

# Office/Showroom/Manufacturing/Warehouse for **SALE** or **LEASE**

# \$4,250,000

Lease rate \$0.55/sf NNN  
±33,966 sf Divisible

**SALE INCLUDES EXTENSIVE SOLAR  
PLANT VALUED AT \$450K**

**SELLER  
FINANCING!**

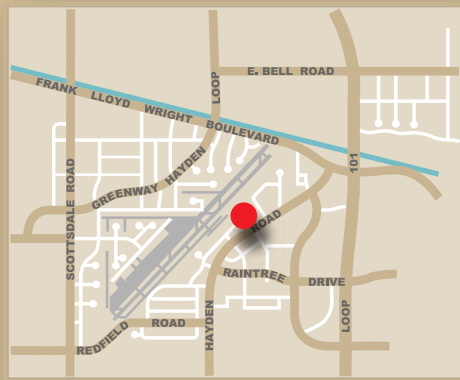
COMPANY SIGN HERE

**INCREDIBLE TENANT  
IMPROVEMENTS!**

**15275 N 83rd Place • PRIME LOCATION in the Scottsdale Airpark near corporate terminal • I-1 Zoning**

## FEATURES

- 30kw solar system - Save BIG money  
±\$2,000/month in electric
- **33,996± sf warehouse industrial**
  - 7,258± sf upstairs office with private access and an elevator
  - 26,708± sf downstairs office/warehouse
- Brand new A/C units & high output evap coolers
- Evap-cooled warehouse with 21' clr ht
- 4 grade-level 12' roll up doors
- 58 total parking spaces **including 24 covered spaces**



**EXCLUSIVELY OFFERED BY:**



**Randy Shell**  
Designated Broker  
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 **SHELL**  
Commercial Investment Real Estate  
shellcommercial.com

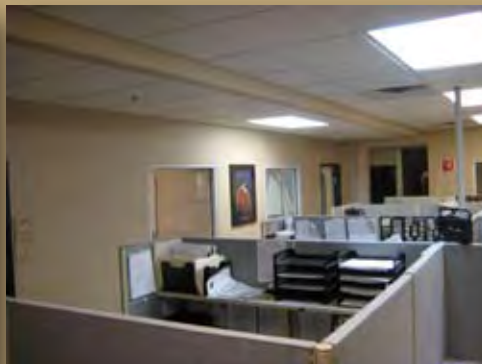
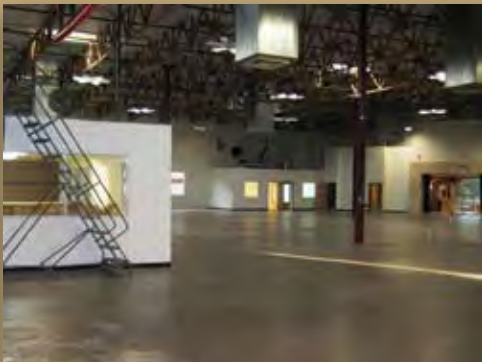


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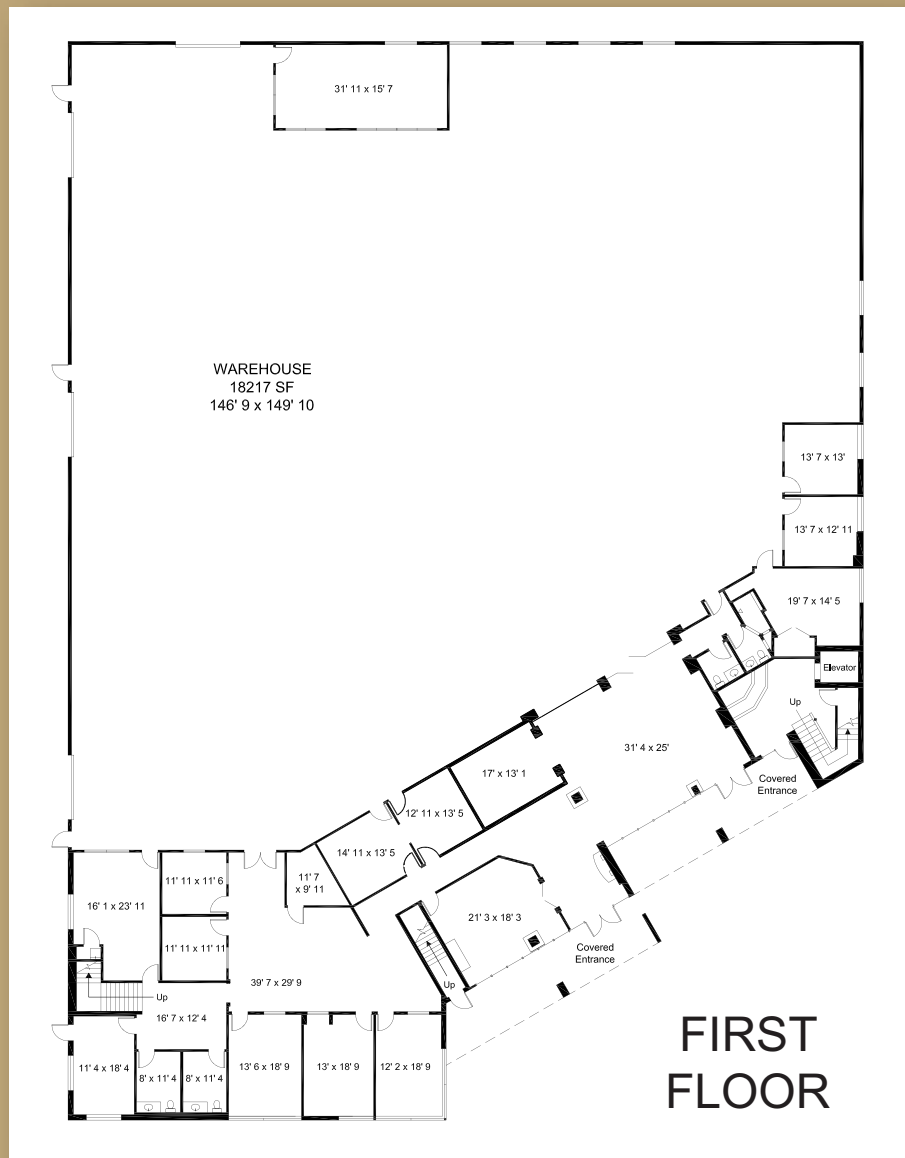
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High-Impact Showroom • 21' Ceiling clear height • Roof in EXCELLENT condition

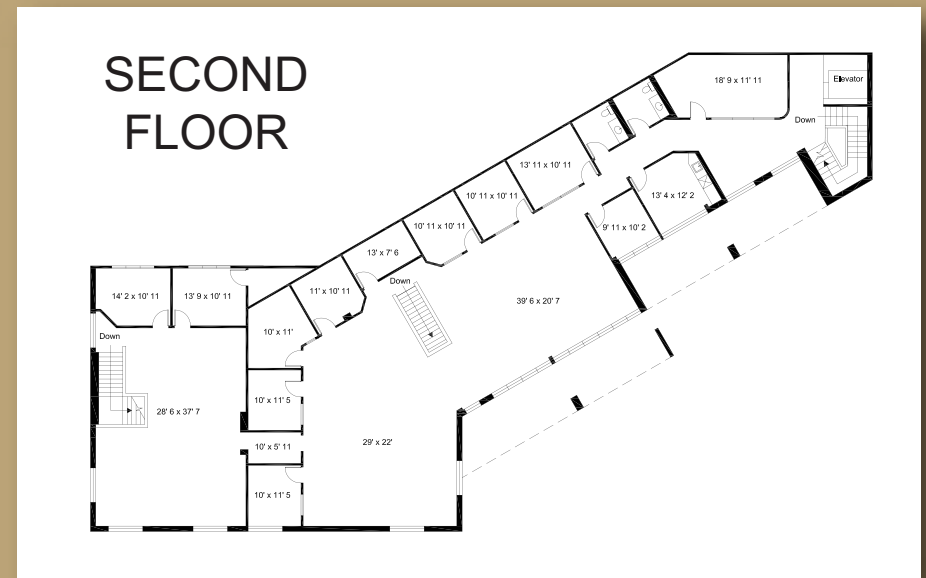


# FLOOR PLAN

15275 N 83rd Place • Scottsdale Airpark



- Luxurious office/showroom areas feature exquisite stone floors, upscale wood and glass doors
- Several points of entry to warehouse from office/showroom areas
- Handsome outdoor patio with stone fireplace, countertops, built-in BBQ and bar for entertaining
- Downstairs has large custom showroom with 3 smaller adjoining showrooms, 5 private offices, large conference room & breakroom, large bullpen area 4 restrooms (one with a shower)
- Upstairs has 10 offices, conference room, kitchen/breakroom, 2 restrooms
- Second floor has private entrance & elevator
- 7,258± office can be leased separately
- ADA compliant ramps
- Driveway has fresh seal coat and curbing



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