

FLEX/INDUSTRIAL BUILDING FOR LEASE

8388 E HARTFORD DR | SUITE 112 | SCOTTSDALE AZ 85255



BUILDING HIGHLIGHTS

- + ±8,754 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
- + Functional Layout With 45% Office & 55% Warehouse

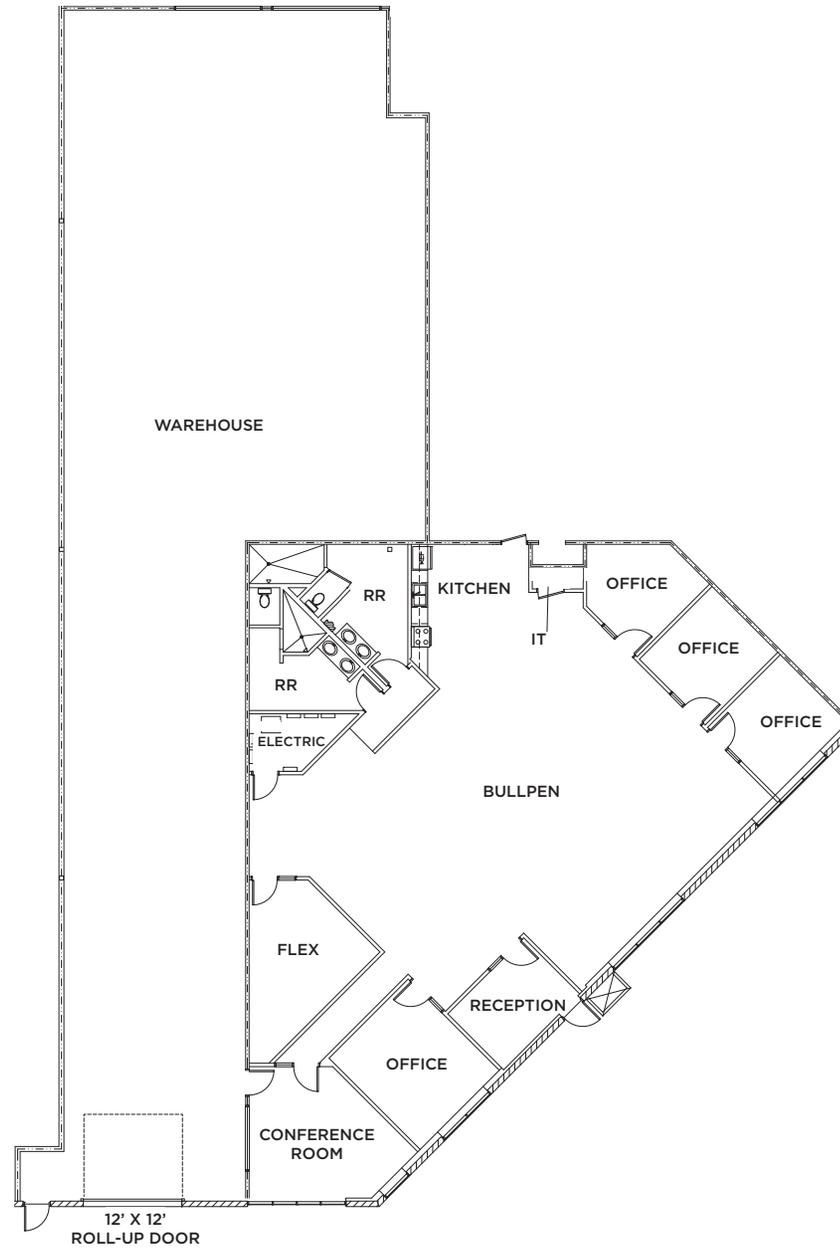
PROPERTY SUMMARY

Lease Rate:	\$1.80/SF (Modified Gross)
Building Type:	Flex/Industrial
Building Size:	±66,800 SF
Suite Size:	±8,754 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'



FLOOR PLAN - ±8,754 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











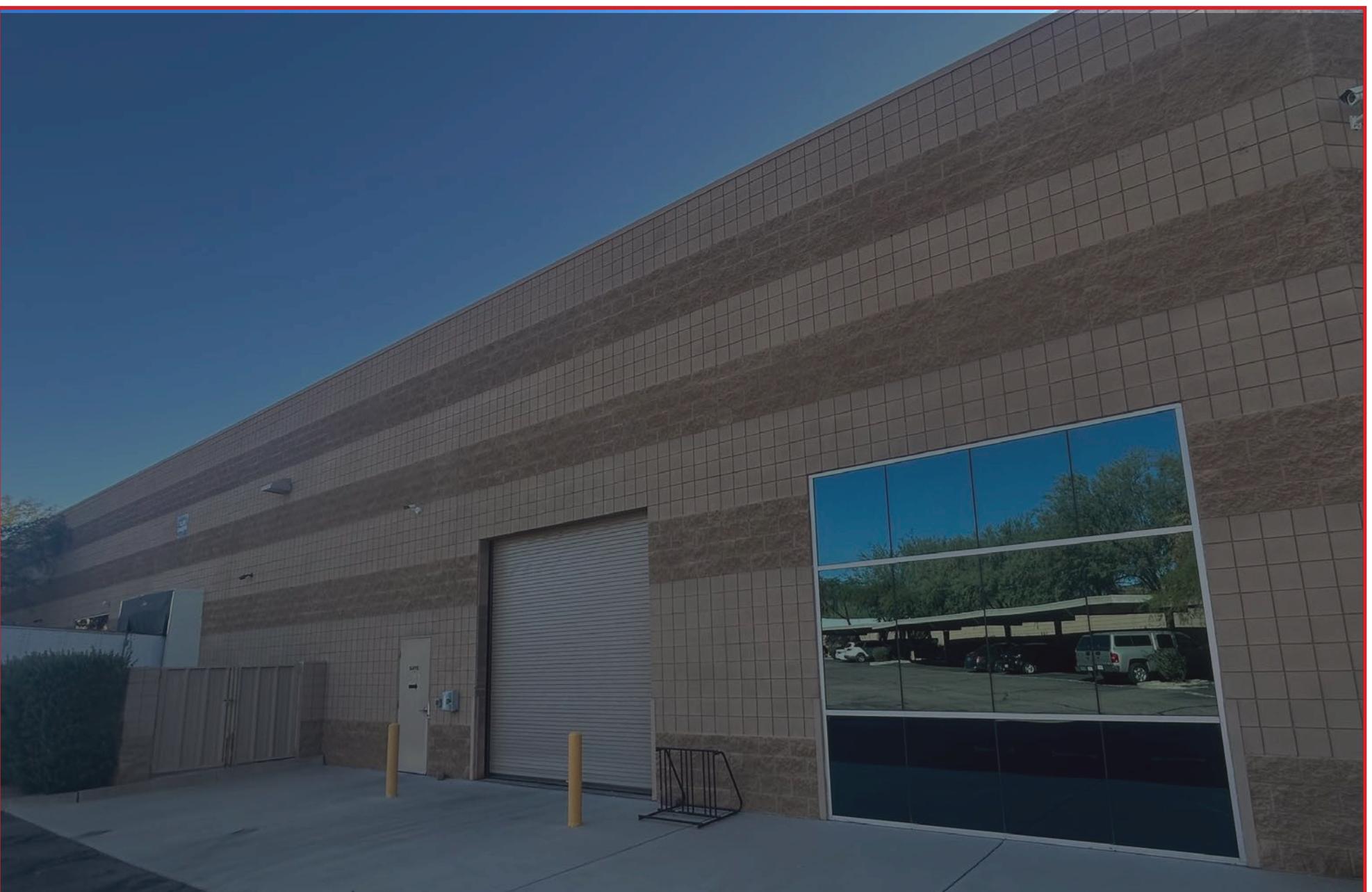
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