

**+27,456 SF SCOTTSDALE AIRPARK SHOWROOM
AVAILABLE FOR SALE OR LEASE**



FREESTANDING INDUSTRIAL/RETAIL | HAYDEN ROAD FRONTAGE

15250 NORTH HAYDEN ROAD

SCOTTSDALE, ARIZONA 85260

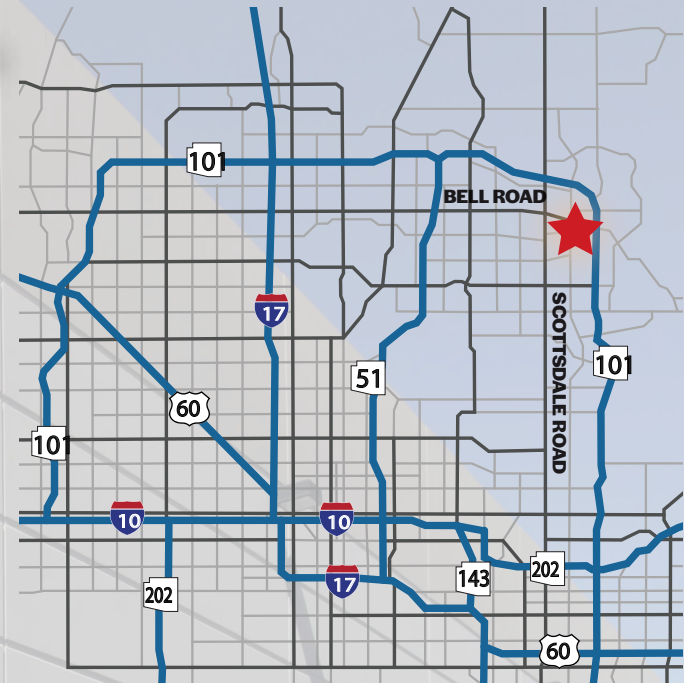
PROPERTY OVERVIEW



15250 N. HAYDEN ROAD

SCOTTSDALE, ARIZONA 85019

Address	15250 N. Hayden Road
Property Type	Freestanding Industrial Showroom/Warehouse/Retail
Building Size	+/- 27,456 Square Feet
Lot Size	+/- 1.66 Acres
Year Built	1999
Zoning	I-P
Clear Height	24 Feet
Power	3 Phase, Heavy Power
Lease Rate	\$25.00 PSF + NNN
Sales Price	\$13,000,000 (\$473 PSF)



PROPERTY HIGHLIGHTS

- Premier Scottsdale Airpark Location
- Easy Access to Kierland Commons and Loop 101
- Great Visibility on the Corner of Hayden Road & 83rd Place
- Across the Street from Costco
- Heavy Industrial/Retail with High Traffic
- Strong Demographics
- Prime Signage
- Common Area Truckwell
- Two 10' x 10' Roll-Up Doors
- Parking: 47 Stalls

Todd Hamilton

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Floor Plan | Suite 1

+/- 16,985 Square Feet, Showroom/Warehouse

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2-Story Showroom/Warehouse with Elevator

First Floor: +/- 10,933 SF, Second Floor: +/- 6,052 SF

Eight (8) Offices

Six (6) Work Stations

Three (3) Conference/Training Rooms

Kitchenette/Break Room

Balcony

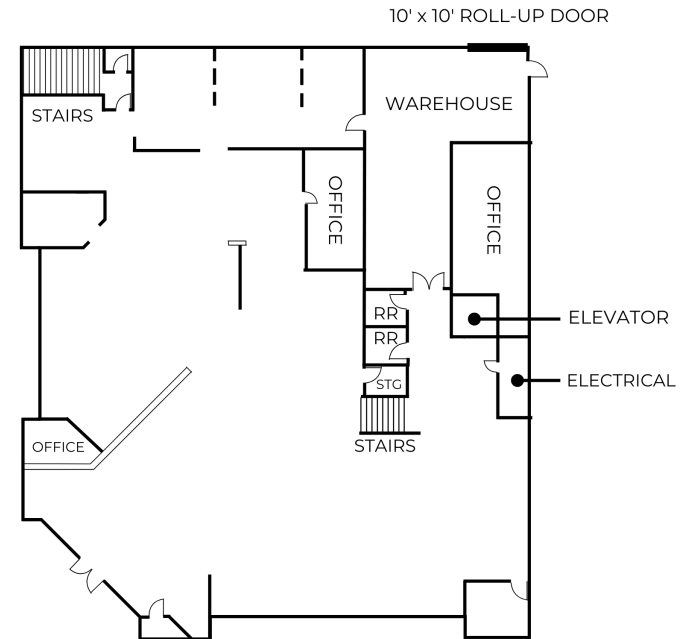
Four (4) Restrooms

Vast Showroom with Private Sales Office

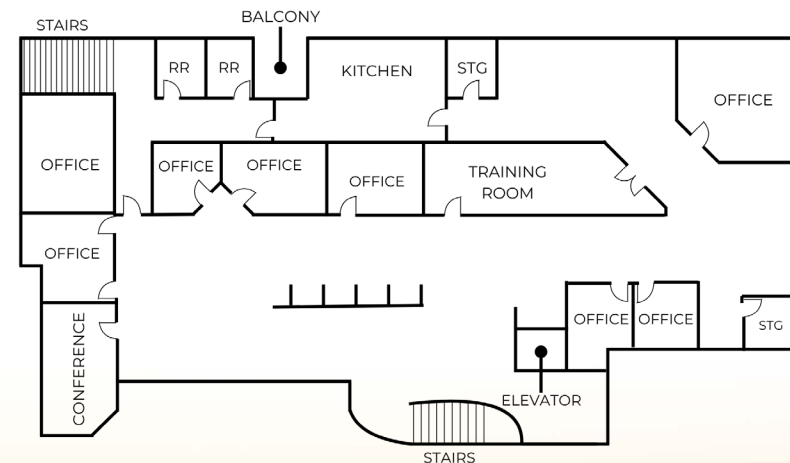
Natural Light with Numerous Large Windows



CLICK OR SCAN TO
VIEW VIRTUAL TOUR



FIRST FLOOR



SECOND FLOOR

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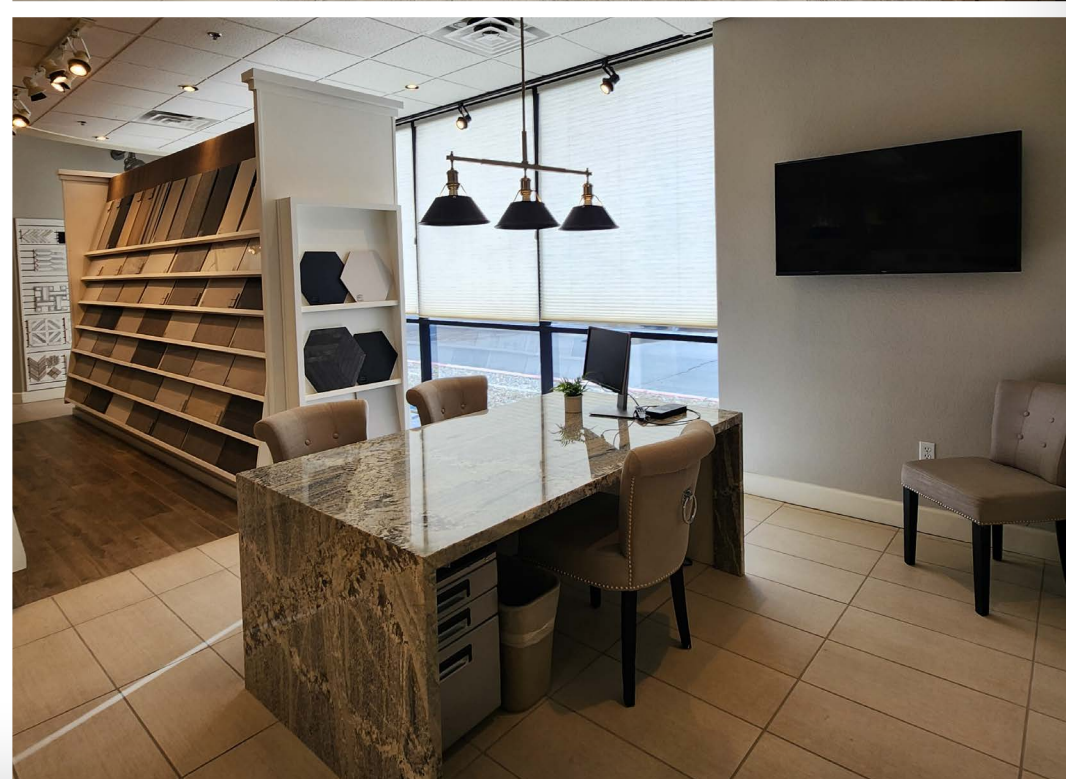
Jahnay Finklea

Sales & Leasing

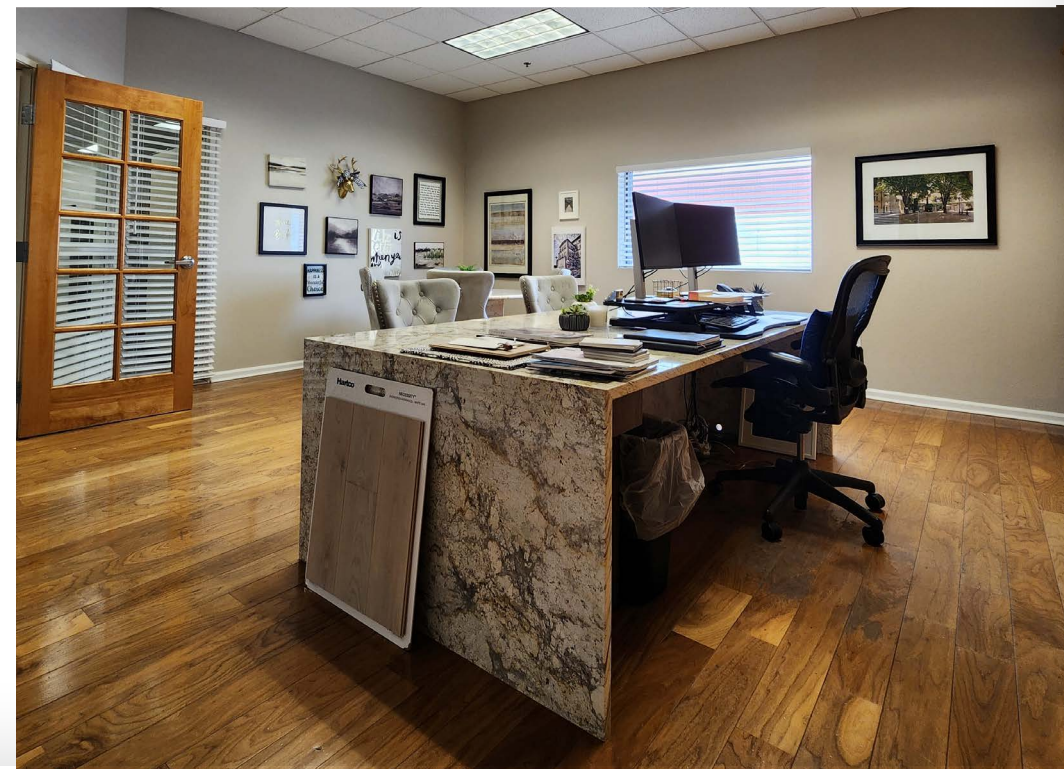
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SHOWROOM/WAREHOUSE SUITE 1



MEZZANINE SUITE 1



Floor Plan | Suite 2

+/- 10,471 Square Feet, Showroom/Warehouse

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Single Story

Two (2) Private Offices

+/- 2,446 Square Foot Warehouse

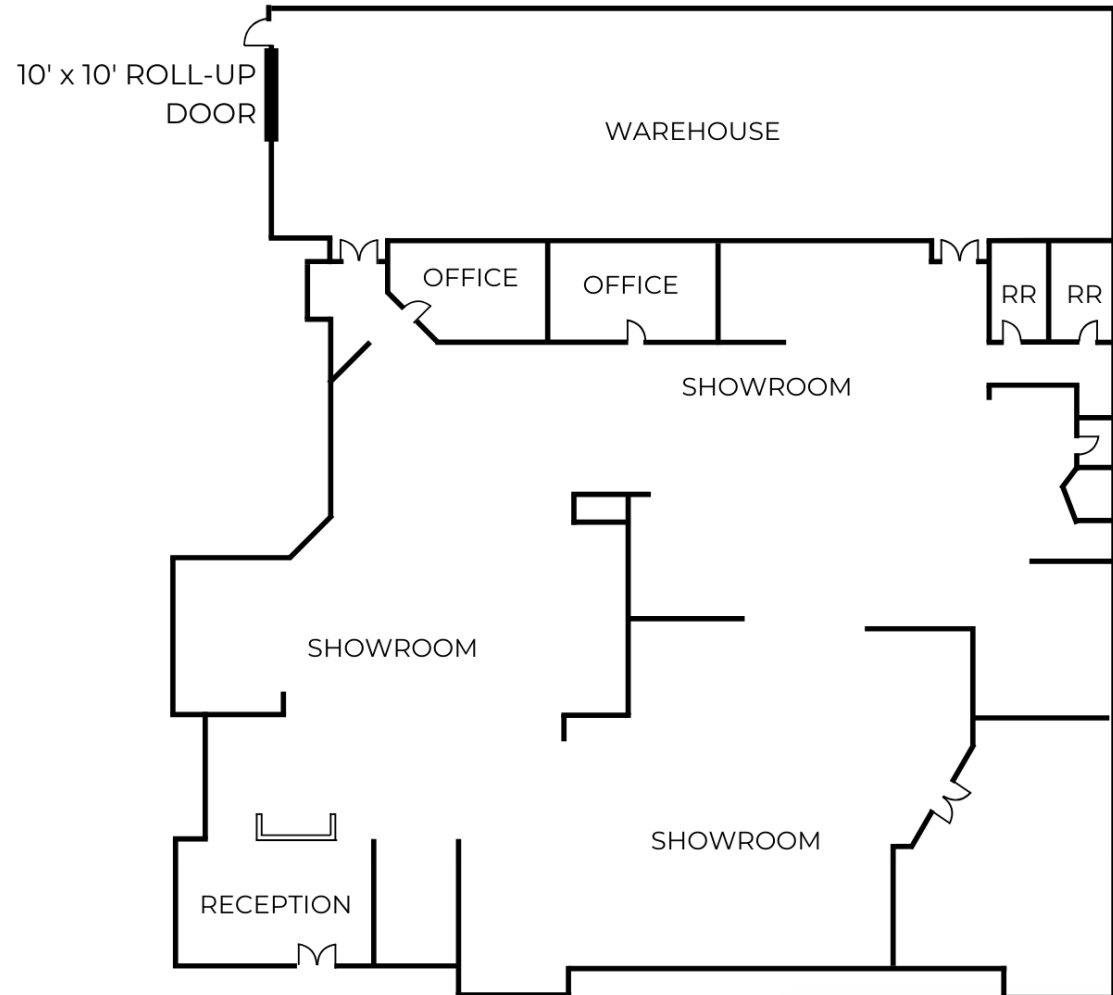
+/- 8,025 Square Foot Showroom

Two (2) Restrooms

24' Clear Height



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Property Aerial

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Demographics

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POPULATION

	1 MILE	3 MILES	5 MILES
AREA TOTAL	3,002	80,370	187,238
GROWTH 2020-2024	20.18%	13.31%	10.30%



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
AVERAGE	\$138,903	\$137,571	\$141,509



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
EMPLOYEES	24,490	102,424	178,435



HOUSEHOLD STATS

	1 MILE	3 MILES	5 MILES
HOUSEHOLDS	1,441	40,767	91,681
MEDIAN HOME VALUE	\$778,189	\$657,127	\$697,414



AGE

	1 MILE	3 MILES	5 MILES
MEDIAN AGE	43.2	44.6	46.3



TRAFFIC COUNTS

HAYDEN ROAD	23,007 VPD
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