

Corporate Headquarters Facility in North Scottsdale

PRICED BELOW REPLACEMENT COST!

±34,434sf

For Sale

\$139/sf

For Lease

\$.69/sf NNN

- **High profile facility located in the prestigious McDowell Mountain Business Park**
- **State-of-the-art facility. Built in 2005**
- **15,949 - 25,668± square feet available for immediate occupancy**
- **Masonry block construction, fully sprinklered. Beautiful corner location!**
- **Zoned I-1, City of Scottsdale**

9160 E Bahia Drive, McDowell Mountain Business Park



Randy Shell

Designated Broker

Mobile

480.694.4100

randy@shellcommercial.com

**For more information or
to schedule a showing,
contact Randy Shell
480.443.3992**



480.443.3992

16410 North 91st Street, Suite 112 Scottsdale, AZ
www.shellcommercial.com

Gorgeous State-of-the-Art Interior!

9160 E. Bahia Drive • McDowell Mountain Business Park



FLOOR PLAN OPTIONS FOR LEASE:

Office
(Lower & Upper Levels)
±20,668 sf

Office/Warehouse
(Lower Level Only)
±15,949 sf

Office/Warehouse
(Both Levels)
±25,668 sf



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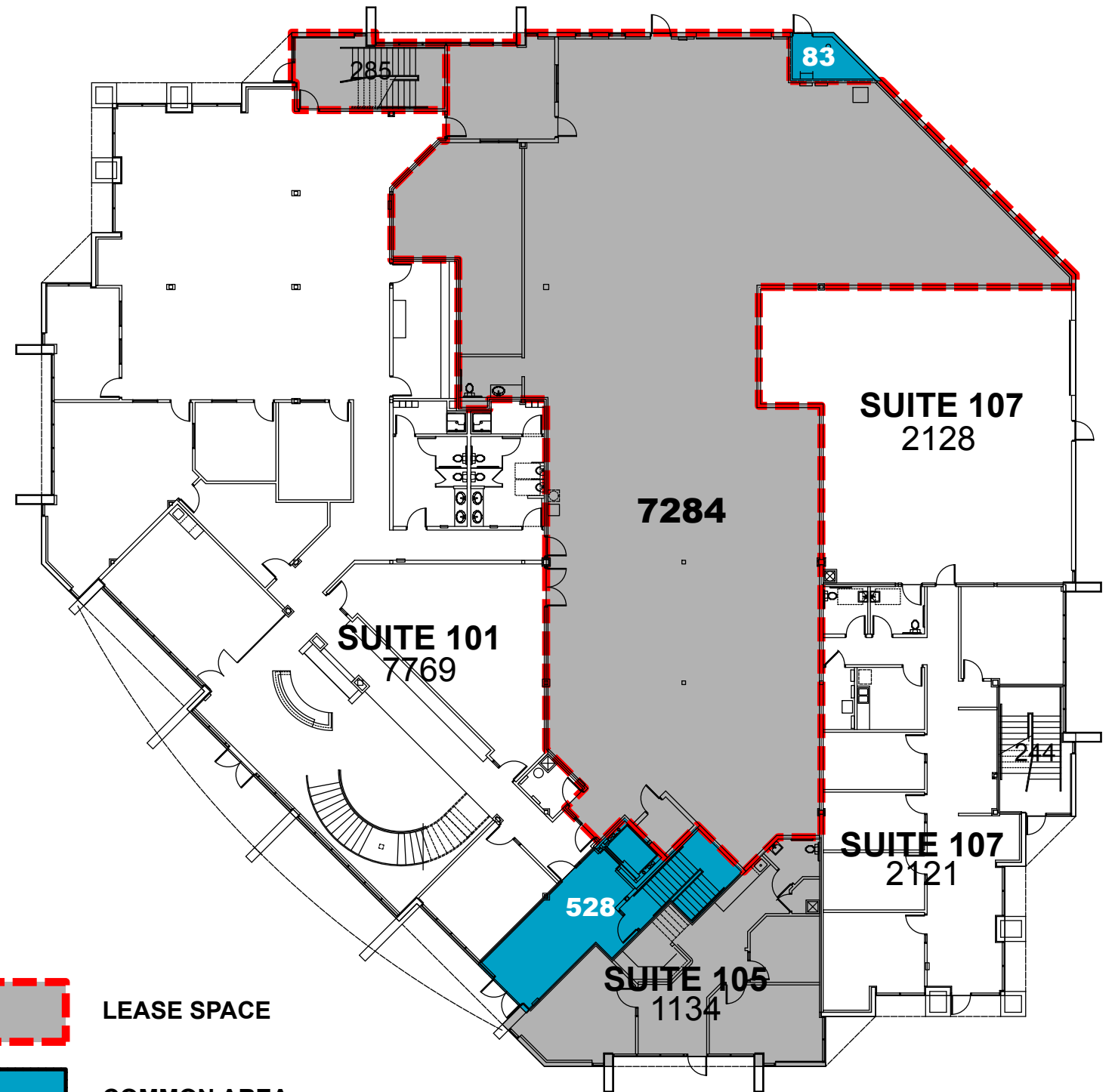


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SECOND FLOOR PLAN



FIRST FLOOR PLAN



LEASE SPACE



COMMON AREA