

Office Warehouse
Condos For **SALE** 2,136 to 7,040 ± sf

16412 N. 92nd Street

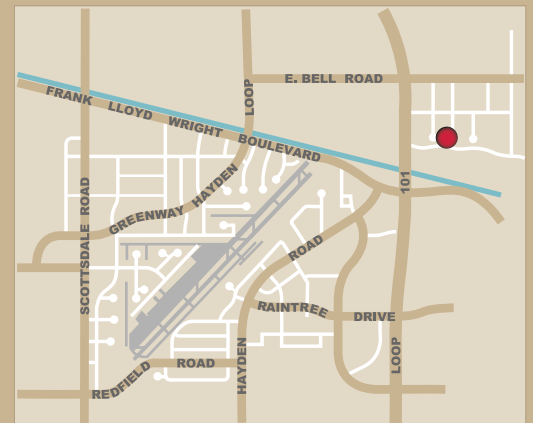
Stunning Views
across from WESTWORLD!

REDUCED
FOR QUICK
SALE!

**Brand New! Located in McDowell Mtn. Business Park
just blocks from the 101 and Bell.**

FEATURES:

- Condo “shell” ready for buildout!
- Quality masonry construction
- Appealing architectural details
- Zoned I-1
- Reduced to \$185/sf!



All information regarding property is from sources is deemed reliable, but no warranty is made to its accuracy, and no liability is to be imposed on the broker. The same is submitted to errors, omissions, change of price, rental or other conditions, prior to transaction. 02/09



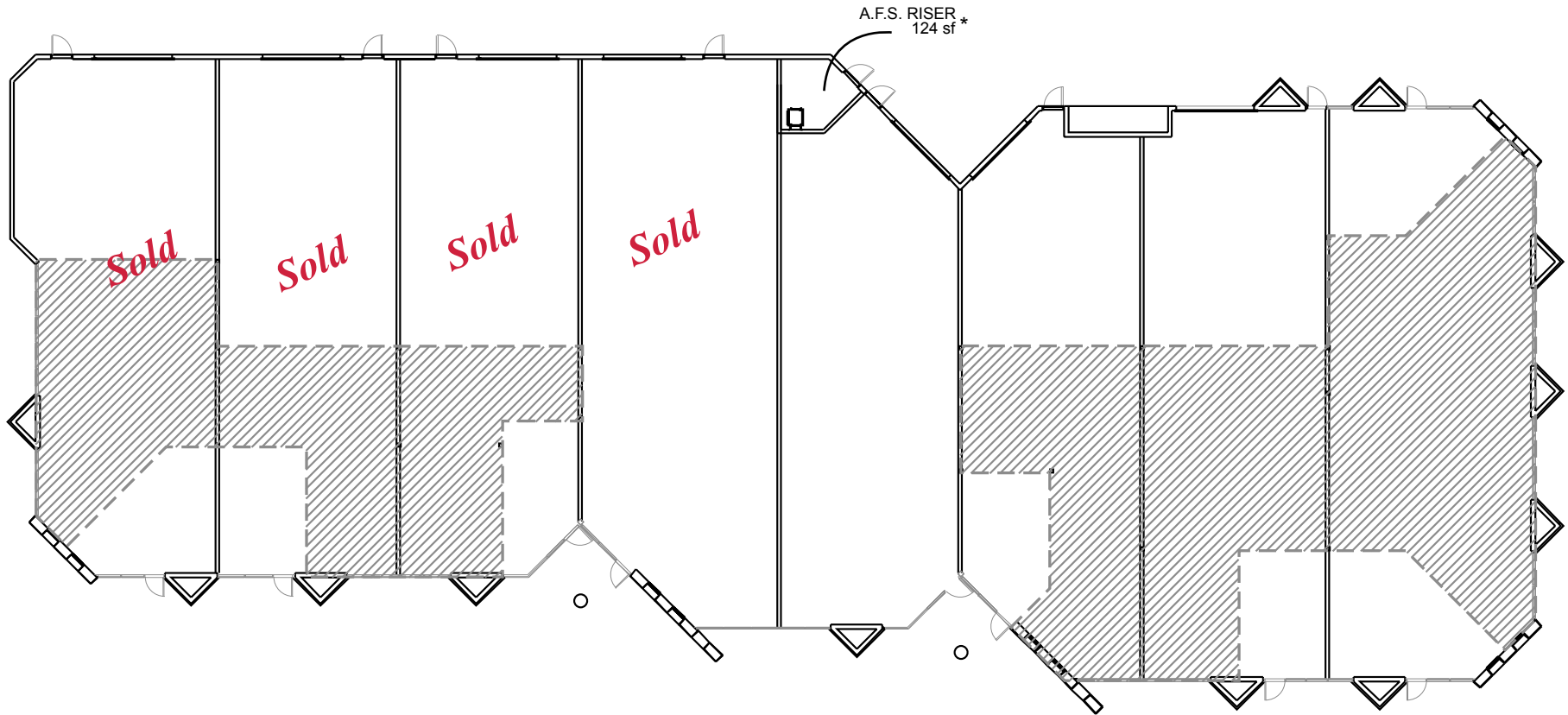
16410 north 91st street
suite 112
scottsdale, arizona 85260

480.443.3992
shellcommercial.com

Randy Shell, Designated Broker
Randy@shellcommercial.com

John Quatrini, Associate Broker
JQ@shellcommercial.com

Michelle Gardner, Sales Associate
michelle@shellcommercial.com



| | SUITE 100 | SUITE 105 | SUITE 110 | SUITE 115 | SUITE 120 | SUITE 125 | SUITE 130 | SUITE 135 |
|-------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| FIRST FLOOR | 2362 sf | 2273 sf | 2241 sf | 2604 sf | 2136 sf | 2253 sf | 2544 sf | 2807 sf |
| MEZZANINE | 988 sf | 722 sf | 710 sf | | | 1039 sf | 1204 sf | 1912 sf |
| TOTAL | 3350 sf | 2995 sf | 2951 sf | 2604 sf | 2136 sf | 3292 sf | 3748 sf | 4719 sf |

16412 N. 92nd STREET
FLOOR PLAN

* AREAS INCLUDE PRORATA
 SHARE OF A.F.S. ROOM

D

FOR SALE

11/2008