SCOTTSDALE AIRPARK

AERO

OWNER-USER | INVESTMENT OPPORTUNITY

MULTI-TENANT FLEX BUILDING FOR SALE

14505 N HAYDEN ROAD | SCOTTSDALE ARIZONA 85260

±60,483 SF



FOR MORE INFORMATION PLEASE CONTACT:



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SCOTTSDALE AIRPARK SUBMARKET

Purchase Price: $19,650,000.00 (±$325/sf)

Size: ±60,483 sf Multi-Tenant Flex Building

Occupancy: ±49.56% Occupied / ±50.44% Vacancy

Available to a User: **Suite 103 -** ±10,429 sf
Suite 105 - ±20,079 sf
> **Or Combined:** ±30,508 sf

Land: ±5.693 Acre Lot (±247,984 sf) (Maricopa County Assessor)

Features:

- Four-Tenant Building; could be subdivided for an added fifth suite
- Three (3) suites currently with rollup doors
- Roof Re-Foamed in 2024 with warranty
- Numerous new HVAC units installed in 2024
- Monument Signage on Hayden Road for high visibility
- Professionally managed
- Three-Building campus with high-quality tenants
- Easy access from Loop 101 Freeway at Raintree Drive
- Minutes from Scottsdale Municipal Airport, one of the busiest single runway airports in the nation.

Parking: (4.61/1,000sf) - 279 Total spaces including 9 handicap & 43 covered reserved

Parcel#: 215-54-174

2026 Taxes: $104,764.18 ($1.73/sf)

Zoning: I-1, Light Industrial, City of Scottsdale



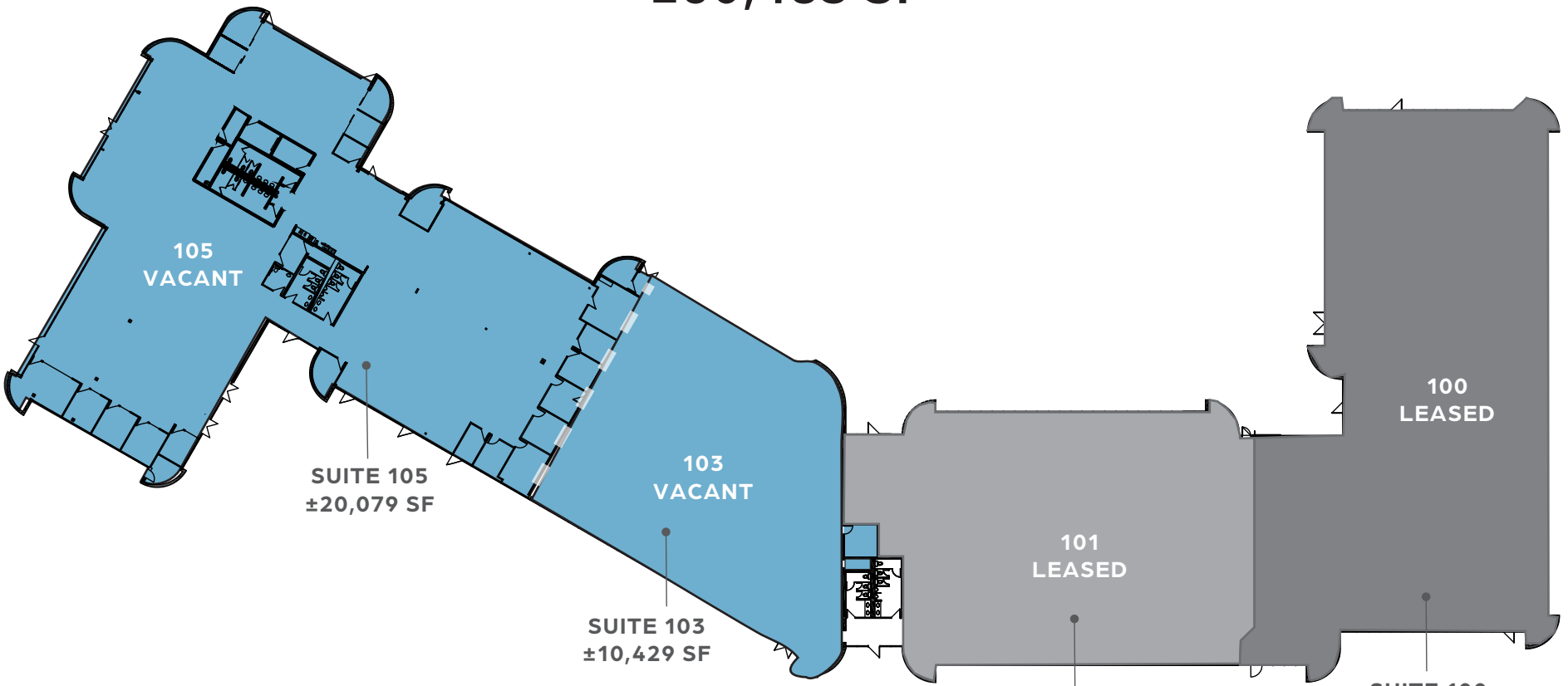
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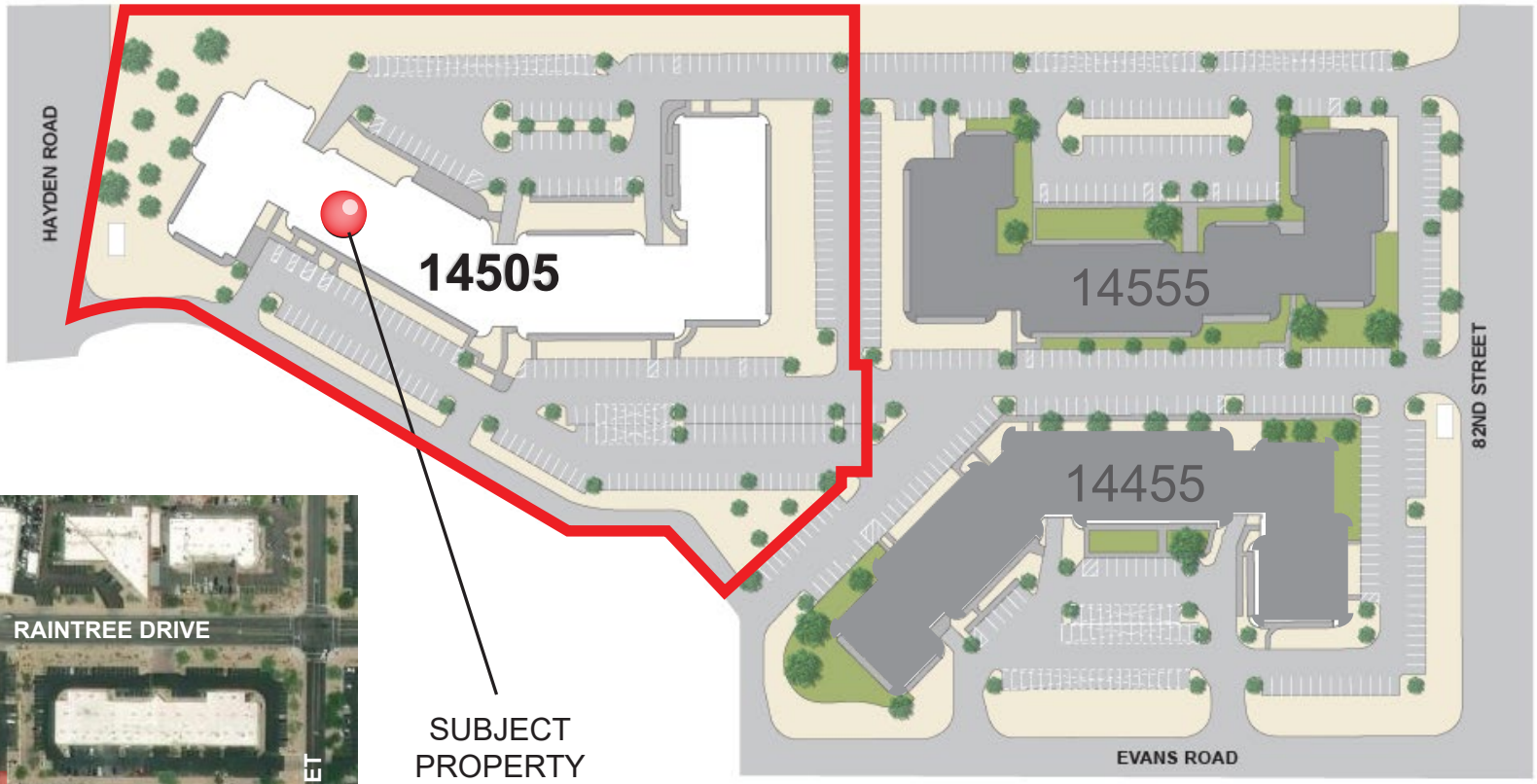
FLOOR PLAN

±60,483 SF



NOT TO SCALE

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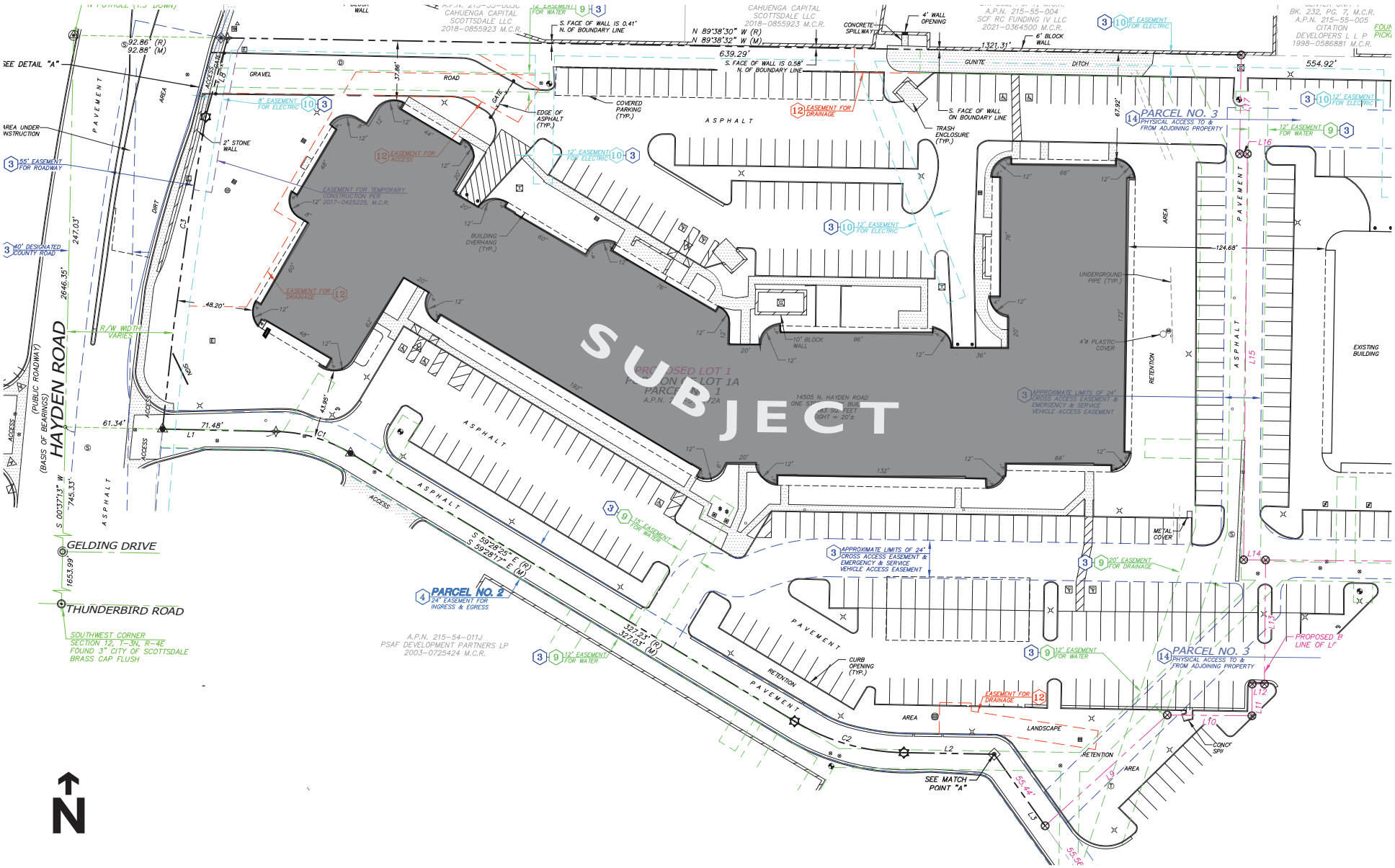
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SITE PLAN



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PHOTOS









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AERIALS









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