

FOR SALE OR LEASE

7860 E McCLAIN DRIVE

**ROSS
BROWN**



**Available to
Owner User**



SITE FEATURES - 7860 E MCCLAIN DRIVE, SCOTTSDALE, ARIZONA 85260

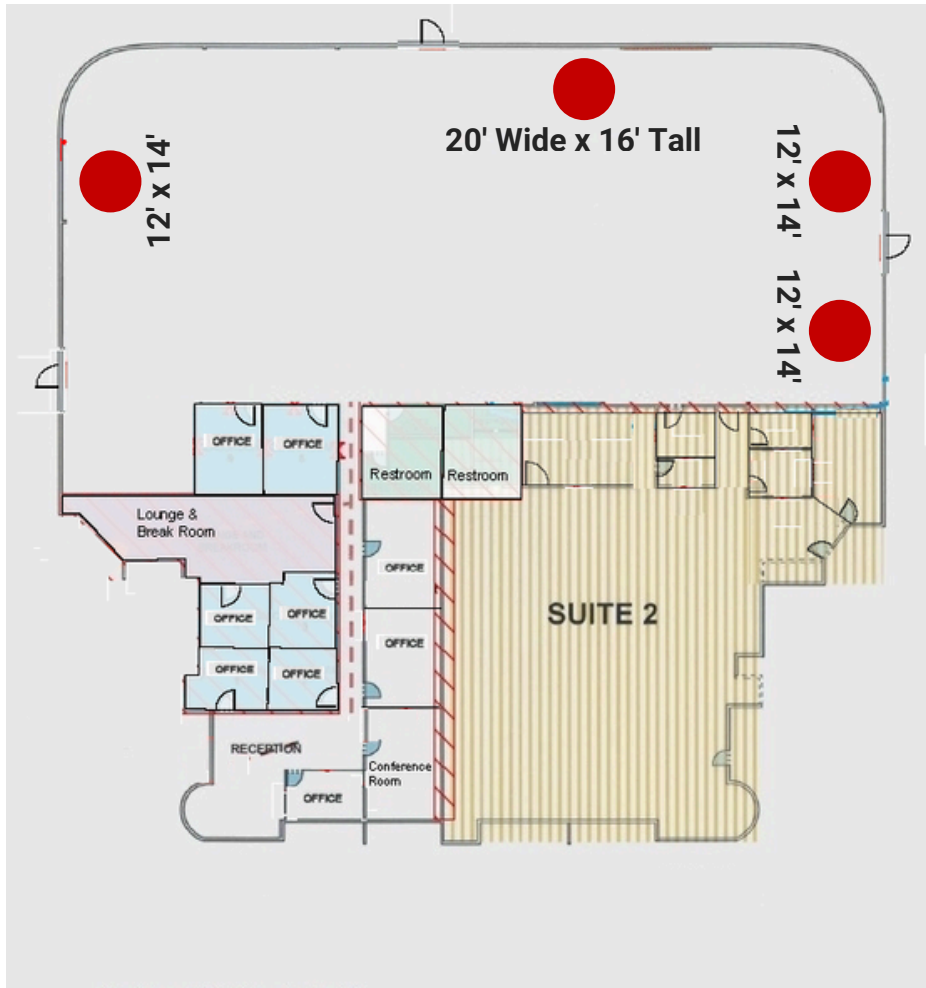
- +/- 22,110 SF Freestanding Industrial Building
- 1.50 AC Lot
- 20' Clear Height
- Built in 1995
- Improvements Underway
- Heavy Power
- Vacant and Available Immediately to Owner User
- Scottsdale Airpark Location
- 100% HVAC
- Oversized Grade Level Doors (4)
- MTM Tenant in 5,220 SF in Southeast Suite
- 24 Covered Parking Spaces
- 58 Total Parking Spaces

SITE PHOTOS

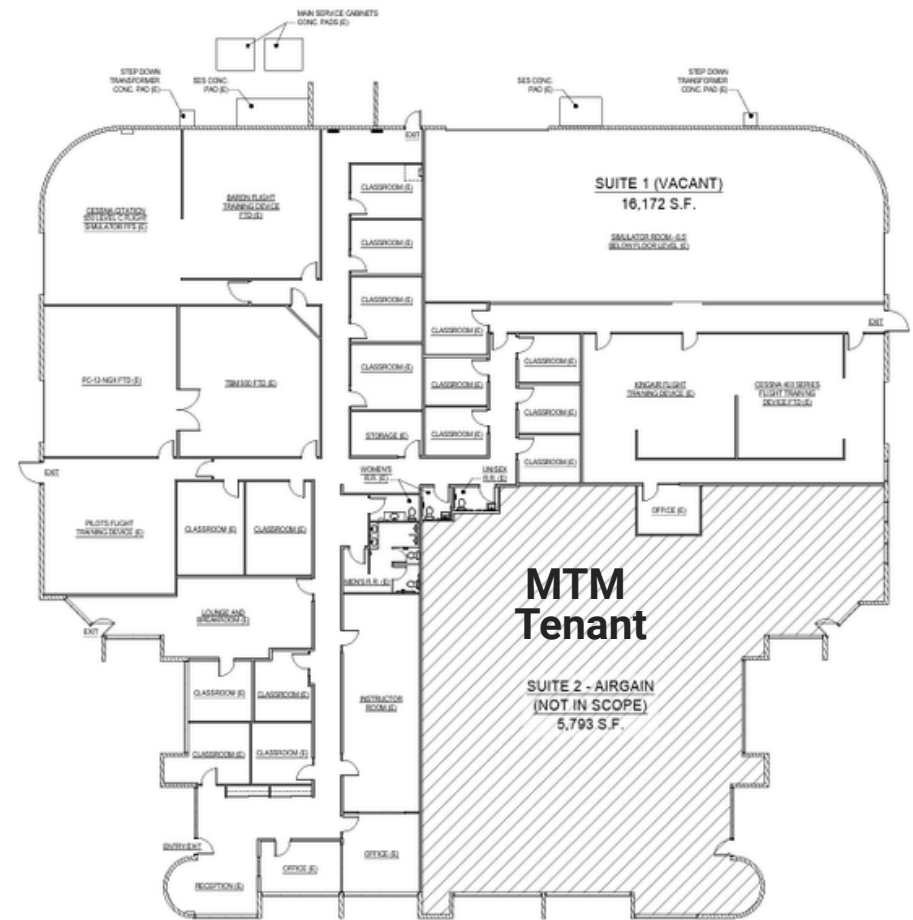


● Grade Level Loading

Proposed Floor Plan



As-Built Floor Plan



Remaining Space Available to User



**ROSS
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Payton Kruidenier
480.695.8688
paytonk@rossbrown.com

Kyle McGinley
602.327.3984
kmcginley@rossbrown.com

Rick Collins
480.216.8055
rcollins@rossbrown.com



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