



SCOTTSDALE AIRPARK  
HIGH END FLEX WAREHOUSE FOR SALE

16055 N DIAL BLVD. | UNIT 6 | SCOTTSDALE, AZ 85260

**LEV ROSE**  
COMMERCIAL REAL ESTATE



# 16055 N DIAL BLVD.

UNIT 6 | SCOTTSDALE, AZ 85260



**Sale Price:** \$1,144,570 (\$415/SF)



**Unit Size:** ±2,758 SF



**Year Built:** 1999



**Zoning:** I-1



**Parking:** 4 Covered Reserved



**2024 Taxes:** \$5,162.46



**Parcel Number:** 215-44-055



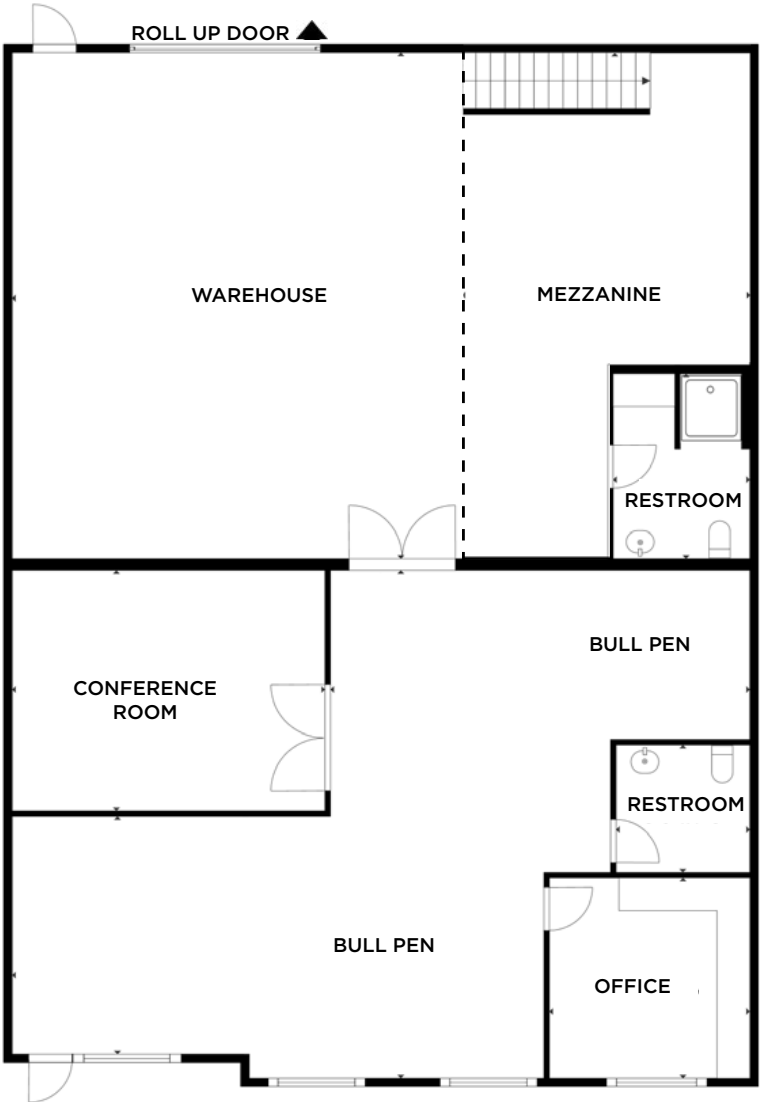
## PROPERTY HIGHLIGHTS

- High End Finishes throughout the Office and Warehouse
- ±600 SF Bonus Steel Mezzanine
- 100% A/C Warehouse, both HVAC units are Newer
- 16-20' Clear Height
- Perfect for Car Storage, Contractor, and other Service Businesses
- Walking distance from the Scottsdale Quarter, Kierland and Promenade with an abundant amount of Restaurant and Retail Amenities

# FLOOR PLAN SUITE 6

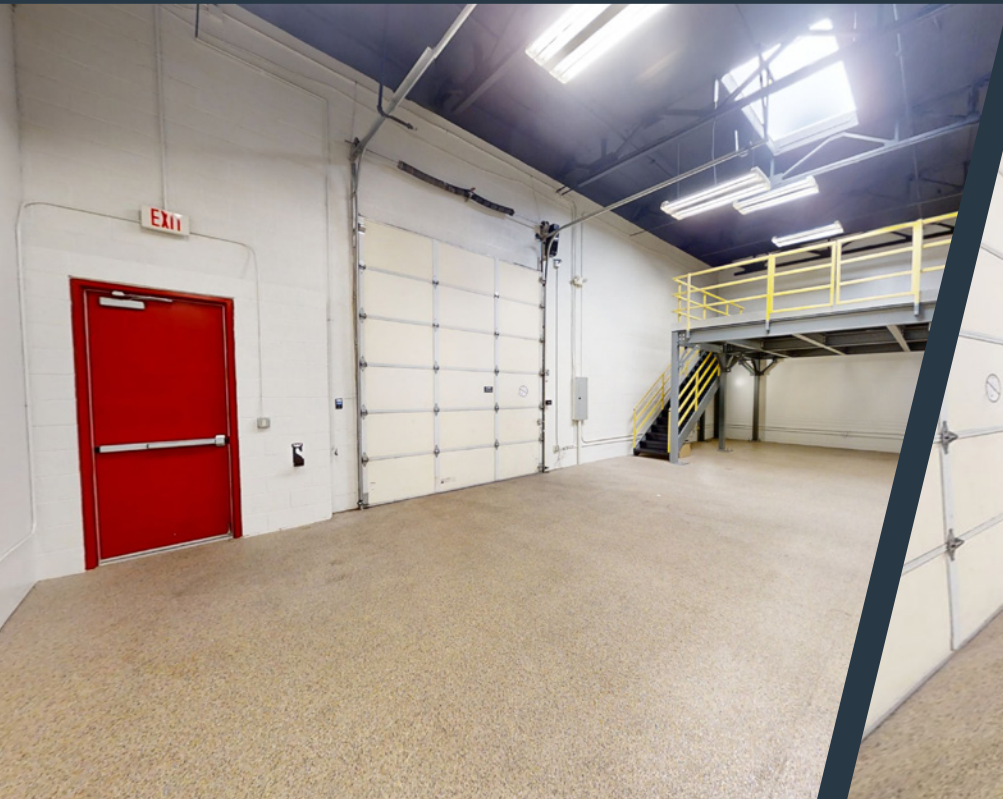
 VIEW VIRTUAL TOUR

±2,758 SF



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.

# INTERIOR PHOTOS



# SITE OVERVIEW



**E. PARADISE LANE**

**N. DIAL BOULEVARD**

**SITE**

**E. MONTE CRISTO AVENUE**

## **PROPOSED MIXED USE DEVELOPMENT**

Residence: 1,236 Units

Retail: 25,000 SF

Restaurant: 34,800 SF

Office: 100,000 SF

[Click to View  
Development Details](#)

**THE PROMENADE SCOTTSDALE**

LOOP 101



**SITE**

**PROPOSED MIXED USE DEVELOPMENT**

SCOTTSDALE RD



**NORTHSIGHT CROSSING**



**THE SCOTTSDALE QUARTER**

**THE KIERLAND COMMONS**

**LOCATION HIGHLIGHTS**



CLOSE PROXIMITY TO LOOP 101 FREEWAY



40+ RESTAURANTS & 5+ GROCERY STORES WITHIN 1 MILE



30+ RETAIL STORES WITHIN 1 MILE



STEPS AWAY FROM SCOTTSDALE AIRPORT



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