



MACK

INNOVATION
PARK
SCOTTSDALE

COMING SOON
DELIVERING Q1 2026



MACK | REAL ESTATE GROUP

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This new development in the Greater Scottsdale Airpark is located in the hottest and most exclusive submarkets in all of Arizona. It is also the first new multi-tenant industrial project in the submarket for the past 10 years, where the vacancy rate is virtually ZERO!

PROPERTY FEATURES:

- State of the Art Building Design & Features
- Adjacent to Full Diamond at Frank Lloyd Wright with Direct Access to Bell Road and 101 Frontage Road
- Freeway Frontage & Visibility on Loop 101
- Adjacent and Connected to City of Scottsdale Parks and Recreation Areas
- ±32' Clear Heights
- Dock High and Truckwell Loading
- Standard & Oversized Grade Level Doors
- State of the art building design and features
- Energy Efficient Clerestory Windows in Lieu of Skylights
- 100% Air Conditioned Buildings
- Ample Car Parking with Broad Drive Lanes
- Full Moment Frame Design
- ±200' All Concrete Truck Courts
- Private Drive and Loop Road Providing Seamless Flow Through the Property



PHASE II - COMING SOON
BUILDINGS A & B
FOR LEASE OR BUILT TO SUIT

PHASE I - NOW LEASING
DELIVERING Q1 2026
BUILDINGS C & D

PLANNED FUTURE DEVELOPMENT
BUILDINGS E, F, G, H & I
FOR LEASE OR BUILT TO SUIT

FUTURE PHASE DEVELOPMENT
ZONING: PDC1/PCD
PARCEL 3
±1.7 ± AC
(INCLUDING EASEMENTS
NOT INCLUDING 91st STREET)

NOT INCLUDED

FUTURE PHASE DEVELOPMENT
ZONING: PDC1/PCD
LOT AREA
±4.6 AC
NOT INCLUDED

LOOP 101

BELL RD

NORTH PARCEL - PHASE I

BUILDINGS C & D - DELIVERING Q1 2026
FOR LEASE



BUILDING C ±184,960 SF

DIVISIBLE TO ±38,640 SF



BUILDING D ±120,415 SF

DIVISIBLE TO ±29,016 SF

- 9'X10' DOCK HIGH/TRUCKWELL DOORS
- ▲ 12'X14' GRADE LEVEL DOORS/RAMPS
- △ 16'X18' GRADE LEVEL DOORS

BUILDING C SPECIFICATIONS

| | |
|--------------------------------------|-----------------------------------|
| Building SF: | ±184,960 SF |
| Potential Mezzanine Office SF: | ±9,000 SF |
| Building Clear Height: | ±32' |
| 9' x 10' Dock High Doors: | ±34 |
| 12' x 14' Ramp to Grade Level Doors: | ±6 |
| 16' x 18' Ramp to Grade Level Doors: | ±2 |
| Power (Expandable): | ±3,000 Amps 277/480 V, 3 Phase |
| Building Depth: | ±241'6" |
| Typical Column Spacing: | ±56' x 60' |
| Total Parking Stalls: | ±292 |
| Truck Court: | ±200' (Shared) |

BUILDING D SPECIFICATIONS

| | |
|--------------------------------|-----------------------------------|
| Building SF: | ±120,415 SF |
| Potential Mezzanine Office SF: | ±9,000 SF |
| Building Clear Height: | ±32' |
| 9' x 10' Truckwell Doors: | ±20 |
| 12' x 14' Grade Level Doors: | ±10 |
| 16' x 18' Grade Level Doors: | ±2 |
| Power (Expandable): | ±3,000 Amps 277/480 V, 3 Phase |
| Building Depth: | ±201'6" |
| Typical Column Spacing: | ±52' x 50' |
| Total Parking Stalls: | ±227 |
| Truck Court: | ±200' (Shared) |

NORTH PARCEL - PHASE II

BUILDINGS A & B - COMING SOON
FOR LEASE OR BUILD TO SUIT



BUILDING A

±97,205 SF

DIVISIBLE TO ±20,160 SF



BUILDING B

±169,590 SF

DIVISIBLE TO ±38,892 SF

- 9'X10' DOCK HIGH/TRUCKWELL DOORS
- ▲ 12'X14' GRADE LEVEL DOORS/RAMPS
- △ 16'X18' GRADE LEVEL DOORS

BUILDING A SPECIFICATIONS

| | |
|--------------------------------------|-----------------------------------|
| Building SF: | ±97,205 SF |
| Potential Mezzanine Office SF: | ±9,000 SF |
| Building Clear Height: | ±32' |
| 9' x 10' Dock High Doors: | ±25 |
| 12' x 14' Ramp to Grade Level Doors: | ±6 |
| Power (Expandable): | ±3,000 Amps 277/480 V, 3 Phase |
| Building Depth: | ±180' |
| Typical Column Spacing: | ±56' x 60' |
| Total Parking Stalls: | ±291 |
| Truck Court: | ±200' (Shared) |

BUILDING B SPECIFICATIONS

| | |
|--------------------------------|-----------------------------------|
| Building SF: | ±169,590 SF |
| Potential Mezzanine Office SF: | ±9,000 SF |
| Building Clear Height: | ±32' |
| 9' x 10' Truckwell Doors: | ±24 |
| 12' x 14' Grade Level Doors: | ±11 |
| 16' x 18' Grade Level Doors: | ±2 |
| Power (Expandable): | ±3,000 Amps 277/480 V, 3 Phase |
| Building Depth: | ±221'6" |
| Typical Column Spacing: | ±56' x 50'/60' |
| Total Parking Stalls: | ±263 |
| Truck Court: | ±200' (Shared) |

SOUTH PARCEL - PLANNED FUTURE DEVELOPMENT



BUILDINGS E & G
FOR LEASE OR BUILD TO SUIT

BUILDING E ±139,000 SF

DIVISIBLE TO ±40,572 SF



BUILDING G ±98,700 SF

DIVISIBLE TO ±35,532 SF

- 9'X10' DOCK HIGH/TRUCKWELL DOORS
- ▲ 12'X14' GRADE LEVEL DOORS/RAMPS
- △ 16'X18' GRADE LEVEL DOORS

BUILDING E SPECIFICATIONS

| | |
|--------------------------------------|-----------------------------------|
| Building SF: | ±139,000 SF |
| Potential Mezzanine Office SF: | ±6,000 SF |
| Building Clear Height: | ±32' |
| 9' x 10' Dock High Doors: | ±21 |
| 12' x 14' Ramp to Grade Level Doors: | ±4 |
| 16' x 18' Ramp to Grade Level Doors: | ±2 |
| Power (Expandable): | ±3,000 Amps 277/480 V, 3 Phase |
| Building Depth: | ±241'6" |
| Typical Column Spacing: | ±56' x 60' |
| Total Parking Stalls: | ±214 |
| Truck Court: | ±200' (Shared) |

BUILDING G SPECIFICATIONS

| | |
|--------------------------------|-----------------------------------|
| Building SF: | ±98,700 SF |
| Potential Mezzanine Office SF: | ±9,000 SF |
| Building Clear Height: | ±32' |
| 9' x 10' Truckwell Doors: | ±16 |
| 12' x 14' Grade Level Doors: | ±6 |
| 16' x 18' Grade Level Doors: | ±2 |
| Power (Expandable): | ±3,000 Amps 277/480 V, 3 Phase |
| Building Depth: | ±221'6" |
| Typical Column Spacing: | ±56'x50'/60' |
| Total Parking Stalls: | ±177 |
| Truck Court: | ±200' (Shared) |

SOUTH PARCEL - PLANNED FUTURE DEVELOPMENT



BUILDINGS F & H
FOR LEASE OR BUILD TO SUIT

BUILDING F ±121,000 SF

DIVISIBLE TO ±40,572 SF



BUILDING H ±105,915 SF

DIVISIBLE TO ±35,532 SF

- 9'X10' DOCK HIGH/TRUCKWELL DOORS
- ▲ 12'X14' GRADE LEVEL DOORS/RAMPS
- ▲ 16'X18' GRADE LEVEL DOORS

BUILDING F SPECIFICATIONS

| | |
|--------------------------------------|-----------------------------------|
| Building SF: | ±121,000 SF |
| Potential Mezzanine Office SF: | ±9,000 SF |
| Building Clear Height: | ±32' |
| 9' x 10' Dock High Doors: | ±20 |
| 12' x 14' Ramp to Grade Level Doors: | ±4 |
| 16' x 18' Ramp to Grade Level Doors: | ±2 |
| Power (Expandable): | ±3,000 Amps 277/480 V, 3 Phase |
| Building Depth: | ±241'6" |
| Typical Column Spacing: | ±56' x 60' |
| Total Parking Stalls: | ±213 |
| Truck Court: | ±200' (Shared) |

BUILDING H SPECIFICATIONS

| | |
|--------------------------------|-----------------------------------|
| Building SF: | ±105,915 SF |
| Potential Mezzanine Office SF: | ±9,000 SF |
| Building Clear Height: | ±32' |
| 9' x 10' Truckwell Doors: | ±16 |
| 12' x 14' Grade Level Doors: | ±5 |
| 16' x 18' Grade Level Doors: | ±2 |
| Power (Expandable): | ±3,000 Amps 277/480 V, 3 Phase |
| Building Depth: | ±210' |
| Typical Column Spacing: | ±56'x50'/60' |
| Total Parking Stalls: | ±198 |
| Truck Court: | ±200' (Shared) |

SOUTH PARCEL - PLANNED FUTURE DEVELOPMENT



BUILDINGS I
FOR LEASE OR BUILD TO SUIT

BUILDING I

±45,375 SF

DIVISIBLE TO ±11,596 SF

▲ 12'X14' GRADE LEVEL DOORS

▲ 16'X18' GRADE LEVEL DOORS



BUILDING I SPECIFICATIONS

| | |
|------------------------------|-----------------------------------|
| Building SF: | ±45,375 SF |
| Mezzanine Office SF: | ±9,000 SF |
| Building Clear Height: | ±24' |
| 12' x 14' Grade Level Doors: | ±12 |
| 16' x 18' Grade Level Doors: | ±2 |
| Power (Expandable): | ±3,000 Amps 277/480 V, 3 Phase |
| Building Depth: | ±111'6" |
| Typical Column Spacing: | ±52'x50'/60' |
| Total Parking Stalls: | ±132 |
| Truck Court: | ±80' |



BRAND NEW INDUSTRIAL SPACE AVAILABLE FOR LEASE



SITE OVERVIEW

- Rare Zoning (I-1: "Light Industrial", City of Scottsdale)
- Adjacent to Arizona Public Service (APS) Substation
- Adjacent to TPC Scottsdale Stadium Course – Home of the WM Phoenix Open
- Freeway Frontage & Visibility on Loop 101; Bell Road & Pima Road Frontage & Visibility
- Direct Access to Loop 101 Frontage Road, Bell Road and Pima Road
- 25 Minute Drive to Phoenix Sky Harbor International Airport
- 25 Minute Drive to TSMC's campus in Phoenix, AZ
- 35 Minute Drive to Intel's campus in Chandler, AZ
- Frank Lloyd Wright Inspired Architecture



AREA OVERVIEW

- Close Proximity to Scottsdale Airport
- Population of 632,624 people within a 20-minute drive
- Population of 529,358 people ages 16+ in Labor Force within a 20-minute drive
- Abundant Amenities and Surrounded by ±1.2 Million SF of restaurants and retail
- Situated in the center of 70,345 residences within a five-mile radius including high end residential developments Silverleaf, DC Ranch, Grayhawk and McDowell Mountain Ranch

HIGH-PROFILE CORPORATE NEIGHBORS



Scottsdale



UNMATCHED LOCATION & NEARBY AMENITIES



SURROUNDED BY ±1.2 MILLION SF OF RESTAURANTS AND RETAIL



RESTAURANTS (PARTIAL LIST)

- Butters Pancakes & Café
- California Pizza Kitchen
- Chipotle
- Coopers Hawk
- Culinary Dropout
- Dominick's Steakhouse
- Flower Child
- In-N-Out Burger
- Jack in the Box
- Jersey Mikes
- Maggiano's Little Italy
- Mastro's Restaurants
- Postino WineCafe
- Shake Shack
- Snooze
- Sorso Wine Room
- Starbucks
- Subway
- Taco Bell
- The Buzz Eatery & Treats
- The Keg Steakhouse
- The Mission
- True Food

SERVICES/RETAIL (PARTIAL LIST)

- AJ's Fine Foods
- Bank of America
- Barnes & Noble
- Best Buy
- Costco Wholesale
- EOS Fitness
- Home Depot
- Mountainside Fitness
- Target
- Walmart
- Wells Fargo
- Westworld of Scottsdale

HOTELS (PARTIAL LIST)

- Fairmont Scottsdale Princess
- Hilton Vacation Club Scottsdale
- Hyatt Place Scottsdale - North
- JW Marriot Phoenix Desert Ridge
- Marriot McDowell Mountain
- Resort Retreat in Paradise Valley and Kierland Area
- The Westin Kierland Resort & Spa



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PROJECT LEASING TEAM



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