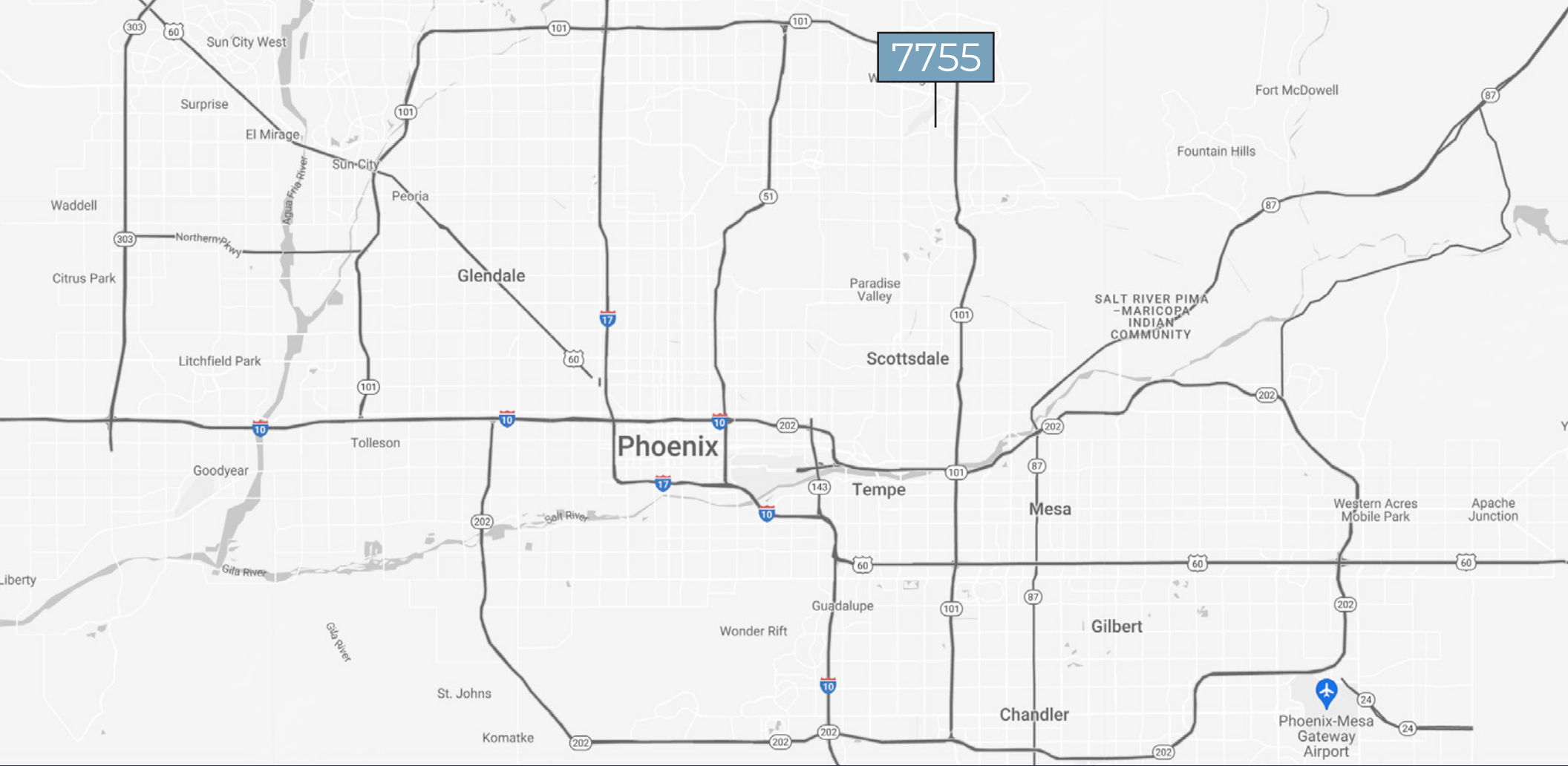
30+ RETAIL STORES  
WITHIN 1 MILE



WALKING DISTANCE FROM  
SCOTTSDALE AIRPARK

# AERIAL OVERVIEW





# DEMOGRAPHICS



## POPULATION

1 MILE    3 MILES    5 MILES

**2024**    2,418    80,926    205,611

**2029**    2,721    88,704    225,116



## HOUSEHOLDS

1 MILE    3 MILES    5 MILES

**2024**    1,019    37,113    92,337

**HH Growth 24-29:**    2.6%    2.0%    2.0%



## AVERAGE INCOME

1 MILE    3 MILES    5 MILES

**2024**    \$183,825    \$134,029    \$136,817



**ZAK KOTTLER**  
Partner  
480.294.6003  
zkottler@levrose.com

**JOE COSGROVE**  
Partner  
480.294.6013  
jcosgrove@levrose.com

**HUNTER CHASSE**  
Vice President  
480.289.4225  
hchasse@levrose.com

**BILLY COWAN**  
Advisor  
480.294.6001  
bcowan@levrose.com

**CASEY KINDRED**  
Marketing Manager  
602.491.9294  
ckindred@levrose.com