

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



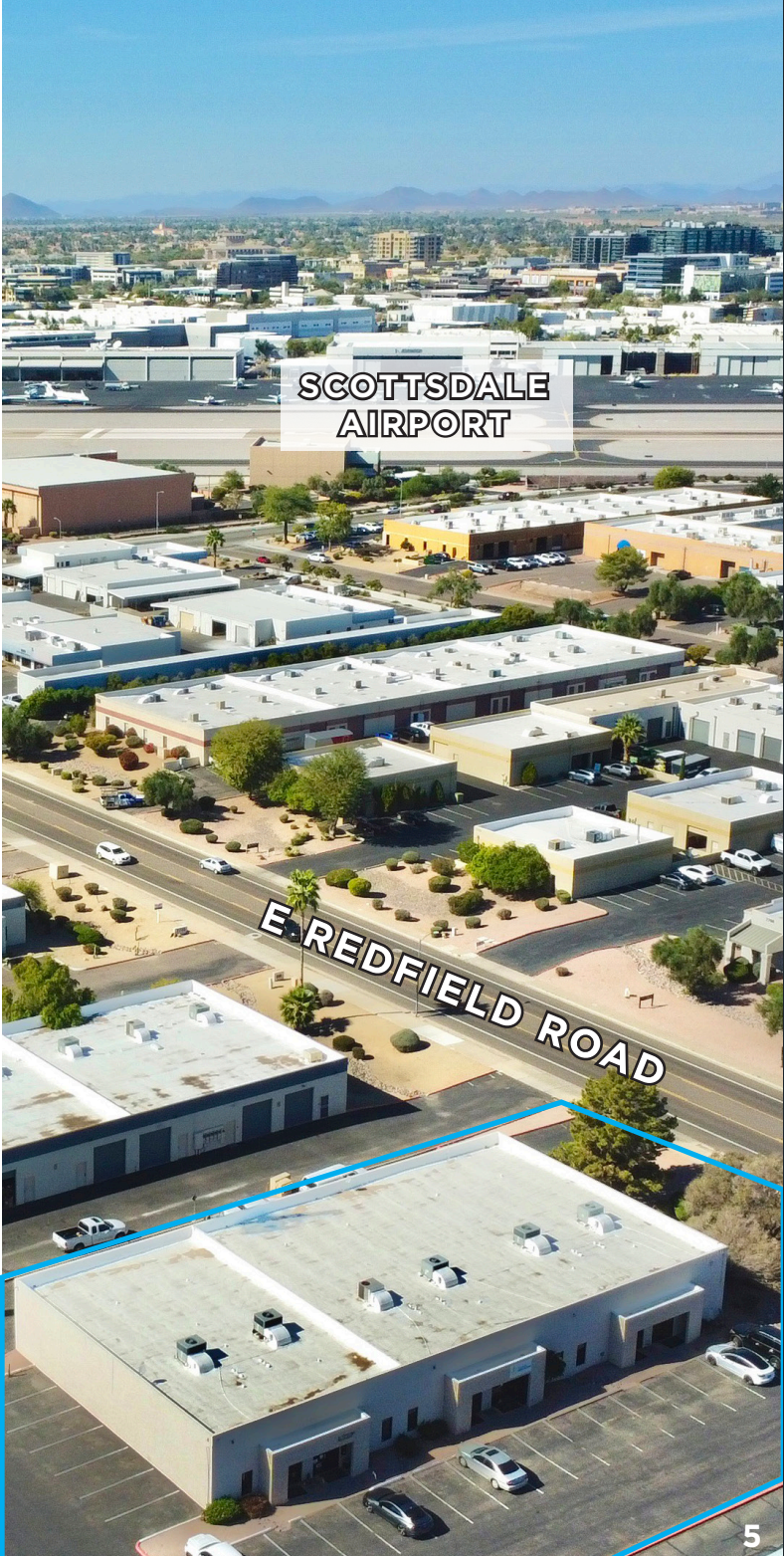
RENT ROLL

SUITE	TENANT	SIZE (SF)	\$/SF (MO)	MONTHLY RENT	\$/SF	ANNUAL RENT	LEASE START	LEASE EXPIRATION	OPTIONS
100	FIRED 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

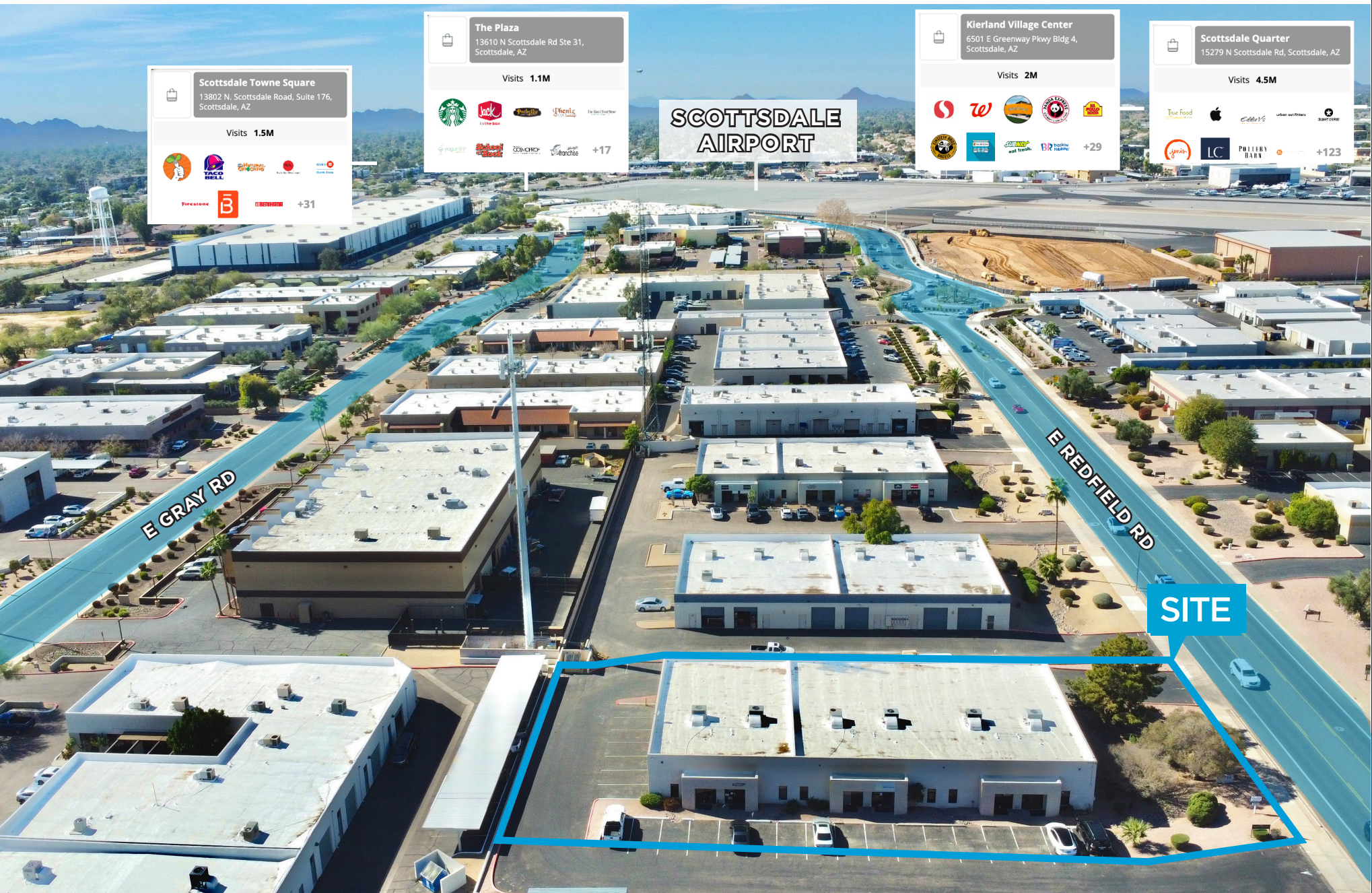


WALKING DISTANCE FROM
SCOTTSDALE AIRPORT

AERIAL OVERVIEW



AERIAL OVERVIEW

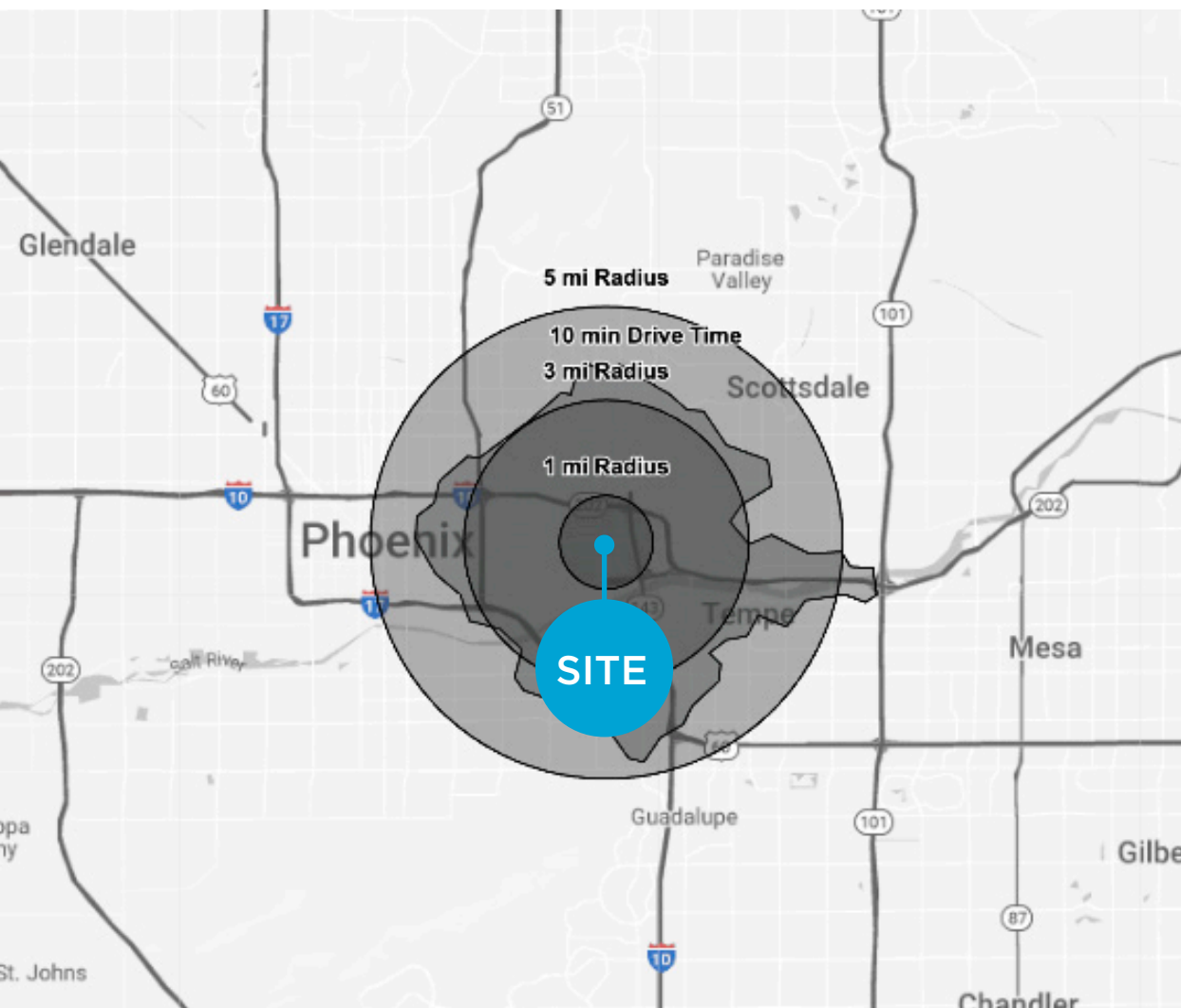


AERIAL OVERVIEW

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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