



\$26.00/SF

ASKING RATE



±6,476 SF

SQUARE FEET



INDUSTRIAL

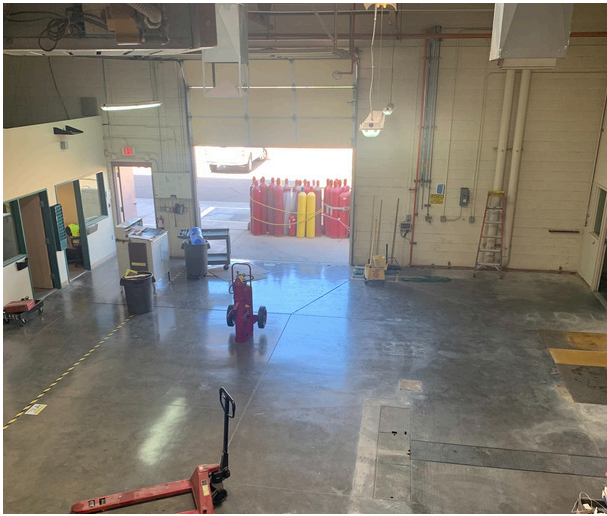
BUILDING USE

SPECIFICATIONS:

PARKING	3.85/1,000 SF
OFFICES	4-5 private offices
ZONING	I-1, City of Scottsdale
TAX PARCEL NO.	<u>215-47-062</u>
SUBLEASE AVAILABLE	February 1, 2025

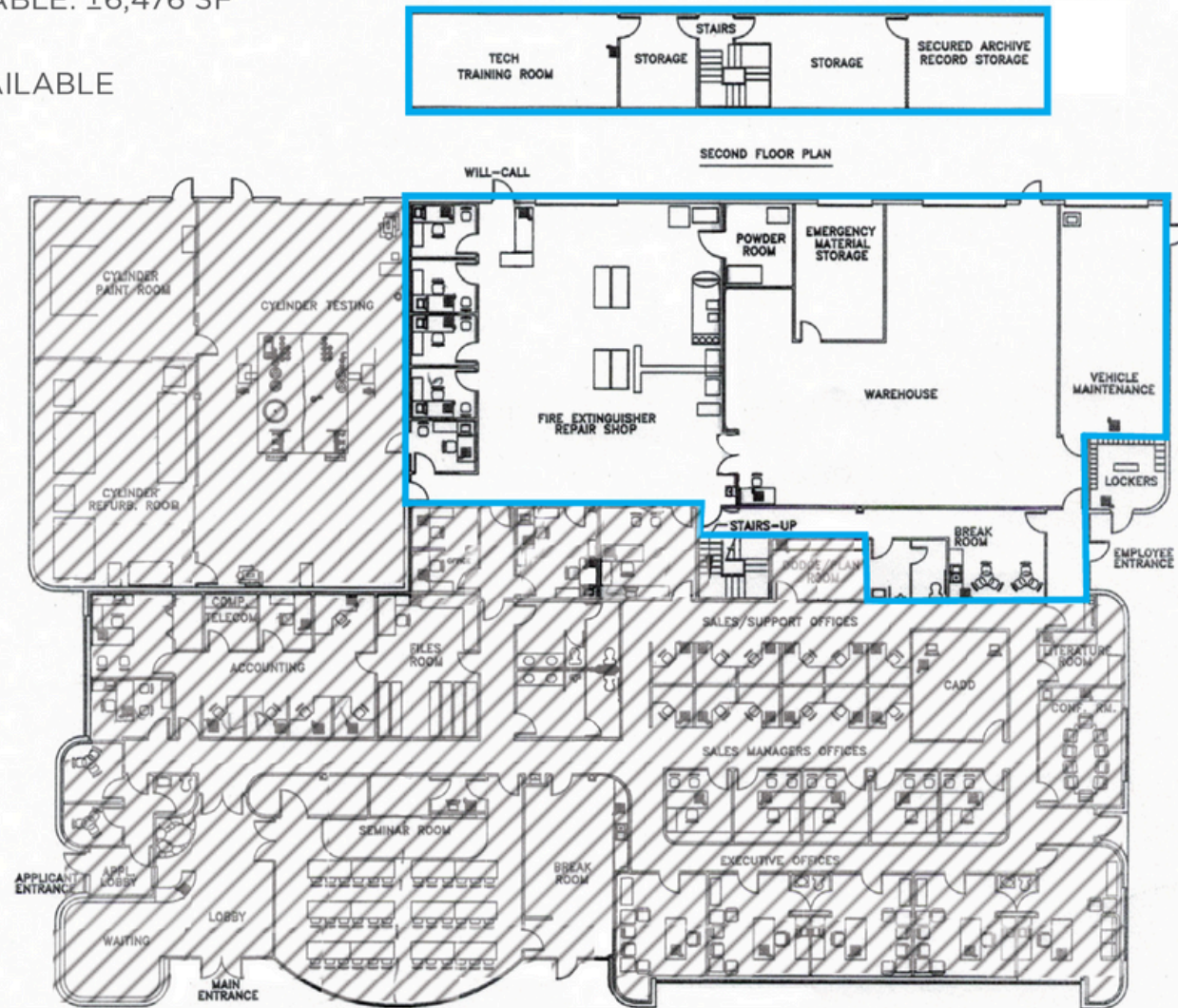
PROPERTY HIGHLIGHTS

- Lease price includes everything but janitorial.
- Large Mezzanine w/ additional storage and office space
- Access to Truck Well & Secured Storage Yard
- Equipped with an Abundance of Storage
- Four (4) Roll Up Doors
- 16 Foot Clearance
- EVAP Cooled Warehouse
- Prime Scottsdale Airpark Location

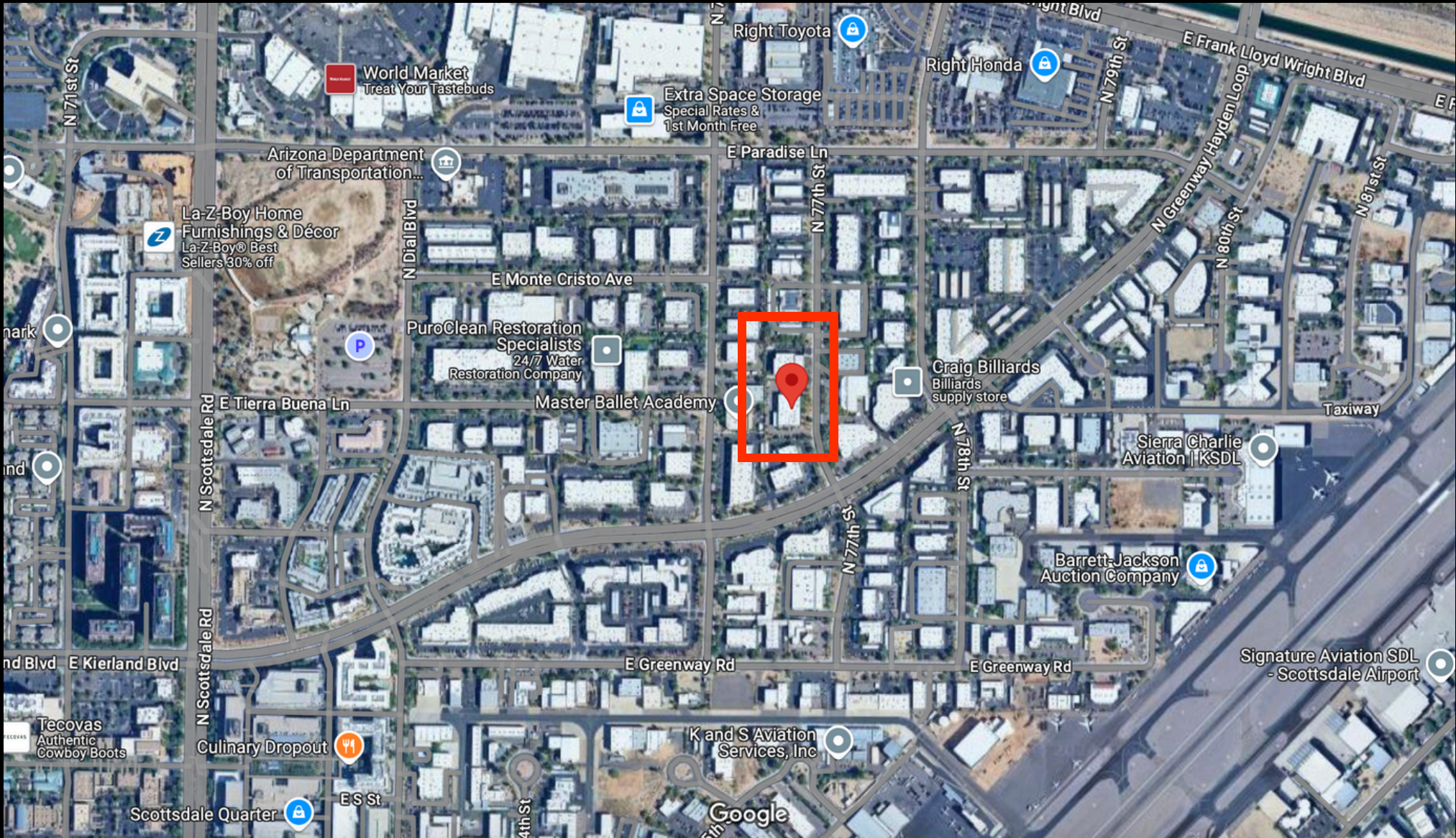


FLOOR PLAN

- AVAILABLE: ±6,476 SF
- UNAVAILABLE



15836 N 77TH ST, SCOTTSDALE, AZ 85206



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PRESENTED BY:

Hannah is a third generation native to Arizona and has spent her entire career as a real estate broker and investor. She specializes in commercial assets ranging from multifamily and health care to retail and industrial. As an owner of a portfolio of her own investment properties, she takes pride in identifying and negotiating the very best deals for her clients, whether they are selling, purchasing, or leasing.



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