

FOR LEASE

15490 N 83RD WAY | SCOTTSDALE, AZ 85260

SCOTTSDALE AIRPARK FLEX/INDUSTRIAL BUILDING



ZAK KOTTLER
PARTNER
zkottler@levrose.com
480.272.1493

JOE COSGROVE
PARTNER
jcosgrove@levrose.com
480.294.6013

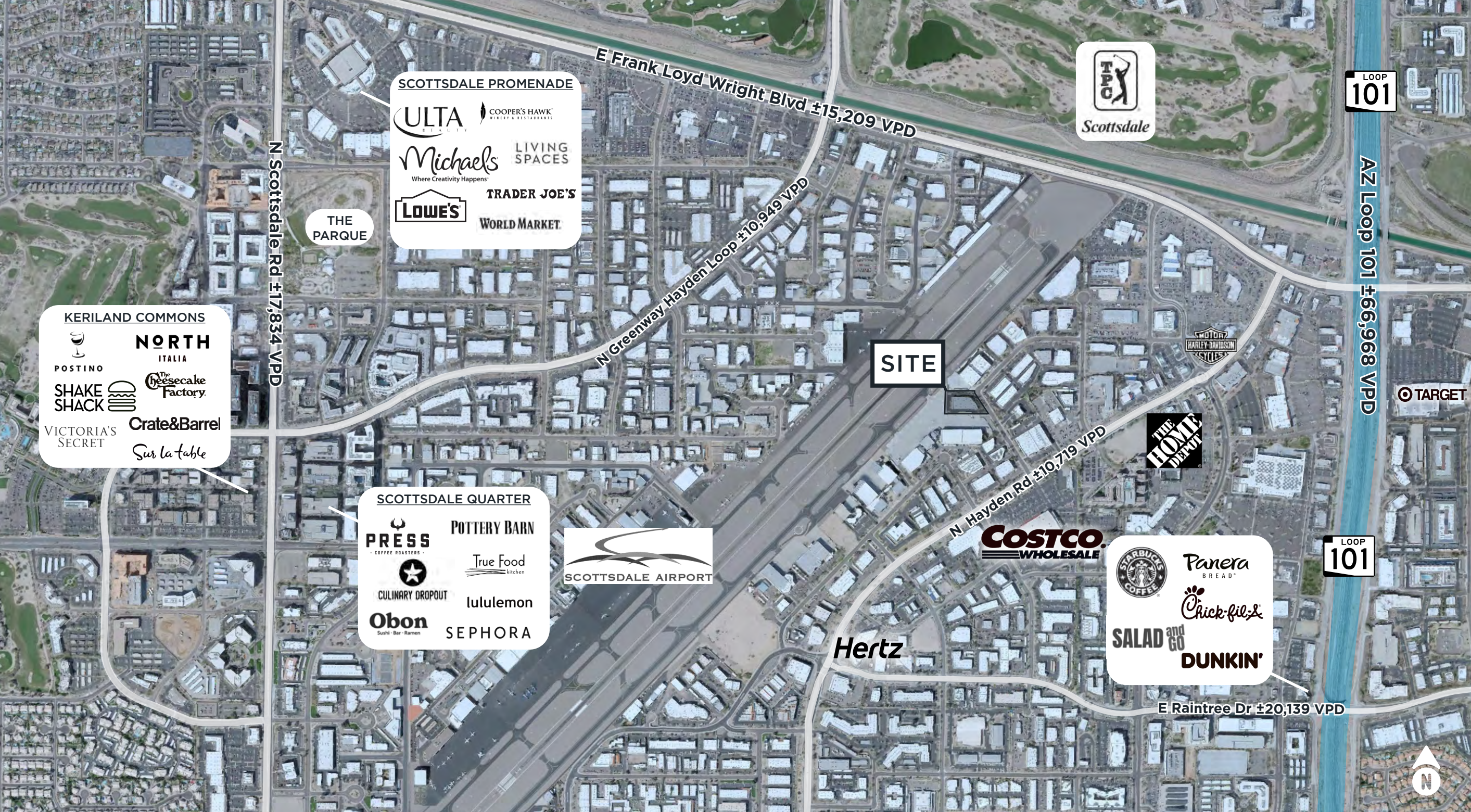
LEVROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL REAL ESTATE SERVICES

15490 NORTH 83RD WAY | SCOTTSDALE, AZ 85260

PROPERTY HIGHLIGHTS

- Move-In Ready Suite with an Ideal 70% Warehouse / 30% Office Configuration
- Convenient access to major transportation arteries, including Loop 101 (Pima Freeway), providing efficient connectivity throughout the valley
- Recent renovations include new exterior paint, HVAC Unit & freshly sealed/striped parking lot
- Fully sprinklered building with masonry construction and timeless design for a variety of uses
- Extremely rare secured parking/yard with two electric gates and extensive loading options



PROPERTY OVERVIEW

ADDRESS	15490 North 83rd Way Scottsdale, AZ 85260
LEASE RATE	\$1.80/SF (NNN)
BUILDING SIZE	±26,300 SF
SUITE 102	±14,250 SF
LOT SIZE	±1.70 AC (±74,052 SF)
YEAR BUILT	1996
ZONING	I-1, City of Scottsdale



FEATURES

	OFFICE/WAREHOUSE %	±30% Office ±70% Warehouse
	CLEAR HEIGHT	±18'
	COOLING	Fully A/C
	POWER	3-phase - 800 Amps 208Y/120V
	LOADING	Three (3) Grade-Level Doors One (1) Truckwell
	SECURITY	Private Fenced Parking with Two (2) Electric Gates
	PARKING	±1.79/1,000 SF
	SPRINKLERS	Fully Sprinklered

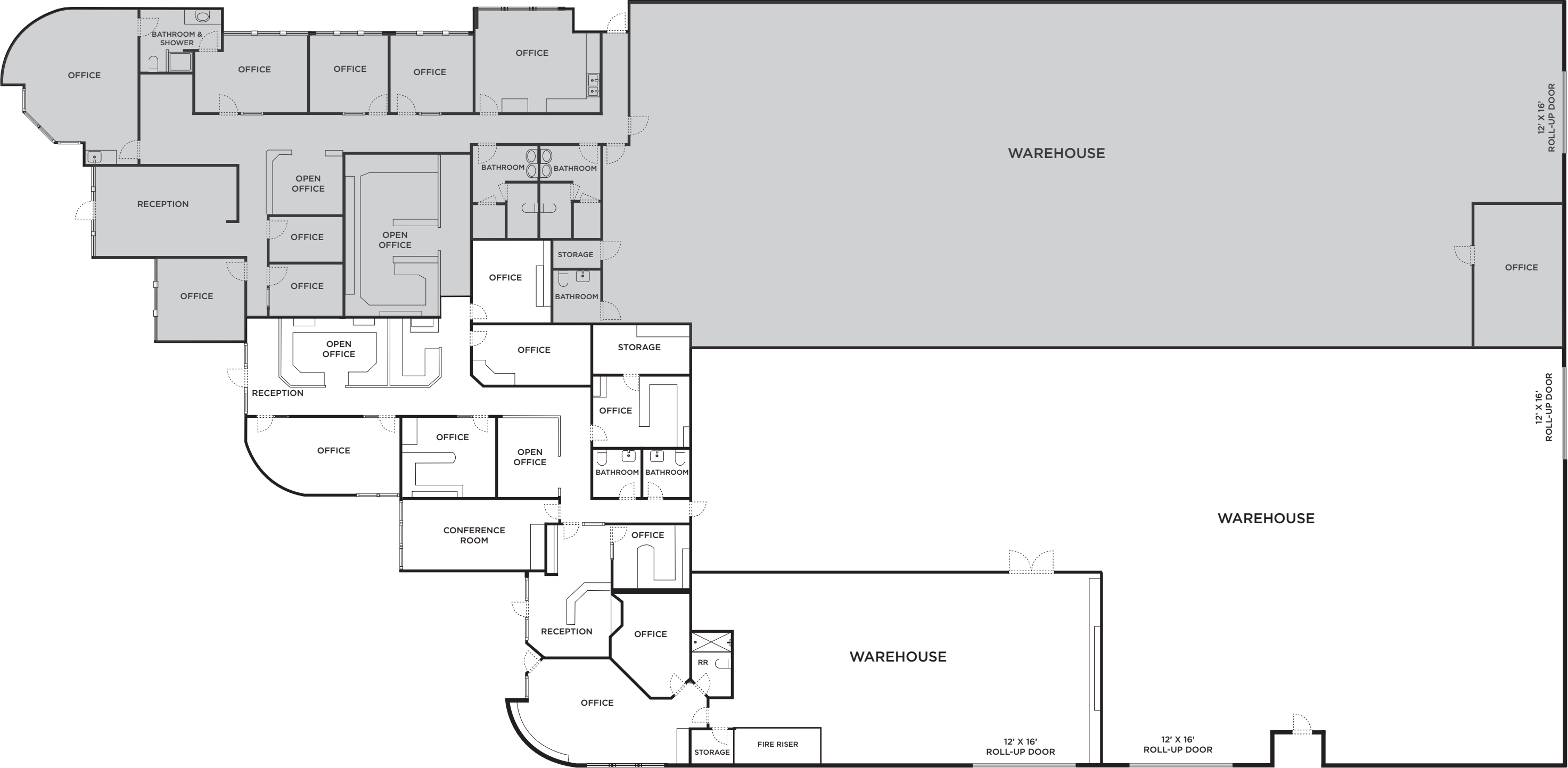
15490 NORTH 83RD WAY | SCOTTSDALE, AZ 85260

FLOOR PLAN

±26,300 SF

 SUITE 102 - ±14,250 SF

 [CLICK TO VIEW VIRTUAL TOUR](#)

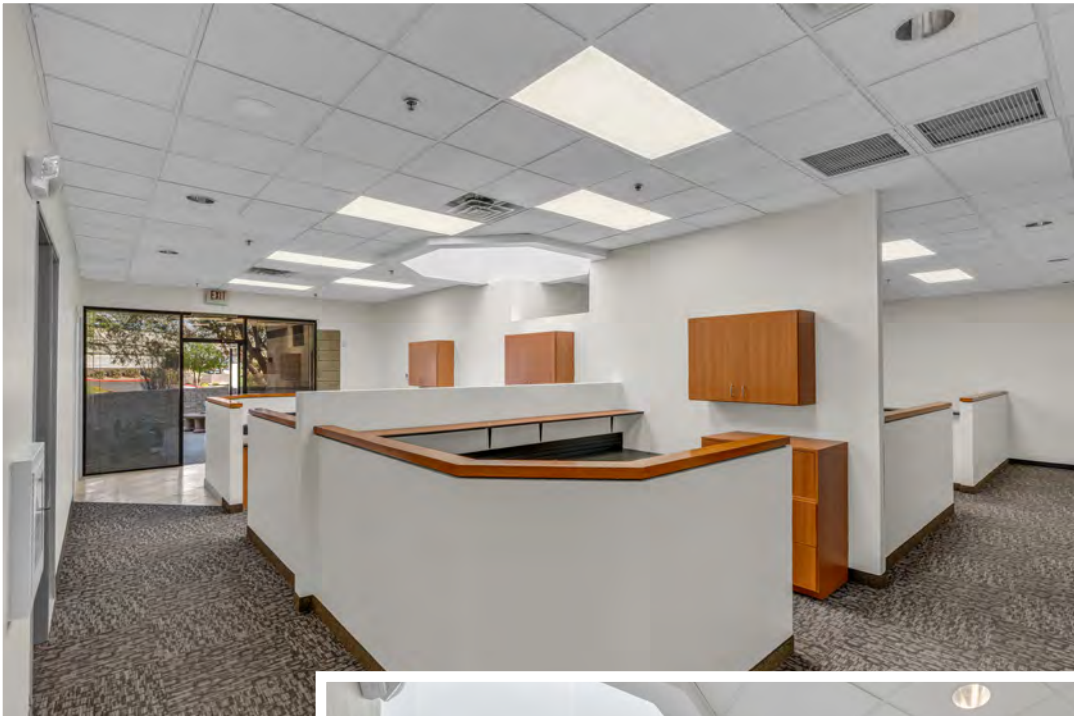


15490 NORTH 83RD WAY | SCOTTSDALE, AZ 85260

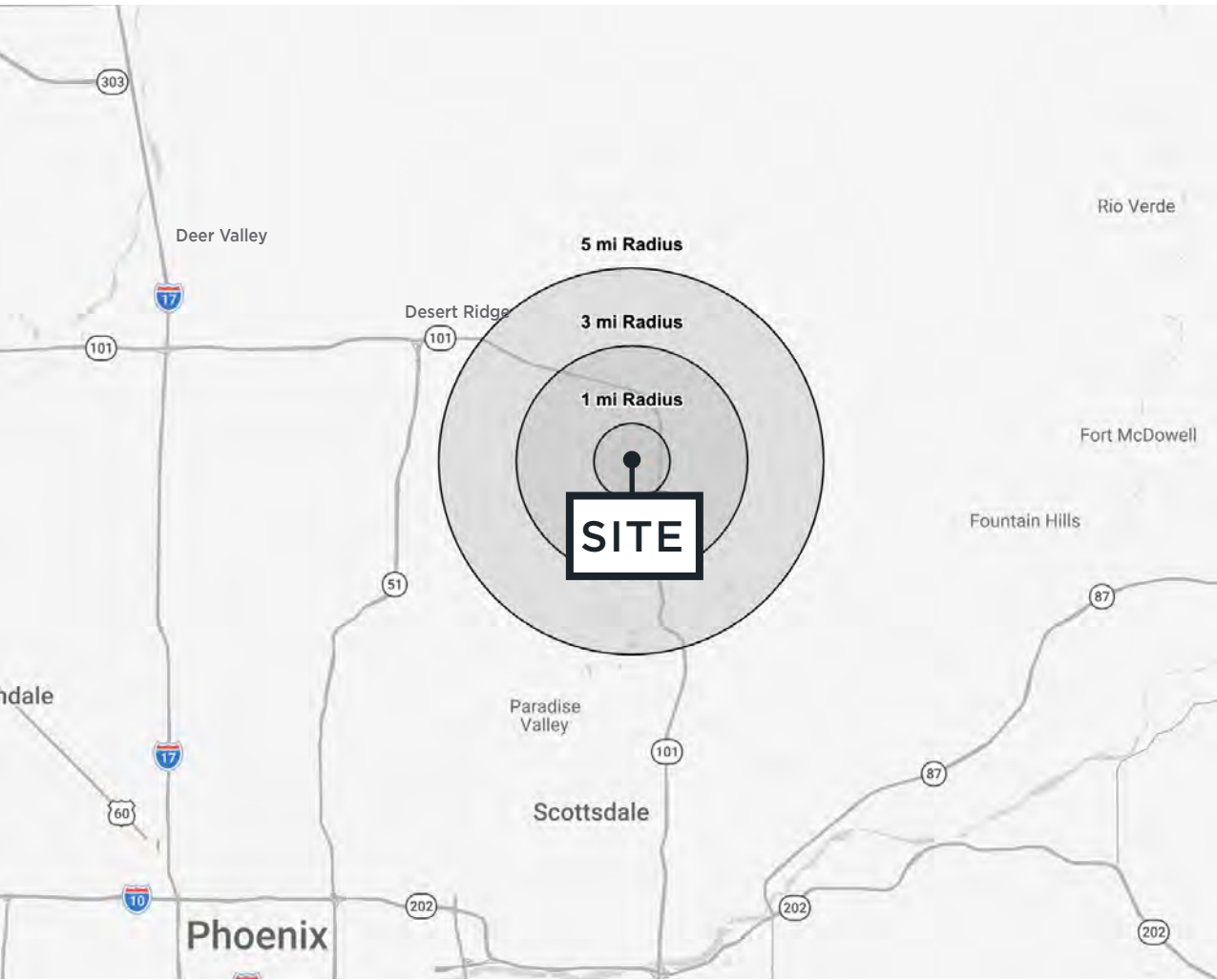
SUITE #102 OVERVIEW

 [CLICK TO VIEW VIRTUAL TOUR](#)

SUITE SIZE	±14,250 SF
SUITE BREAKDOWN	±3,867 SF Office ±10,133 SF Warehouse
ROLL-UP DOORS	Three (3) 12' x 16' Doors
OFFICES	6 Offices 1 Executive Suite
RESTROOMS	Three (3)
TRUCKWELLS	One (1)



DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	2,874	82,185	187,506
2029	3,192	90,429	205,406

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	1,252	38,186	83,612
2029	1,390	42,153	91,846

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$135,220	\$137,193	\$142,300

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$789,556	\$656,333	\$695,794

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	23,607	88,779	176,677

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	2,525	9,459	19,429



AERIAL OVERVIEW

15490

ZAK KOTTLER
PARTNER
zkottler@levrose.com
480.272.1493

JOE COSGROVE
PARTNER
jcosgrove@levrose.com
480.628.4753

LEVROSE
COMMERCIAL REAL ESTATE

TCN
MARKETPLACE
REAL ESTATE SERVICES

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.