

FULLY LEASED MULTI-TENANT FLEX INDUSTRIAL – SCOTTSDALE AIRPARK 7750 E GELDING DR, SCOTTSDALE, AZ 85260



FOR SALE

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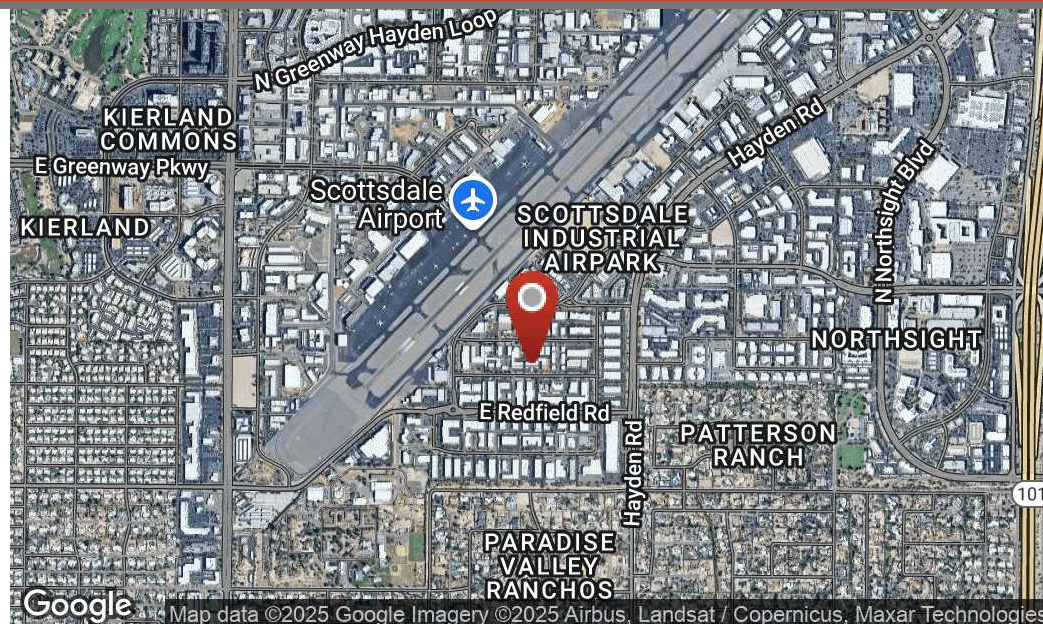
R.O.I. Properties
3333 E Camelback Rd, Ste 252
Phoenix, AZ 85018
www.roiproperties.com



14,370 SF MULTI-TENANT FLEX INDUSTRIAL - SCOTTSDALE AIRPARK

7750 E GELDING DR, SCOTTSDALE, AZ 85260

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OFFERING SUMMARY

Sale Price:	unpriced
Building Size:	14,370 SF
Lot Size:	0.80 AC 35,000 SF
Occupancy:	100% Occupied
Year Built:	1986

PROPERTY OVERVIEW

7750 E Gelding Dr is a fully leased, ±14,370 SF multi-tenant industrial flex property located in the heart of Scottsdale Airpark, one of the most dynamic commercial submarkets in the Southwest.

The building is demised into seven suites with individual utility metering, roll-up doors, flexible office/warehouse configurations, and I-1 zoning. The suites range in layout from 10% to 80% office buildout, catering to a wide mix of uses including service, medical, creative, light industrial, and office.

The property is currently 100% leased, with a staggered expiration schedule extending through 2027, offering stable in-place cash flow with future rent growth upside. Recent leasing activity has demonstrated strong tenant demand and confirms the property's strategic location and functionality.

Investors will benefit from full occupancy, strong underlying real estate fundamentals, and a flexible building that supports long-term hold, and value-add strategies.

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PROPERTY HIGHLIGHTS

7750 E GELDING DR, SCOTTSDALE, AZ 85260

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PROPERTY HIGHLIGHTS

- Fully Leased | 6-tenant industrial flex asset with staggered expirations through 2027
- ±14,370 SF building situated on 0.80 acres in Scottsdale Airpark
- Zoning: I-1 (Industrial) — allows for a broad range of light industrial and office uses
- Individually metered suites | Office buildouts ranging from 10% to 80%
- Power: Estimated 200 Amps per suite, 120/208V, 3-Phase, individually metered
- Cooling: Combination of HVAC and evaporative cooling throughout suites
- Loading: Six (6) 10' x 12' grade-level roll-up doors
- Clear Height: 12' to 14'
- Parking: 27 total spaces (10 covered, 17 surface) | ±1.88/1,000 SF ratio
- Prime Location: Minutes from Loop 101 with excellent regional access
- Recent Leasing Momentum: All suites leased without concessions, demonstrating strong tenant demand
- Investment Appeal: Stabilized cash flow with upside potential as leases roll to market rents

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FLEX INDUSTRIAL BUILDING IN SCOTTSDALE AIRPARK - I-1 ZONING

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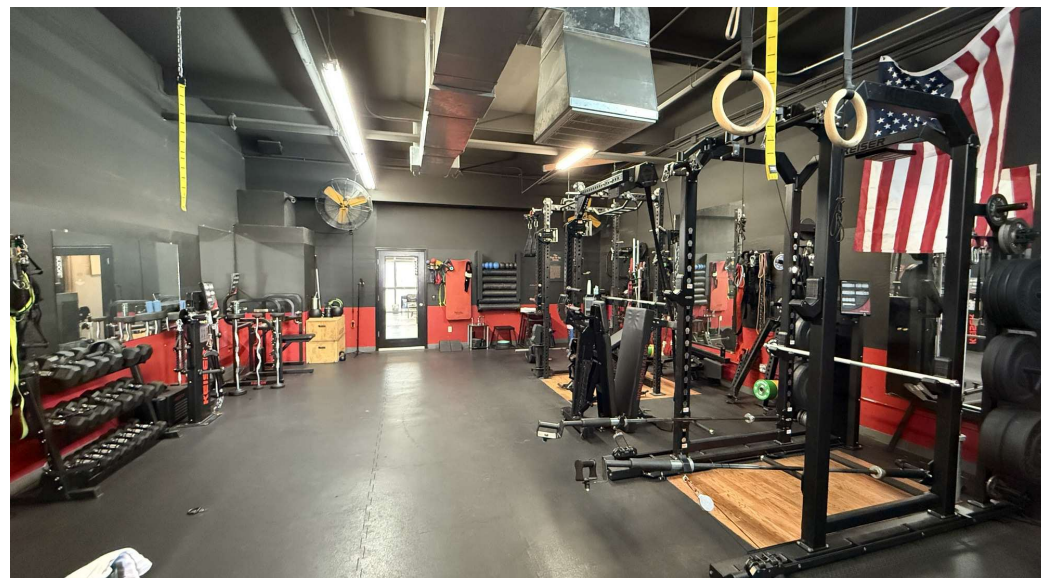
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WAREHOUSE TO OFFICE BUIDOUT VARIES BASED ON SUITE

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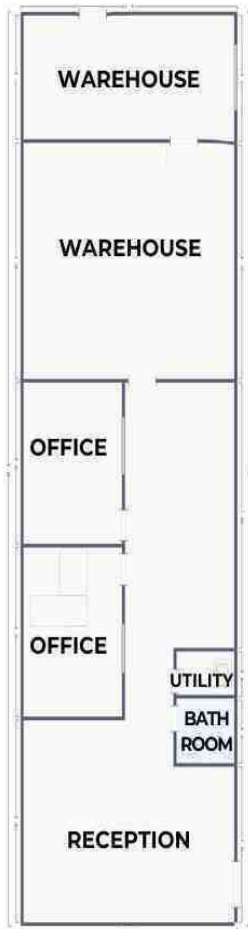


7 SUITES NEAR SCOTTSDALE AIRPARK

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SUITE 1



OCCUPIED
THRU 8/31/2026

SUITE 2



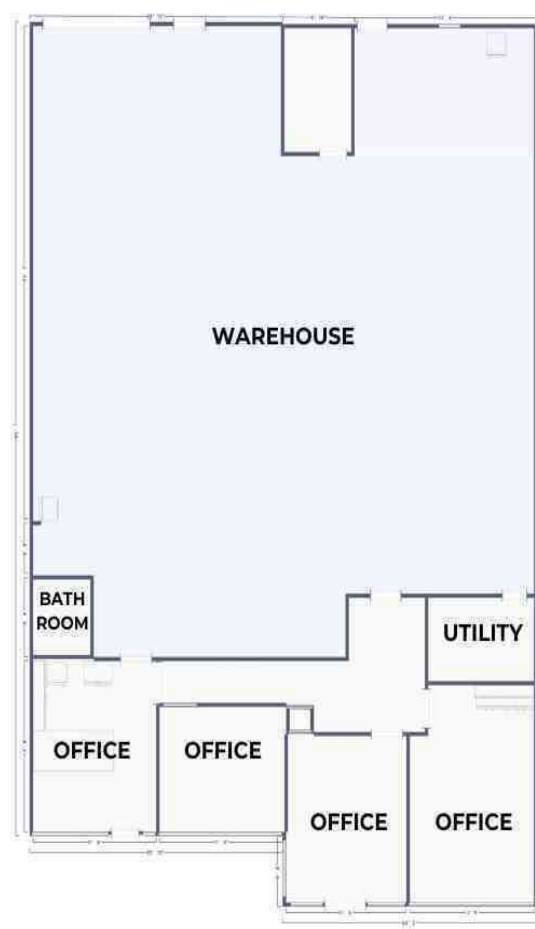
OCCUPIED
THRU 12/2026

SUITE 3



OCCUPIED
THRU 3/31/2027

SUITE 4 & 5



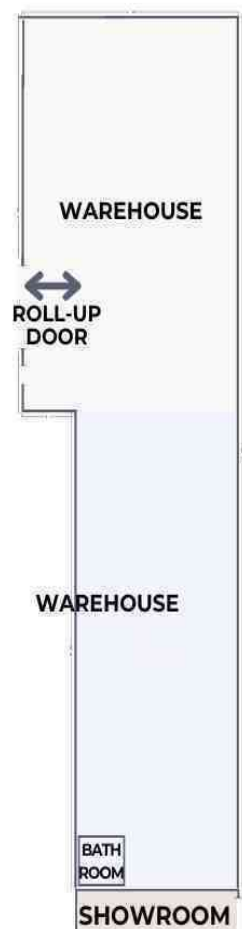
OCCUPIED
THRU 7/31/2028

SUITE 6



OCCUPIED
THRU 2/2026

SUITE 7



OCCUPIED
THRU 7/2027

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IMMEDIATE AND NEAR TERM OCCUPANCY

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SUITE	TENANT	S.F. LEASE	% SHARE	LEASE START	LEASE END	MONTHLY RENT	ANNUAL RENT	RENT PSF	LEASE TYPE
1	Karma Studio North Scottsdale	1,925	13.40%	7/1/2025	8/31/2027	\$3,176.25	\$38,115	\$1.65	IG
2	McDowell Mountain Builders, LLC	1,925	13.40%	10/1/2023	12/31/2026	\$2,935.50	\$35,226	\$1.52	IG
3	Next 2 Light Franchise, LLC formerly Mr. Cabinet Lights	1,725	12.00%	4/1/2021	3/31/2027	\$2,600	\$31,200	\$1.51	IG
4-5	A to Z Aesthetics, LLC	3,033	21.11%	8/1/2025	7/31/2028	\$4,549.50	\$54,594	\$1.50	IG
6	Emmett Bishop (DBA Bishops Gym)	1,925	13.40%	3/15/2010	2/28/2026	\$2,600	\$31,200	\$1.35	IG
7	Acquisition Management	3,600	25.10%	8/1/2024	7/31/2027	\$5,562	\$66,744	\$1.55	IG
TOTAL		14,133	100%			\$21,423.25	\$257,079	\$1.52	

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OPERATING & TENANT RESPONSIBILITY SUMMARY

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ITEM	AMOUNT
Property Taxes (2024 verified)	\$21,774
Insurance	\$6,610
HVAC Repairs	\$15,000
Other Repairs	\$6,000
Building Repairs (Roof, Fire, Elec.)	\$3,300
Contract Services	\$16,445
Utilities (Elec, Water, Sewer)	\$7,200
Management/Admin/Office	\$7,025
Total Operating Expenses	\$83,354
Tenant Reimbursements (2025)	\$10,746
Net to Operating Expenses	\$72,608

ITEM	LANDLORD RESPONSIBLE	TENANT RESPONSIBLE
Property Taxes	Yes	
Insurance	Yes	
CAM (R&M, Sweeping etc.)	Yes (partial)	Yes
Utilities (Water, Elec.)	Yes (partial)	Yes
Interior Janitorial		Yes
HVAC Repairs	Yes(2025 budget)	

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SURROUNDED BY A VARIETY OF RETAILERS

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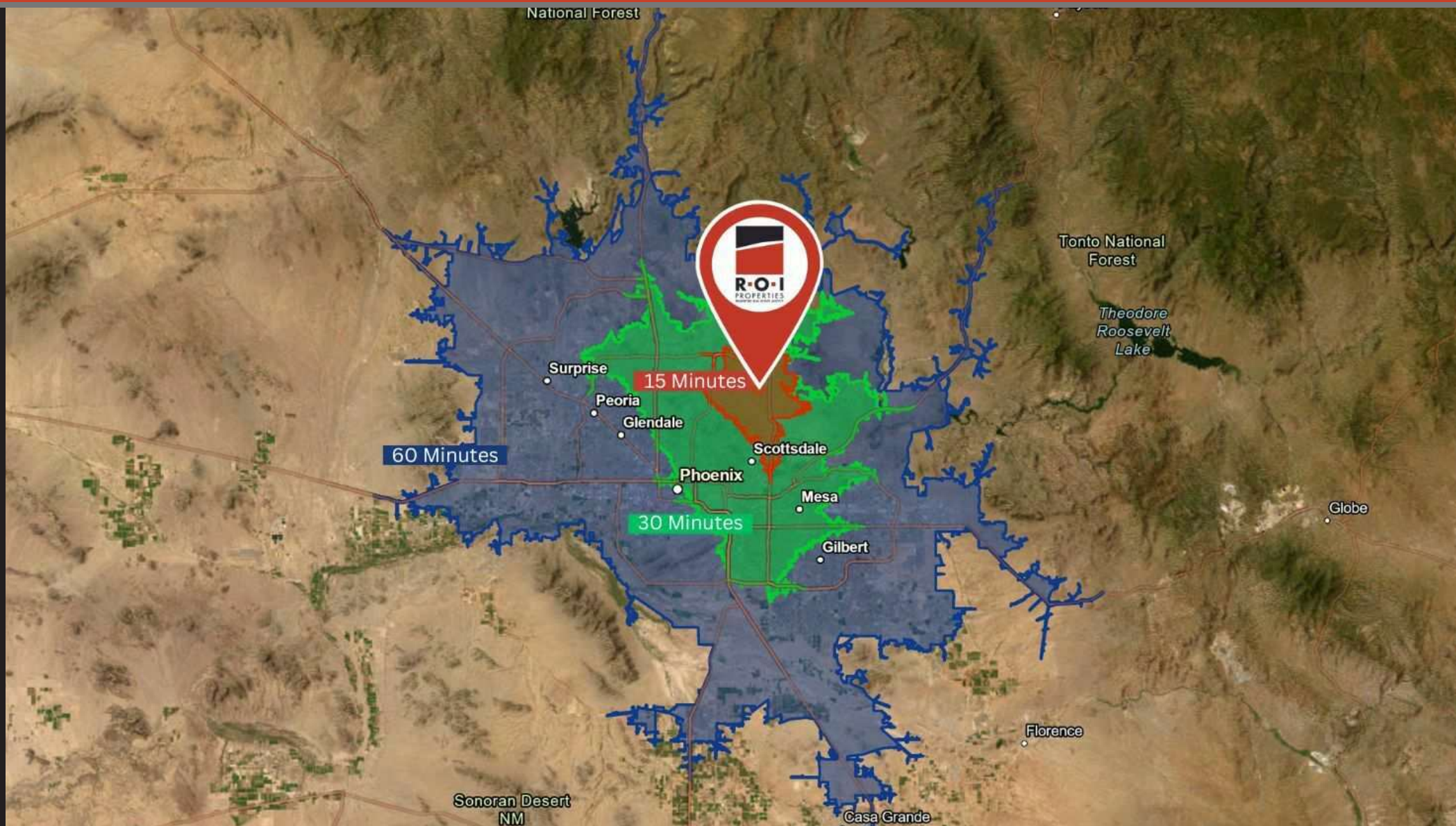
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EASY ACCESS FOR ALL PARTS OF THE VALLEY

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