

FOR LEASE

15490 N 83RD WAY | SCOTTSDALE, AZ 85260

SCOTTSDALE AIRPARK FLEX/INDUSTRIAL BUILDING

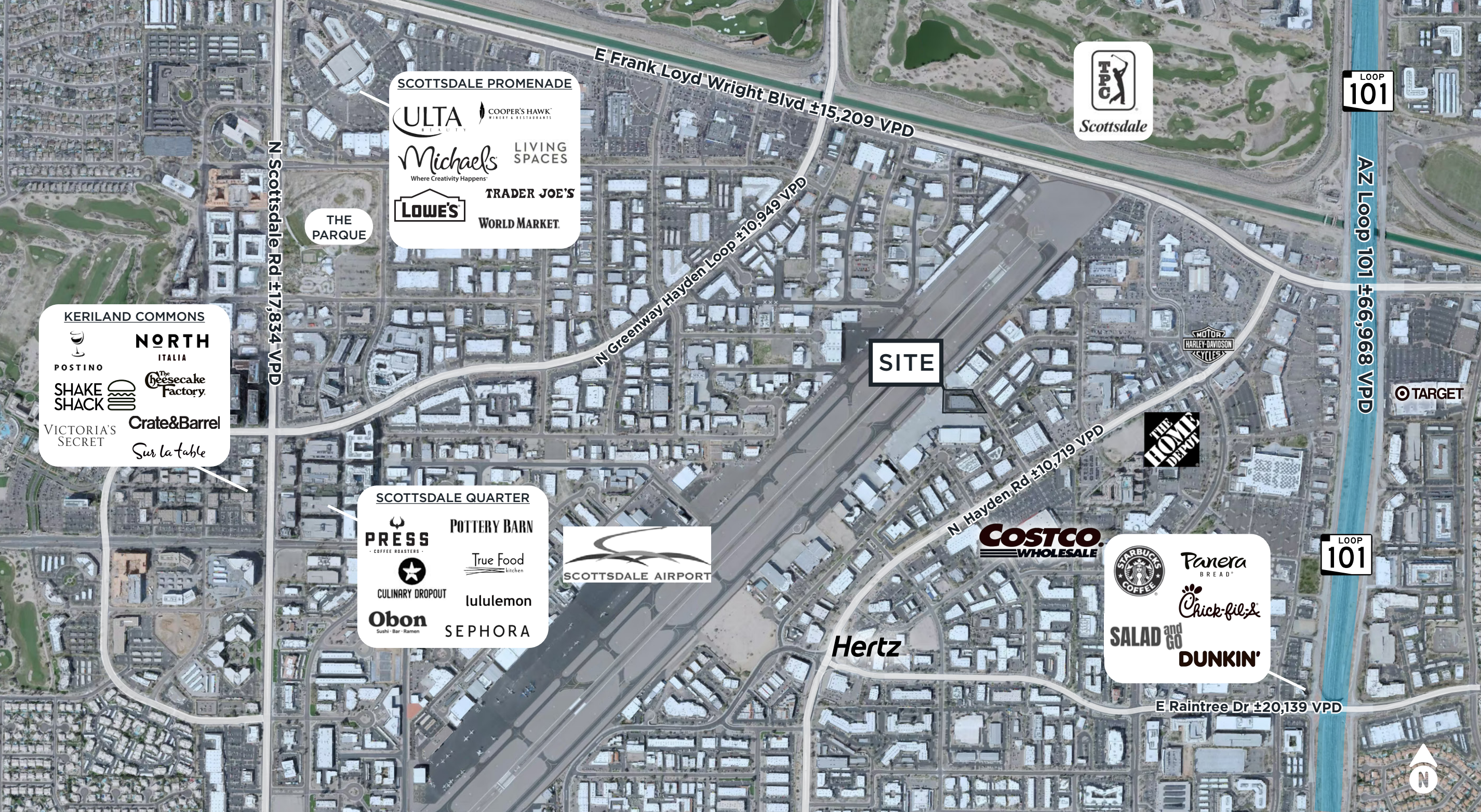


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PROPERTY HIGHLIGHTS

- Offered for lease as a full-building opportunity or divisible into two separate suites, providing flexibility for single-user or multi-tenant configurations
- Convenient access to major transportation arteries, including Loop 101 (Pima Freeway), providing efficient connectivity throughout the valley
- Recent renovations include new exterior paint, HVAC Unit & freshly sealed/striped parking lot
- Fully sprinklered building with masonry construction and timeless design for a variety of uses
- Extremely rare secured parking/yard with two electric gates and extensive loading options









PROPERTY HIGHLIGHTS

PROPERTY OVERVIEW

ADDRESS	15490 North 83rd Way Scottsdale, AZ 85260
LEASE RATE	\$1.75/SF (NNN)
BUILDING SIZE	±26,300 SF
SUITE 101	±11,648 SF
SUITE 102	±14,616 SF
LOT SIZE	±1.70 AC (±74,052 SF)
YEAR BUILT	1996
ZONING	I-1, City of Scottsdale



FEATURES

	OFFICE/WAREHOUSE %	±30% Office ±70% Warehouse
	CLEAR HEIGHT	±18'
	COOLING	Fully A/C
	POWER	3-phase - 800 Amps 208Y/120V
	LOADING	Four (4) Grade-Level Doors Two (2) Truckwells
	SECURITY	Private Fenced Parking with Two (2) Electric Gates
	PARKING	47 Total Spaces Including 15 Covered & 2 HC
	SPRINKLERS	Fully Sprinklered

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FLOOR PLAN

±26,300 SF

 SUITE 101 - ±11,684 SF

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 SUITE 102 - ±14,616 SF

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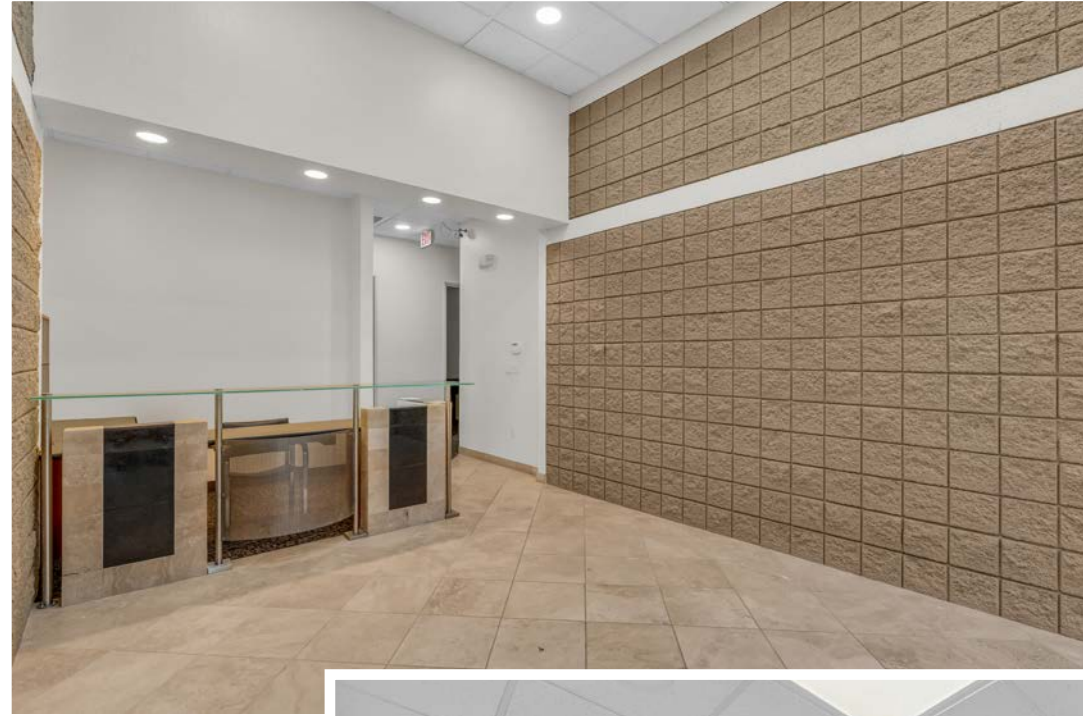


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SUITE #101 OVERVIEW

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SUITE SIZE	±11,684
SUITE BREAKDOWN	±3,242 SF Office ±8,442 SF Warehouse
ROLL-UP DOORS	One (1) 12' x 16' Door
OFFICES	8 Offices 1 Executive Suite
RESTROOMS	Four (4)
TRUCKWELLS	One (1)

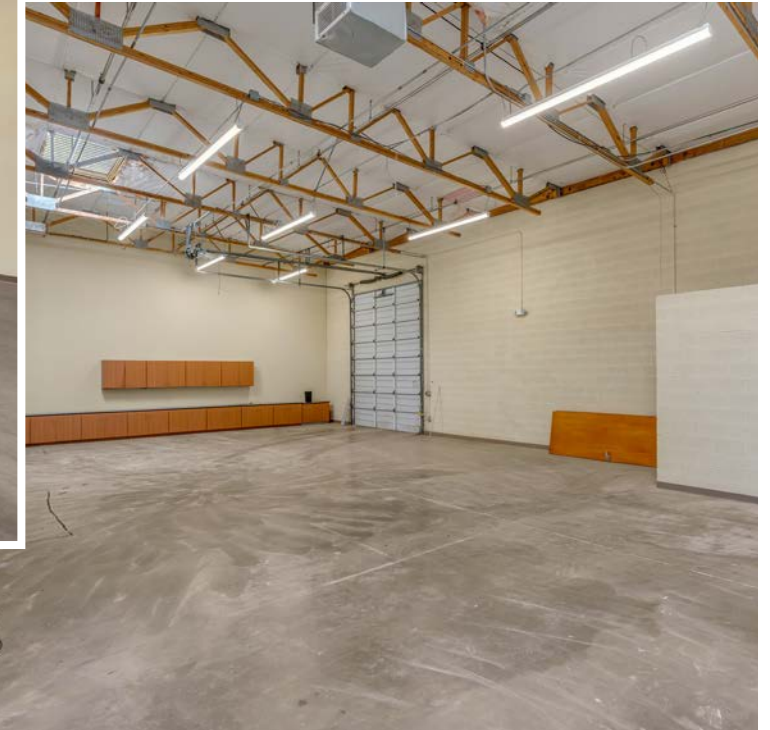


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SUITE #102 OVERVIEW

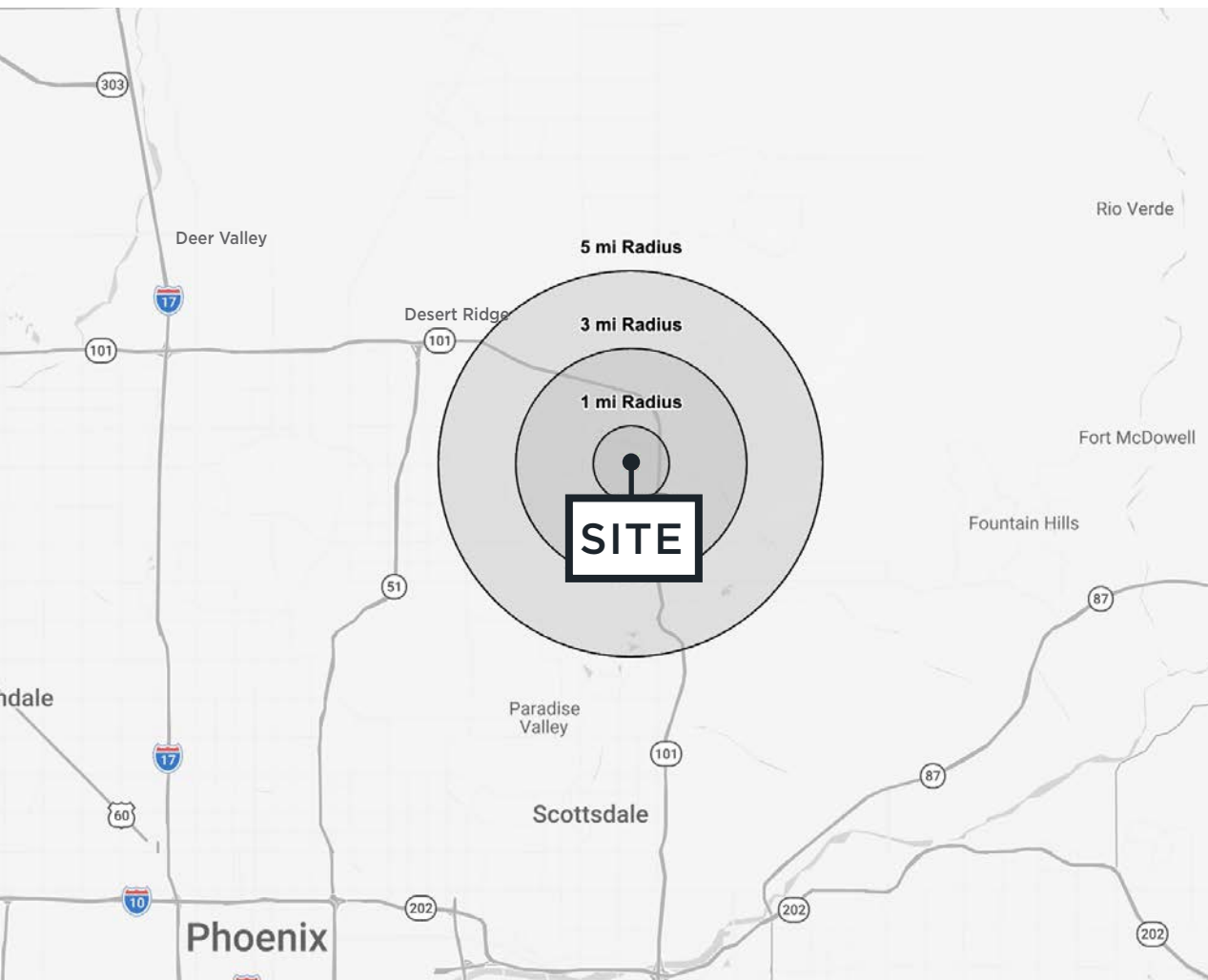
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SUITE SIZE	±14,616 SF
SUITE BREAKDOWN	±4,483 SF Office ±10,133 SF Warehouse
ROLL-UP DOORS	Three (3) 12' x 16' Doors
OFFICES	6 Offices 1 Executive Suite
RESTROOMS	Three (3)
TRUCKWELLS	One (1)



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DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	2,874	82,185	187,506
2029	3,192	90,429	205,406

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	1,252	38,186	83,612
2029	1,390	42,153	91,846

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$135,220	\$137,193	\$142,300

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$789,556	\$656,333	\$695,794

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	23,607	88,779	176,677

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	2,525	9,459	19,429



AERIAL OVERVIEW

15490

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