

SCOTTSDALE AIPARK
INDUSTRIAL/FLEX BUILDING

FOR SALE

7755 E REDFIELD ROAD
SCOTTSDALE, AZ 85260



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EXECUTIVE SUMMARY

7755 E. Redfield Road presents a rare opportunity to acquire a highly functional small-bay industrial property in the heart of Scottsdale Airpark, one of the Phoenix Metro's most desirable and supply-constrained industrial submarkets. The property is located immediately adjacent to the Scottsdale Airport runway, offering unmatched access and visibility for aviation-oriented users and businesses with the benefit of a private airport setting in close proximity.

The building is configured into six small warehouse bays, a product type that is extremely limited and consistently in high demand within the Airpark. This layout is ideally suited for an owner-user seeking to occupy a portion of the property while leasing the remaining bays to offset ownership costs, or for a value-add investor targeting strong tenant demand, rent growth, and long-term hold stability.

Scottsdale Airpark continues to experience very low vacancy and limited new supply, particularly for small-bay industrial users who are increasingly priced out of new construction. The scarcity of comparable product supports durable leasing demand, strong tenant retention, and long-term upside through mark-to-market rents and operational efficiencies.

Offered at \$3,698,000, the property provides buyers the opportunity to secure a strategic foothold in a premier industrial location with flexible occupancy options, durable fundamentals, and meaningful upside in a market where replacement opportunities are extremely limited



PROPERTY OVERVIEW

PROPERTY TYPE	Industrial/Flex
PRICING INFO	\$3,698,000 (\$367/SF)
AVAILABLE TO OCCUPY	±1,680 - ±10,080 SF
BUILDING SIZE	±10,080 SF
LOT SIZE	±35,250 SF
PARKING	31 spaces
PARCEL	215-56-185
ZONING	I-1

PROPERTY HIGHLIGHTS

- Phenomenal location in Scottsdale Airpark near Airport runway
- 6 small industrial bays - 1,680 SF each
- 100% HVAC Warehouses
- Short term existing leases provide Buyer with flexibility
- 14' Clear Height - 12x10 Roll Up Doors



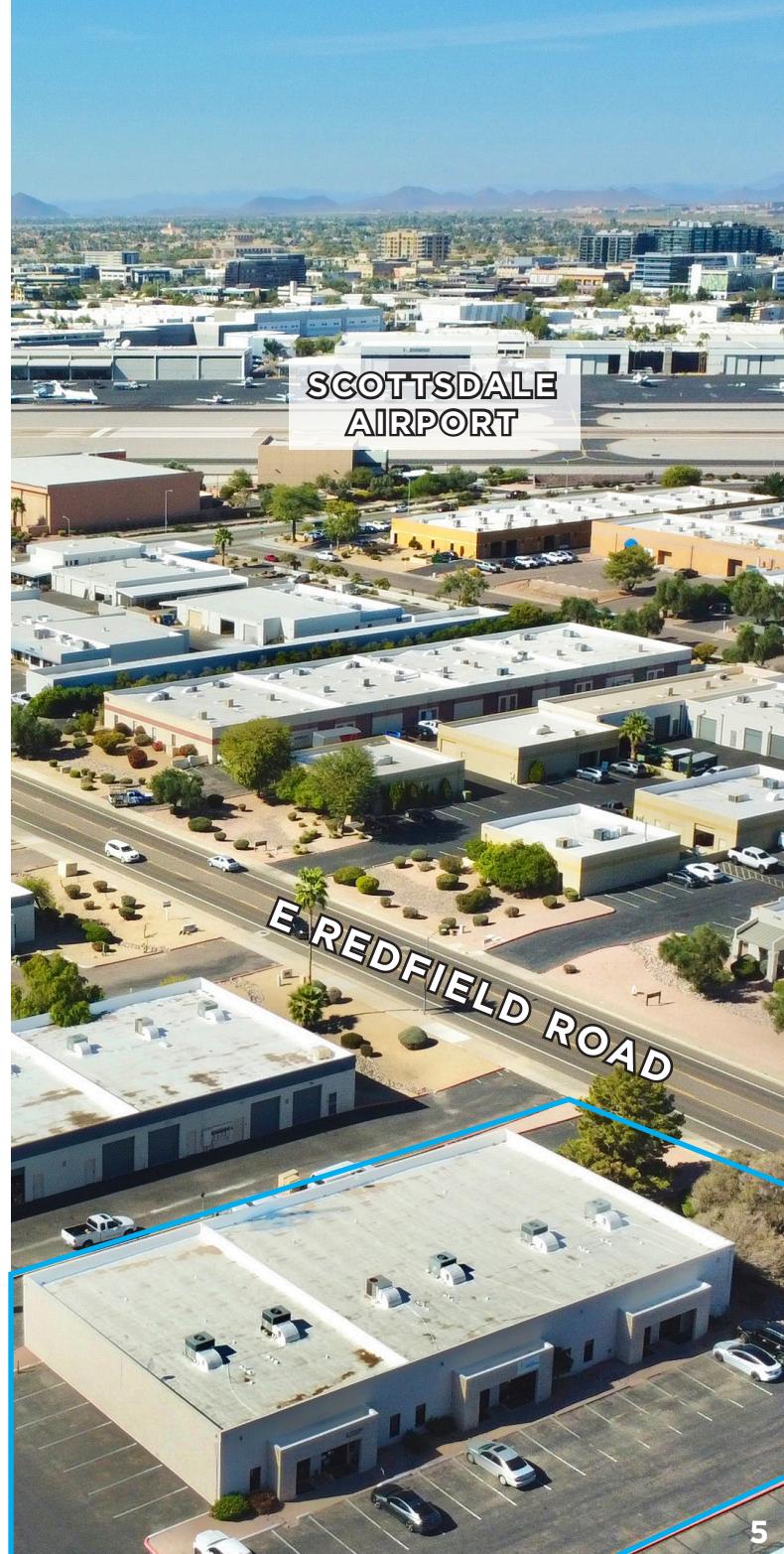
RENT ROLL

SUITE	TENANT	SIZE (SF)	\$/SF (MO)	MONTHLY RENT	\$/SF	ANNUAL RENT	LEASE START	LEASE EXPIRATION	OPTIONS
100	FIRE PIE CORP OFFICE	1,680	\$1.13	\$1,892.80	13.56	22,713.60	08/01/2023	MTM	NO OPTIONS
200	RENNER USA	1,680	\$1.19	\$2,000.00	14.28	24,000.00	08/01/2023	07/31/2026	NO OPTIONS
300	PINNACLE LOCK AND SAFE	1,680	\$1.13	\$1,900.00	13.56	22,800.00	09/01/2022	08/31/2026	NO OPTIONS
400	ADBAC HOLDING LLC	1,680	\$1.16	\$1,950.00	13.92	23,400.00	10/01/2022	MTM	NO OPTIONS
500	ARIZONA INTERLOCKS, LLC	1,680	\$1.13	\$1,900.00	13.56	22,800.00	09/01/2023	MTM	NO OPTIONS
600	VACANT	1,680	-	-	-	-	-	-	-
TOTAL		10,080	-	\$9,642.80	-	\$115,713.60	-	-	-



PROPERTY EXPENSES

	2025	PRICE/SF
General Repairs	\$2,859.29	\$0.28
Landscape Maintenance	\$3,375.00	\$0.33
Insurance	\$4,413.00	\$0.44
License	\$175.00	\$0.02
Property Tax	\$15,637.62	\$1.55
Electricity	\$2,277.22	\$0.23
Water - Sewer	\$2,735.34	\$0.27
Trash	\$1,950.99	\$0.19
Parking Lot	\$840.00	\$0.08
Professional Accounting Fees	\$1,005.00	\$0.10
Management Fees	\$3,900.00	\$0.39
Rent Expense	\$3,067.56	\$0.30
TOTAL EXPENSES	42,236.02	\$4.19





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 AIRPORT

AERIAL OVERVIEW



AERIAL OVERVIEW

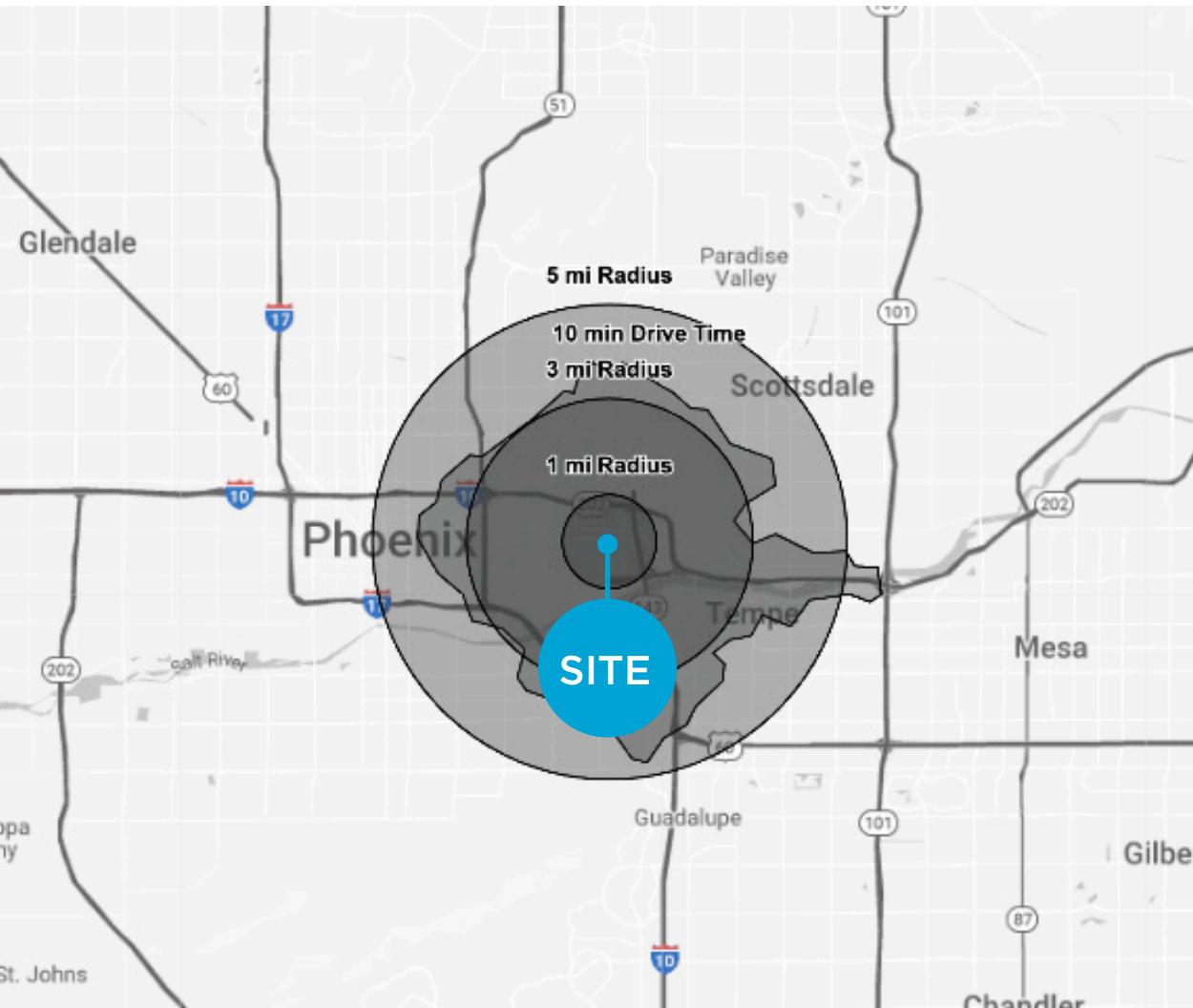


AERIAL OVERVIEW

TOP 10 PROPERTIES WITHIN A 5 MILE RADIUS



DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	6,045	97,170	338,359
2029	6,655	105,783	368,478

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	1,938	39,075	141,773
2029	2,140	42,620	155,002

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$76,521	\$71,548	\$85,882

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$66,521	\$53,772	\$61,803

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	9,529	88,027	313,783

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	601	6,717	27,928

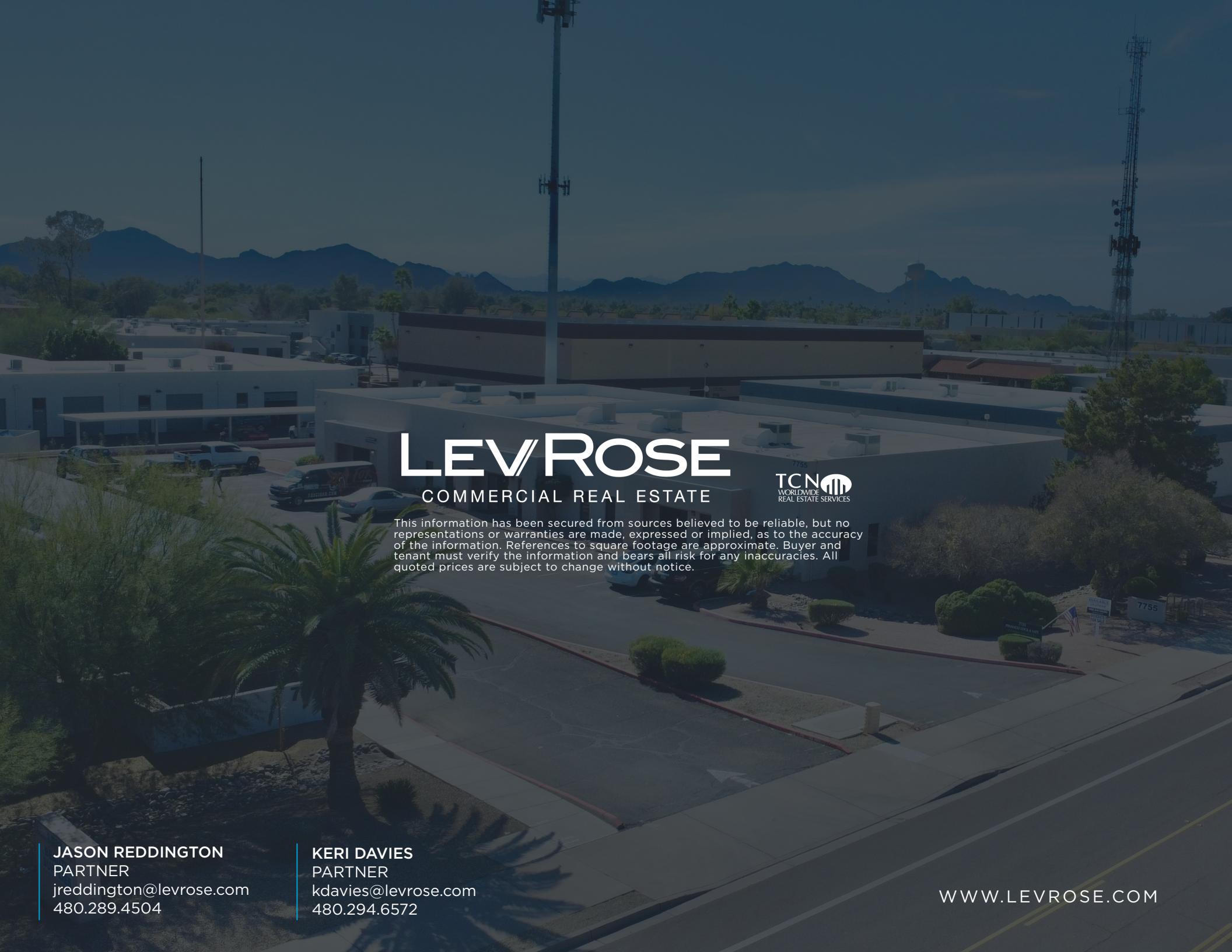
SCOTTSDALE AIRPARK SUBMARKET OVERVIEW

The Scottsdale Airpark is one of Greater Phoenix's premier commercial submarkets, known for its concentration of Class A office, flex, and industrial product alongside a strong amenity base. Strategically positioned near Loop 101, the Airpark offers unmatched accessibility to Scottsdale, Phoenix, and the East Valley. The area attracts a diverse mix of corporate headquarters, tech firms, financial services, and high-end medical and professional users, making it one of the most sought-after business locations in Arizona.

KEY HIGHLIGHTS

- Prime Loop 101 frontage with immediate regional connectivity
- High concentration of Class A office, flex, and light industrial properties
- Home to major corporate headquarters and professional service firms
- Strong daytime population supporting robust retail and dining amenities
- Proximity to North Scottsdale residential communities and executive housing
- Consistently strong tenant demand and above-average rental rates
- Adjacent to Scottsdale Airport, supporting corporate and private aviation





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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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