

FLEX/INDUSTRIAL BUILDING FOR LEASE

8388 E HARTFORD DR | SUITE 112 | SCOTTSDALE AZ 85255



BUILDING HIGHLIGHTS

- + ±8,753 SF Move-In Ready Flex/Industrial Space Available for Immediate Occupancy
- + ±22' Clear Height with Fully Air-Conditioned Warehouse & Exposed Duct Work in Office
- + 4 Private Offices with a Conference Room, Break Room & Private Shower
- + Sky Lights Providing Great Natural Light & High-End Exterior Curb Appeal
- + Convenient Pull-Up Parking Throughout with 3.4/1,000 SF Parking Ratio

PROPERTY SUMMARY

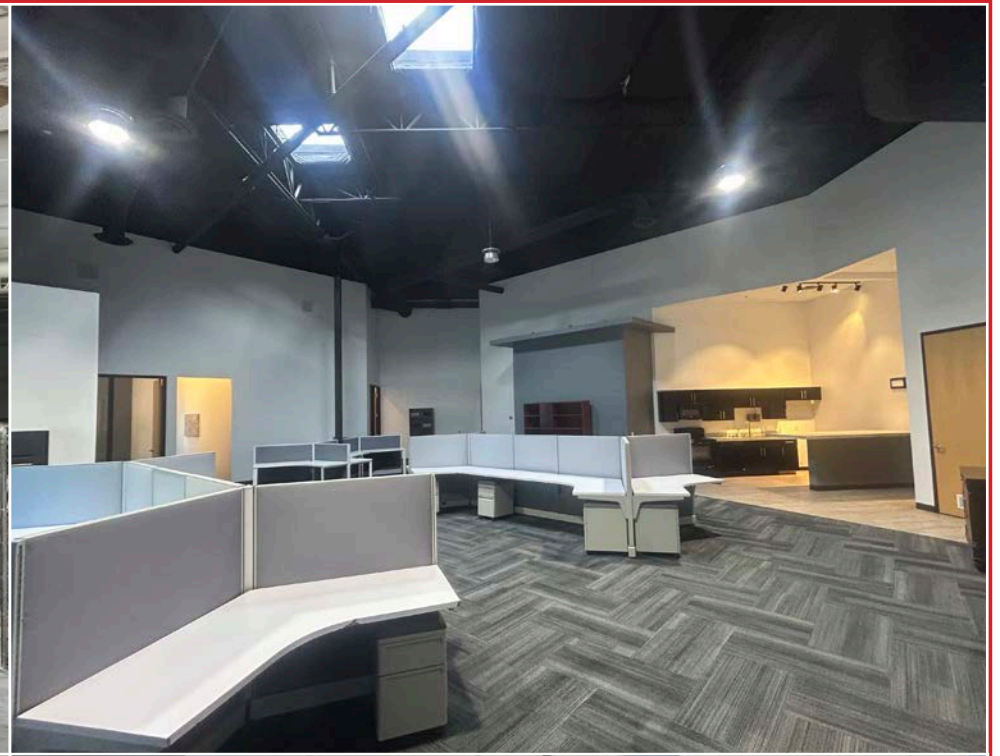
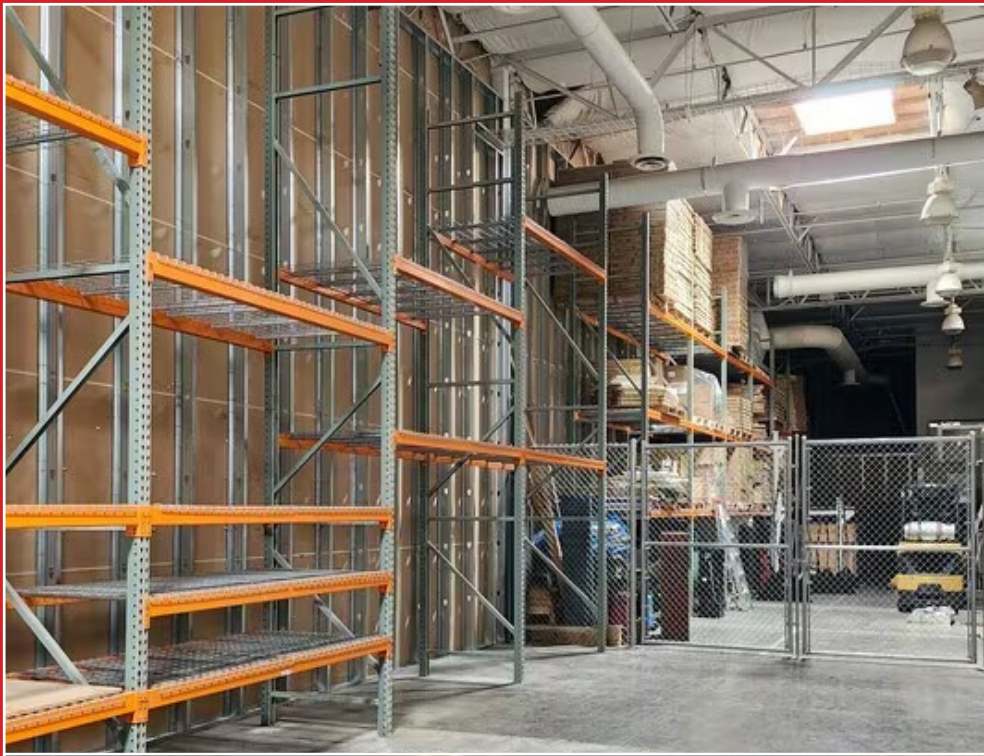
Lease Rate:	\$1.80/SF (Modified Gross)
Building Type:	Flex/Industrial
Building Size:	±66,800 SF
Suite Size:	±8,753 SF (Suite 112)
Year Built	2000
Zoning:	I-1, City of Scottsdale
Parking:	±3.4/1,000 SF
Furniture:	Plug & Play
Roll-Up Door:	12' x 12' Eletric
Cooling:	100% AC
Clear Height:	22'



FLOOR PLAN - ±8,753 SF

[VIEW VIRTUAL TOUR](#)





LOOP
101

SITE

E BELL RD

E FRANK LLOYD WRIGHT

WESTWORLD
OF SCOTTSDALE

THE PROMENADE SCOTTSDALE



GREENWAY HAYDEN LOOP

SCOTTSDALE RD

THE SCOTTSDALE QUARTER



NORTHSIGHT CROSSING



THE KIERLAND COMMONS





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