

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

\$875,000 ~~\$925,000~~

8,000± sf/1.05 Divisible Acres

Price Reduced!



**MOTIVATED SELLER
BRING OFFERS!**

**SELLER
FINANCING**

16628 E Saguaro Blvd • Zoned I-2 Town of Fountain Hills

FEATURES

- Manufacturing/distribution warehouse on 1.05 acres, secured fenced yard with covered storage
- 2,000± sf HVAC showroom
- 6,000± sf evap-cooled warehouse with 18' ceiling clear ht
- 600 amp, 3 phase electricity/power
- Two half paint spray booths
- Built in 2002. Fully sprinklered
- Rare Fountain Hills location
- Lease rate \$.50/sf NNN

“SUBDIVIDABLE”



EXCLUSIVELY OFFERED BY:



Randy Shell
Designated Broker
Mobile 480.694.4100
randy@shellcommercial.com



John Quatrini
Associate Broker
Mobile 602.859.0506
jq@shellcommercial.com

SHELL
Commercial Investment Real Estate
shellcommercial.com

480.443.3992
16410 N 91st St. Suite 112
Scottsdale, Arizona 85260

FEATURES

16628 E Saguaro Blvd • Fountain Hills



Freestanding Office Building



Showroom



Reception Area



Manufacturing/Warehouse



Bright Skylights in Warehouse



Private Fenced Yard with Carport

AERIAL MAP

16628 E Saguaro Blvd • Fountain Hills

