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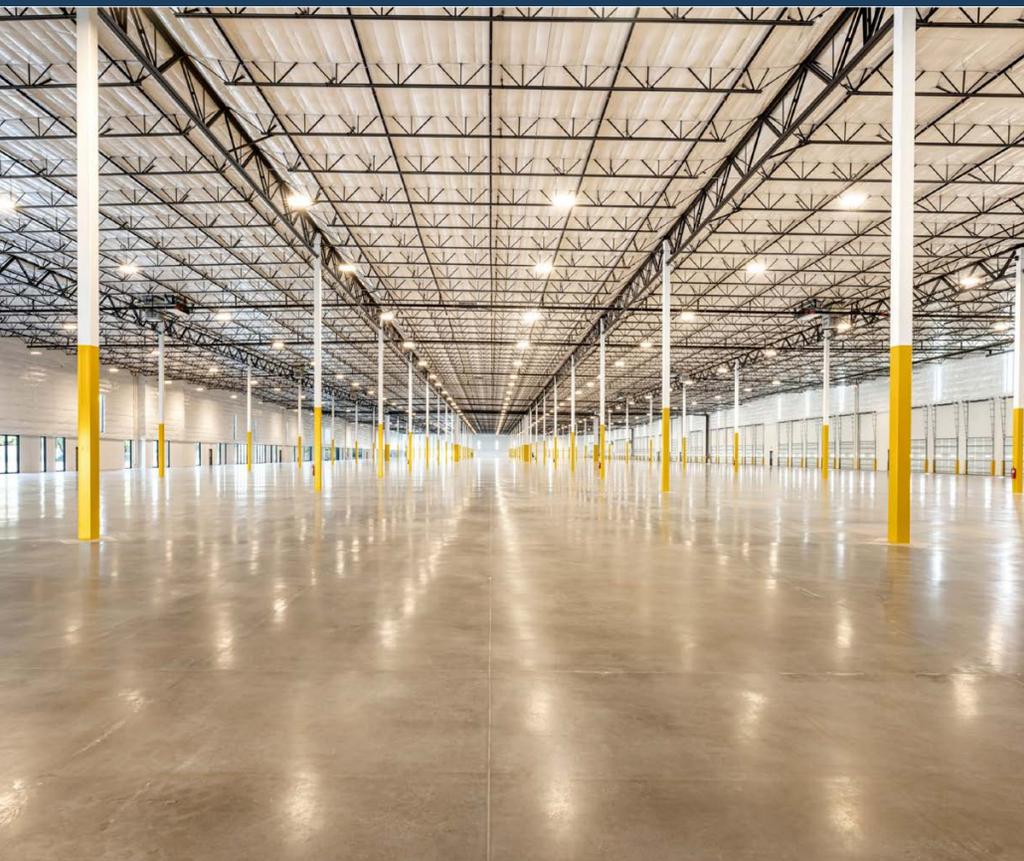
±30,000 -  
242,740 SF

FOR SALE OR LEASE



# THUNDERBIRD COMMERCE PARK

7501 E Redfield Rd, Scottsdale, AZ 85260



## BUILDING HIGHLIGHTS

- Divisible to Accommodate 30,000+SF Tenants
- Built in 2025
- Zoning: I-1, Scottsdale
- PCP-AV Overlay - Allows Vehicle Sales, Rental or Leasing
- LED Warehouse Lighting
- 130' Concrete/Secured Truck Court
- 3,000A (Easily Expandable to 6,000A)
- 2 Distribution Panels (1,600A)
- Dedicated Truck Lane
- 100% HVAC Warehouse
- R-38 Roof Insulation
- R-11 Wall Insulation
- Sealed Concrete Flooring
- 322 Parking Spaces
- 4 EV Dual Charging Pedestals
- 6 Pit Levelers (40,000 LB)
- Immediate Access to Scottsdale Quarter and Kierland Commons

# ZONING

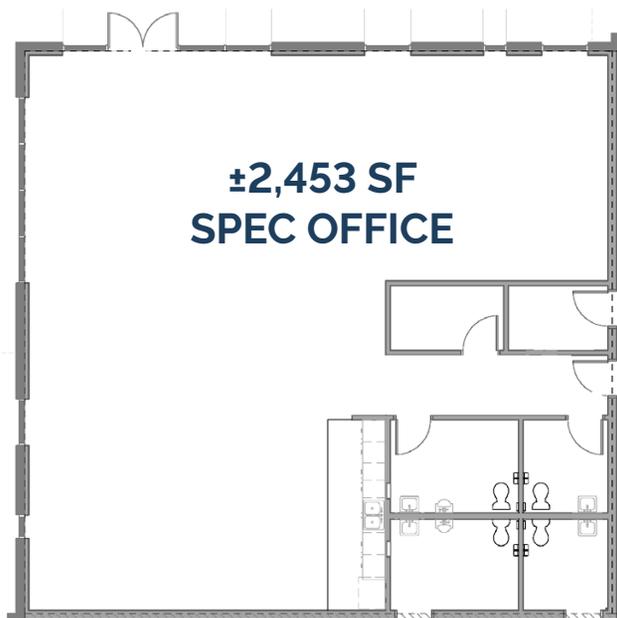
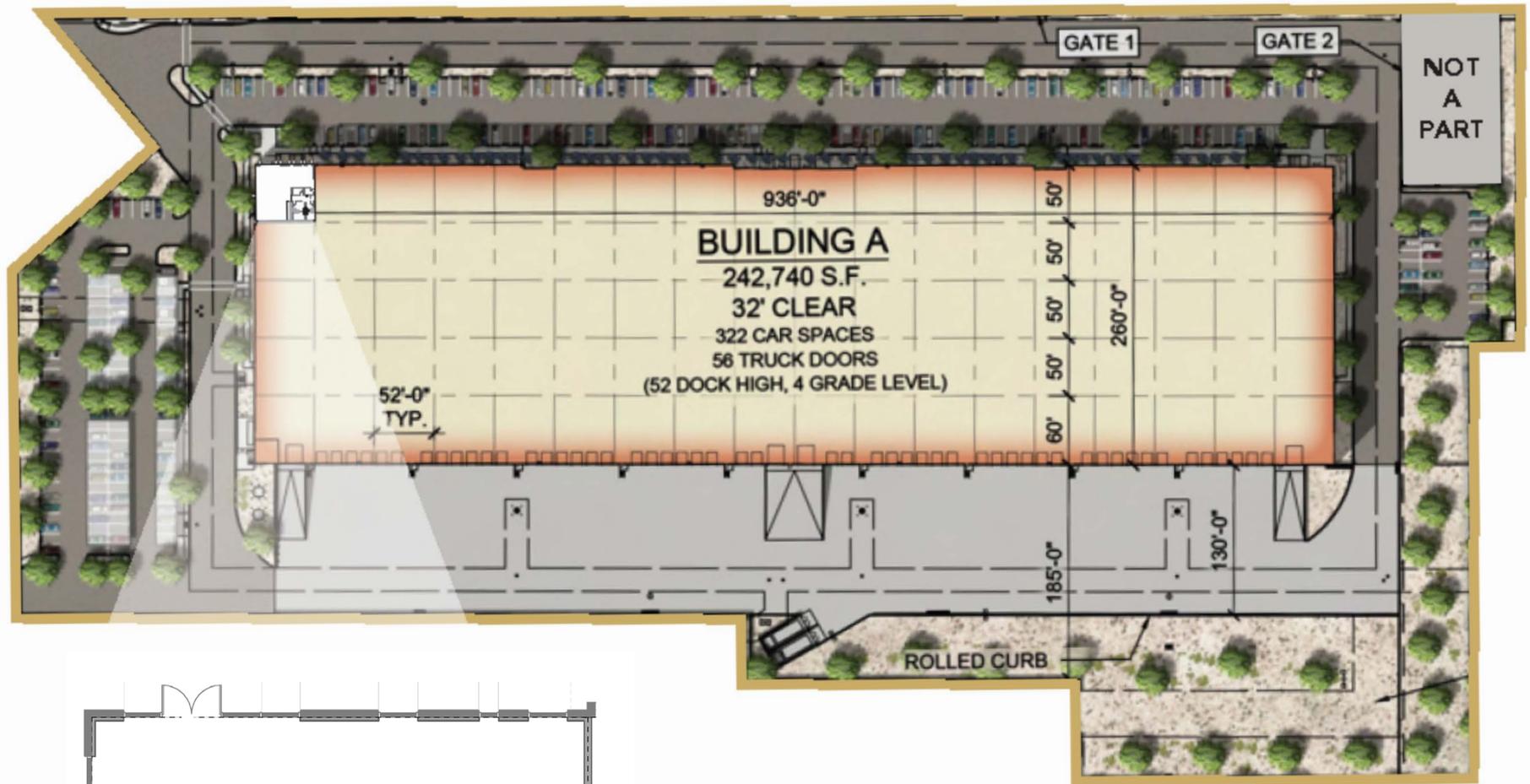
## I - 1 / PCP-AV

In addition to all permitted I-1 uses, the PCP-AV overlay zoning in Scottsdale is applied to select properties, primarily within the Greater Airpark area, to allow flexible, mixed-use development that supports the district's economic and aviation-related character. The overlay works in conjunction with the underlying zoning to permit a broader range of uses, including **commercial, residential, hospitality, aviation-oriented activities, and vehicle sales, rental, and leasing.**





**SITE PHOTOS**



**SITE PLAN & SPEC OFFICE PLAN**



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# THE NEIGHBORHOOD

## 555

Average Total Daily Flights  
from Scottsdale Airport

## 30

Minutes to Sky Harbor  
International Airport

## 41K

Scottsdale Employee

## 600+

Restaurants Within  
Close Proximity

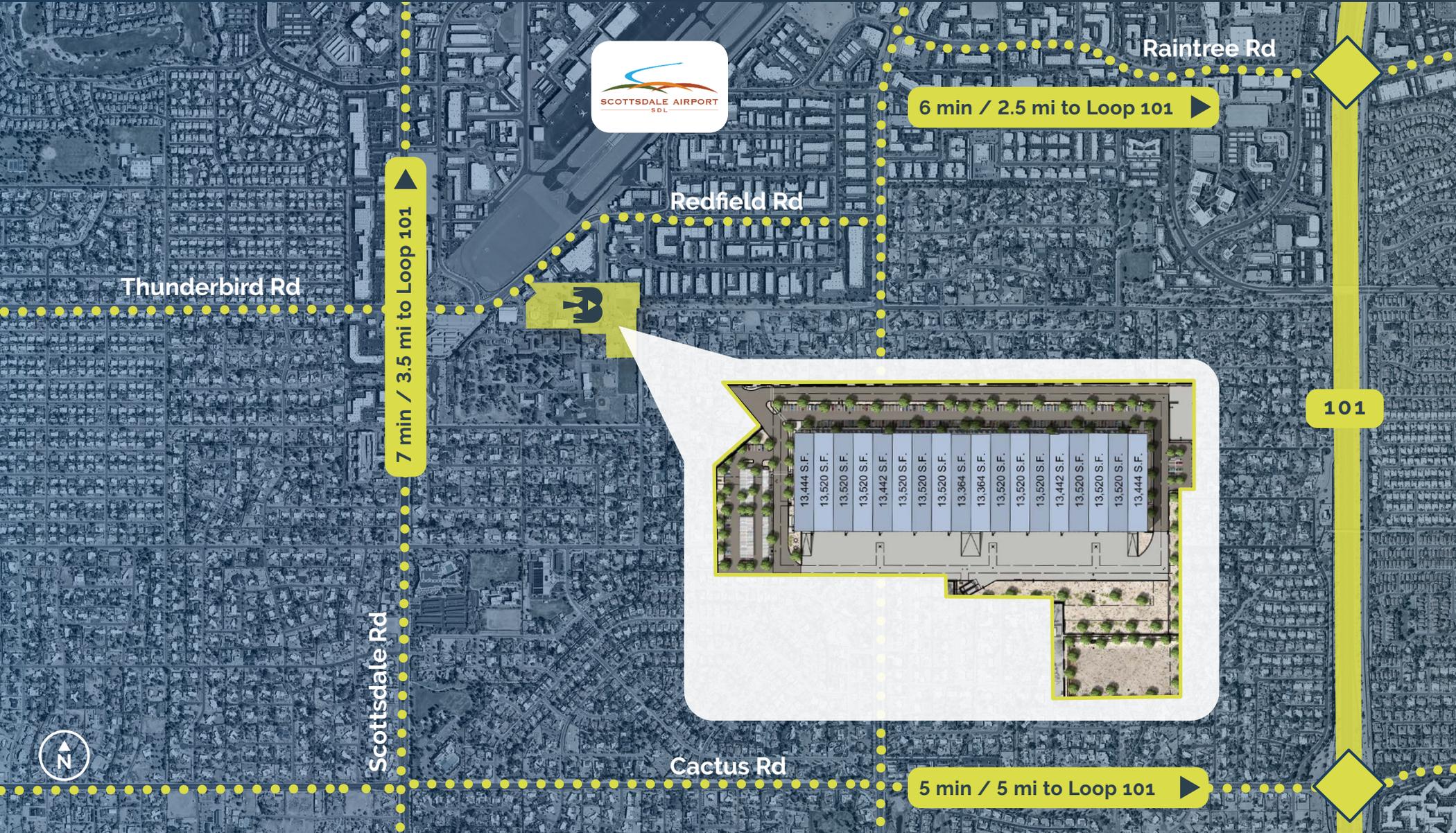




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# SITE CONNECTIVITY





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