



+27,456 SF INDUSTRIAL BUILDING IN THE HEART
OF SCOTTSDALE AIRPARK

FOR SALE



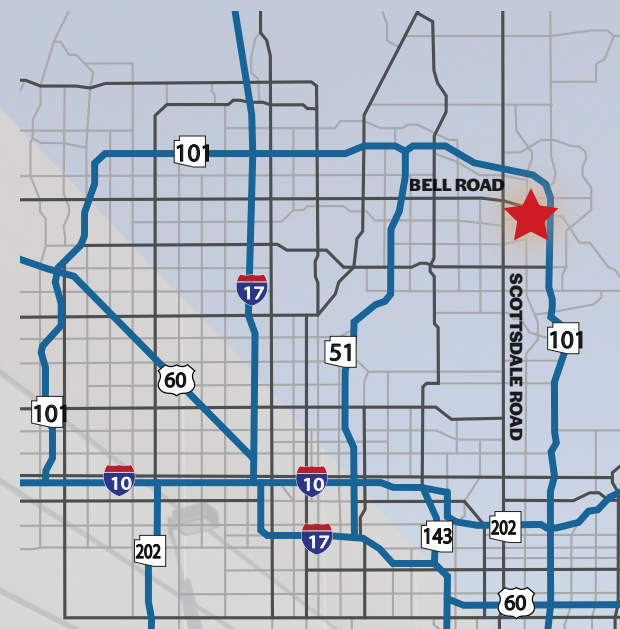
WAREHOUSE/OFFICE/RETAIL/SHOWROOM | PREMIER HAYDEN ROAD FRONTAGE

15250 NORTH HAYDEN ROAD

SCOTTSDALE, ARIZONA 85260

PROPERTY OVERVIEW

Sale Price	\$9,900,000 (\$361 PSF)
Building Size	+/- 27,456 Square Feet
Lot Size	+/- 1.66 Acres
Year Built	1999
Zoning	I-P
Clear Height	24'
Power	+/- 1,600 Amps, 120/208V, 3 Phase Power
Parking	47 Stalls
Other Features	Truckwell, Two 10' x 10' Roll Up Doors



PROPERTY HIGHLIGHTS

The Scottsdale Airpark is one of the largest employment and business centers in Arizona, encompassing over 8.6 square miles and home to more than 55,000 employees and 3,000 businesses. Anchored by the Scottsdale Airport and surrounded by high-end residential communities, upscale retail, and luxury automotive dealerships. The Airpark is a premier destination for corporate headquarters, tech firms, healthcare, and advanced manufacturing. Its strategic location and affluent demographics make it one of the most dynamic commercial hubs in the Southwest.

- Premier Scottsdale Airpark Location
- Easy Access to Kierland Commons and Loop 101
- Great Visibility on the Corner of Hayden Road & 83rd Place
- Across the Street from Costco
- Heavy Industrial/Retail with High Traffic
- Strong Demographics
- Prime Signage

Floor Plan

+/- 27,456 Square Feet

15250 N. HAYDEN ROAD

SCOTTSDALE, ARIZONA 85260

First Floor: +/- 21,404 SF

Second Floor: +/- 6,052 SF

Vast Showrooms

Private Offices

Workstations

Conference/Training Rooms

Kitchette/Break Room

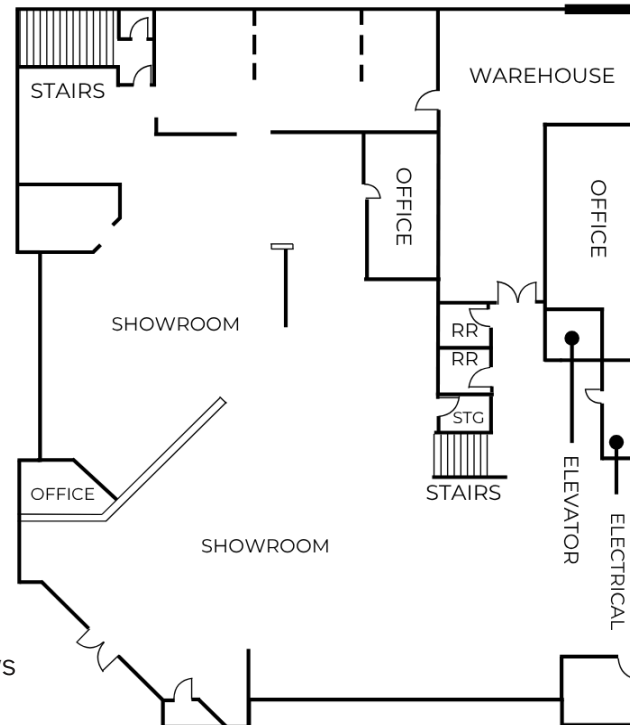
Elevator

Natural Light with Numerous Windows

Private Restrooms

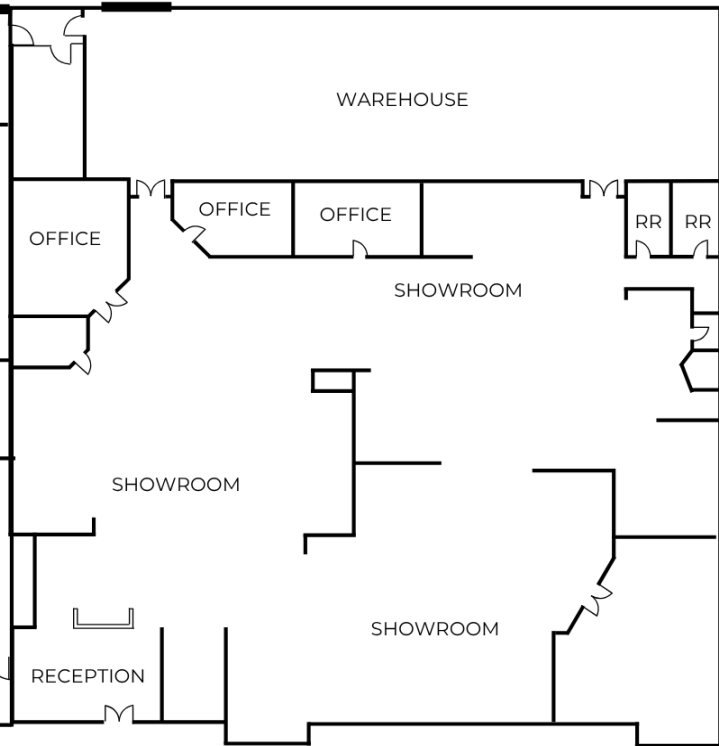
SUITE 1

10' x 10' ROLL-UP DOOR



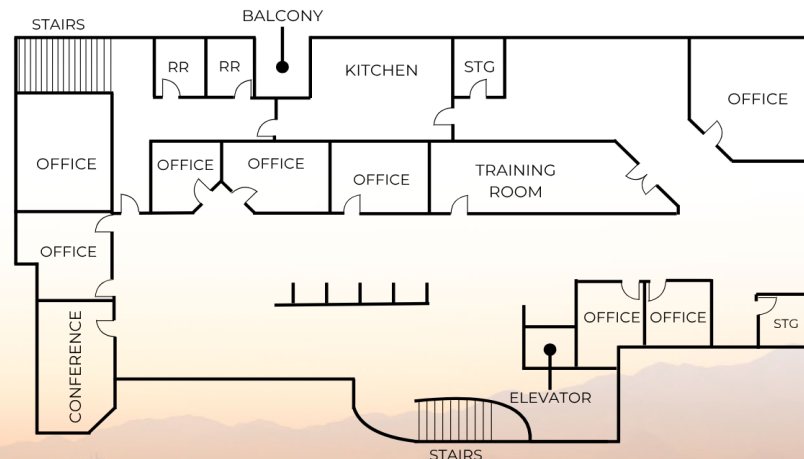
SUITE 2

10' x 10' ROLL-UP DOOR



FIRST FLOOR

SUITE 1



SECOND FLOOR



CLICK OR SCAN TO
VIEW VIRTUAL TOUR

SHOWROOM/WAREHOUSE



MEZZANINE | SECOND FLOOR



Demographics

15250 N. HAYDEN ROAD

SCOTTSDALE, ARIZONA 85260



POPULATION

	1 MILE	3 MILES	5 MILES
AREA TOTAL	3,002	80,370	187,238
GROWTH 2020-2024	20.18%	13.31%	10.30%



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
AVERAGE	\$138,903	\$137,571	\$141,509



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
EMPLOYEES	24,490	102,424	178,435



HOUSEHOLD STATS

	1 MILE	3 MILES	5 MILES
HOUSEHOLDS	1,441	40,767	91,681
MEDIAN HOME VALUE	\$778,189	\$657,127	\$697,414



AGE

	1 MILE	3 MILES	5 MILES
MEDIAN AGE	43.2	44.6	46.3



TRAFFIC COUNTS

HAYDEN ROAD	23,007 VPD
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Property Aerial

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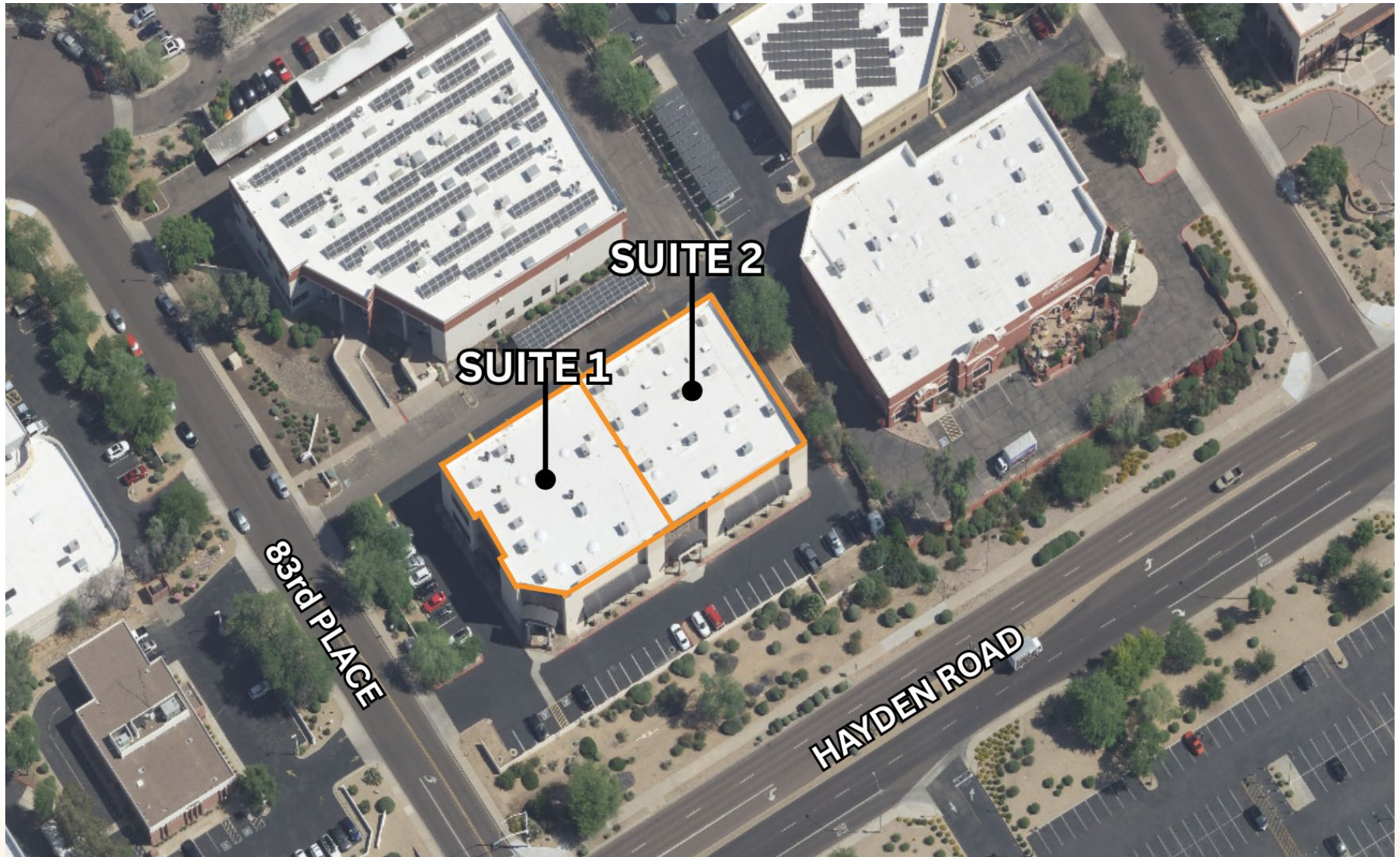
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COMMERCIAL REAL ESTATE

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