



High Profile Scottsdale Flex/Industrial Bldg.

FOR LEASE | 16441 N 90TH STREET | SCOTTSDALE, AZ 85260

OFFERING DETAILS



Lease Rate: \$1.50/SF NNN



Building Size: ±10,600 SF
55% Office - 45% Warehouse



Parking: ±4.00/1,000 SF
10 Covered Stalls



Built/Renovated: 2003/2024



Zoning: I-1, City of Scottsdale
([View Zoning Details](#))



Clear Height: 11' - 16'



Cooling: 100% A/C



Loading: Grade Level & Truckwell

PROPERTY HIGHLIGHTS

- Full Remodel Underway, Anticipated Delivery August 2024
- High End Curb Appeal with Building Signage
- Exclusive Private Patio with Mountain Views
- Close Proximity to an Abundance of Retail and the Scottsdale Airport
- Estimated NNN's are ±\$0.38/SF Per Month



FLOOR PLAN

±10,600 SF



FIRST FLOOR - ±7,550 SF
(WAREHOUSE: ±4,700)
(OFFICE: ±2,850 SF)



SECOND FLOOR - ±3,050 SF

AERIAL OVERVIEW





BELL ROAD

SITE



LOOP 101

FRANK LLOYD WRIGHT BLVD



SCOTTSDALE AIRPORT



LOCATION HIGHLIGHTS



IMMEDIATE ACCESS TO LOOP 101 FREEWAY



40+ RESTAURANTS & 5+ GROCERY STORES WITHIN 1 MILE



30 RETAIL STORES WITHIN 1 MILE



MINUTES FROM SCOTTSDALE AIRPORT

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2023	4,821	59,871	138,031
2028	4,789	60,878	138,881



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	2,286	26,649	60,563
2028	2,257	27,045	60,864



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2023	\$105,365	\$139,554	\$137,639





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