

SCOTTSDALE AIRPARK

AUTO PLAZA

±6,700 SF AVAILABLE
AUTOMOTIVE REPAIR CENTER SPACE



8245 EAST BUTHERUS DRIVE, SCOTTSDALE, ARIZONA 85260



PROPERTY DESCRIPTION





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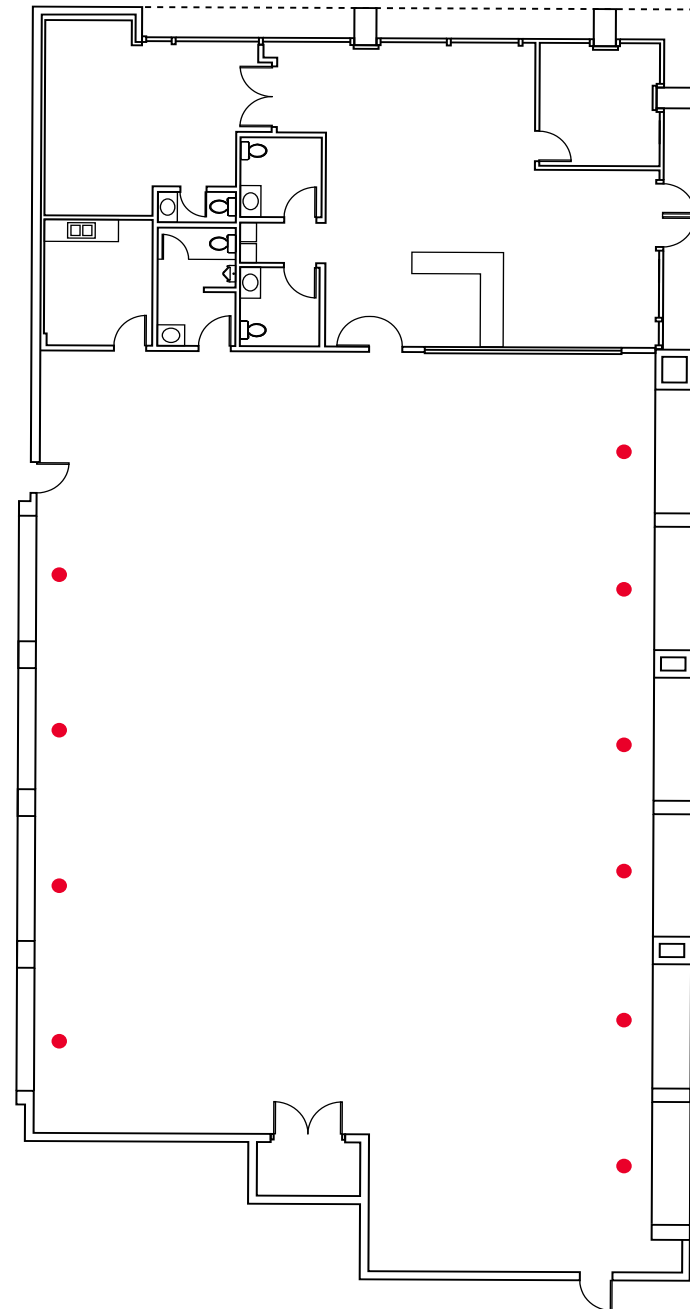
- » **Available Square Footage:**
- » **Building 1: ±6,700 Square Feet**
- » **Move-in Ready**
- » **Automotive Repair Facility**
- » **Zoning: C-4, City of Scottsdale**
- » **Power: 600 Amps 3 Phase 277/480 Volt**
- » **Roll-up Doors:**
- » **Building 1: 10**
- » **Clear Height: 18 Feet**
- » **Monument Signage Available**
- » **Timeless Split Block Construction**





FLOOR PLAN BUILDING 1 ±6,700 SF

● Roll-up Door



BUTHERUS DRIVE

BLDG
1





MARKET OVERVIEW





SCOTTSDALE MARKET OVERVIEW

Scottsdale is one of the state's leading job centers. The diverse economy is anchored by medical research, healthcare, technology, tourism and finance. Scottsdale is home to nearly over 10,000 businesses and 182,000 jobs, with a strong presence of both international and domestic companies. In 2025, CoworkingCafe ranked Scottsdale as the #1 city in the nation for small businesses.

The Scottsdale Airpark is one of the largest employment centers in the State of Arizona with 2,100 businesses and 41,000 employees in over 18 million square feet of commercial space. Strategically located along the Loop 101 corridor, it has access to a workforce of nearly 1.4 million within a 30-minute commute and as well as a world-class municipal general aviation airport. Some of the most prestigious corporate headquarters in the western U.S. can be found here, including ASM International, Axon, Carlisle Companies Onsemi, WillScot and Yrefy.

The "Cure Corridor," located along Shea Boulevard and Scottsdale Road, is a key concentration of medical research and healthcare in Scottsdale, anchored by major providers such as Mayo Clinic and HonorHealth. Continued institutional investment underscores the corridor's long-term importance, highlighted by Mayo Clinic's nearly \$1.9 billion Arizona expansion announced in 2025 and Banner Health's planned \$400 million medical campus in North Scottsdale, which will add hospital and medical office space beginning in 2026.



TOP SCOTTSDALE EMPLOYERS



HONORHEALTH™

4,560
Employees



Vanguard®

3,180
Employees

GENERAL
DYNAMICS

2,510
Employees



1,870
Employees



CVS Health

1,300
Employees



1,990
Employees

 MAYO CLINIC

1,800
Employees



1,630
Employees



950
Employees



800
Employees

SURROUNDING CAR DEALERSHIPS



MAJOR AREA RETAILERS





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