



**FLEX/INDUSTRIAL BUILDING FOR LEASE**  
**8388 E HARTFORD DR | SUITE 112 | SCOTTSDALE AZ 85255**



## 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' Electric
Cooling:	100% AC
Clear Height:	22'

## BUILDING HIGHLIGHTS

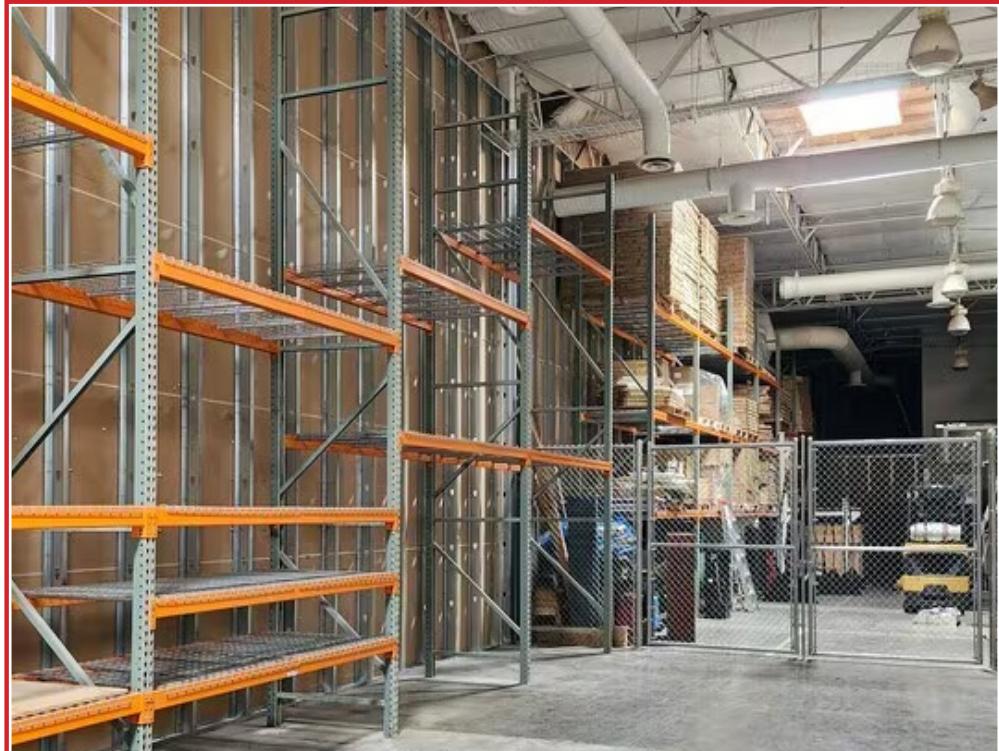
- + ±8,753 SF Move-In Ready Flex/Industrial Space Available for Immediate Occupancy
- + ±22' Clear Height with Fully Air-Conditioned Warehouse & Exposed Duct Work in Office
- + 4 Private Offices with a Conference Room, Break Room & Private Shower
- + Sky Lights Providing Great Natural Light & High-End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



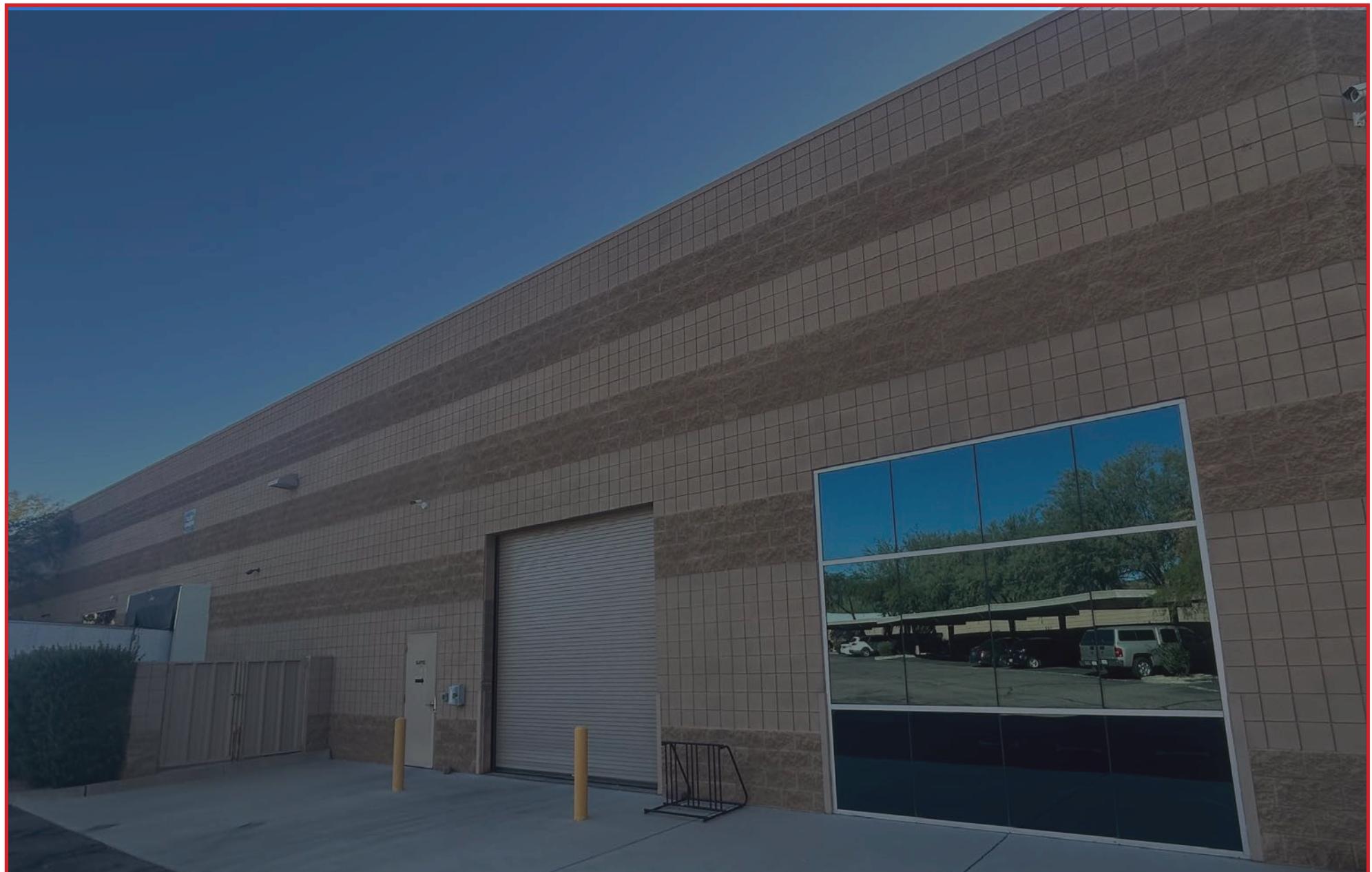
# FLOOR PLAN - ±8,753 SF

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**LEVROSE**  
COMMERCIAL REAL ESTATE



**Zak Kottler**  
Partner  
480.272.1493  
zkottler@levrose.com

**Joe Cosgrove**  
Partner  
480.628.4753  
jcosgrove@levrose.com

**Hunter Chasse**  
Vice President  
480.421.8822  
hchasse@levrose.com

**Billy Cowan**  
Advisor  
480.294.6001  
bcowan@levrose.com

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