

# 14641 N 74th Street

Scottsdale, Arizona 85260

FOR SALE

**Reduced!**

**\$11,750,000**

**ONE OF SCOTTSDALE AIRPARK'S  
LAST LARGE TAXIWAY PARCELS  
AVAILABLE!!!**

**FANTASTIC OPPORTUNITY!!!**

**±45,000 sf Office / Warehouse | ±13,350 sf Hangars | ±10,500 Possible New Hangar**

## PROPERTY HIGHLIGHTS

Location: 14641 N 74th Street | Scottsdale Airpark  
Property Description: Two-story freestanding commercial building with existing hangar/office and land for additional hangar  
Year Constructed: 1995

Parcel Numbers: #215-56-042 & 215-56-043A  
Zoning: I-1 City of Scottsdale  
Availability: Occupied. Will vacate upon sale or short-term lease-back



# SHELL

Commercial Investment Real Estate

480 443 3992



**Randy Shell**  
Designated Broker

C 480 694 4100  
randy@shellcommercial.com



**Tom Cassidy**  
Associate Broker

C 480 208 9550  
tom@shellcommercial.com

# HANGAR BUILDING

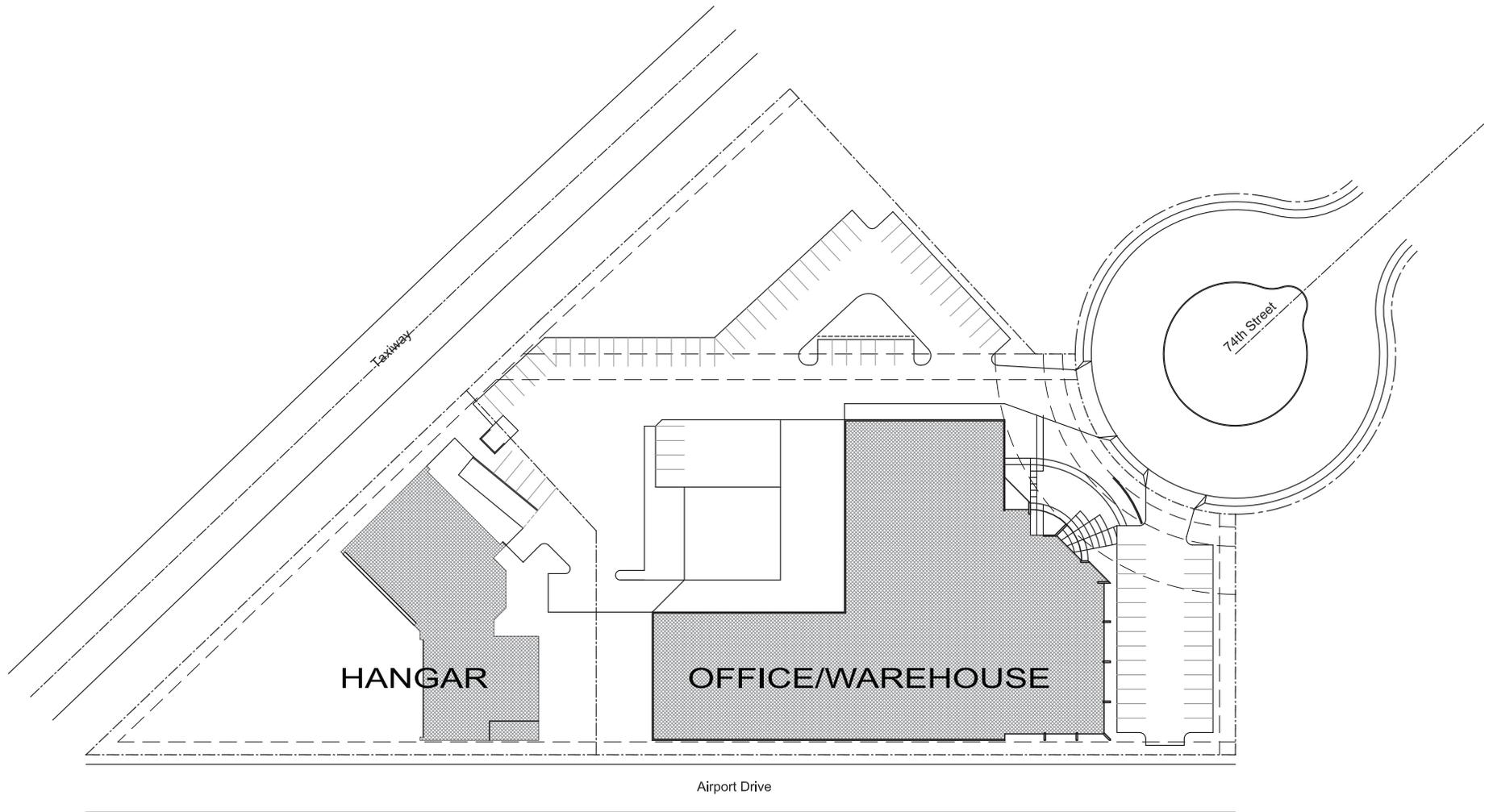


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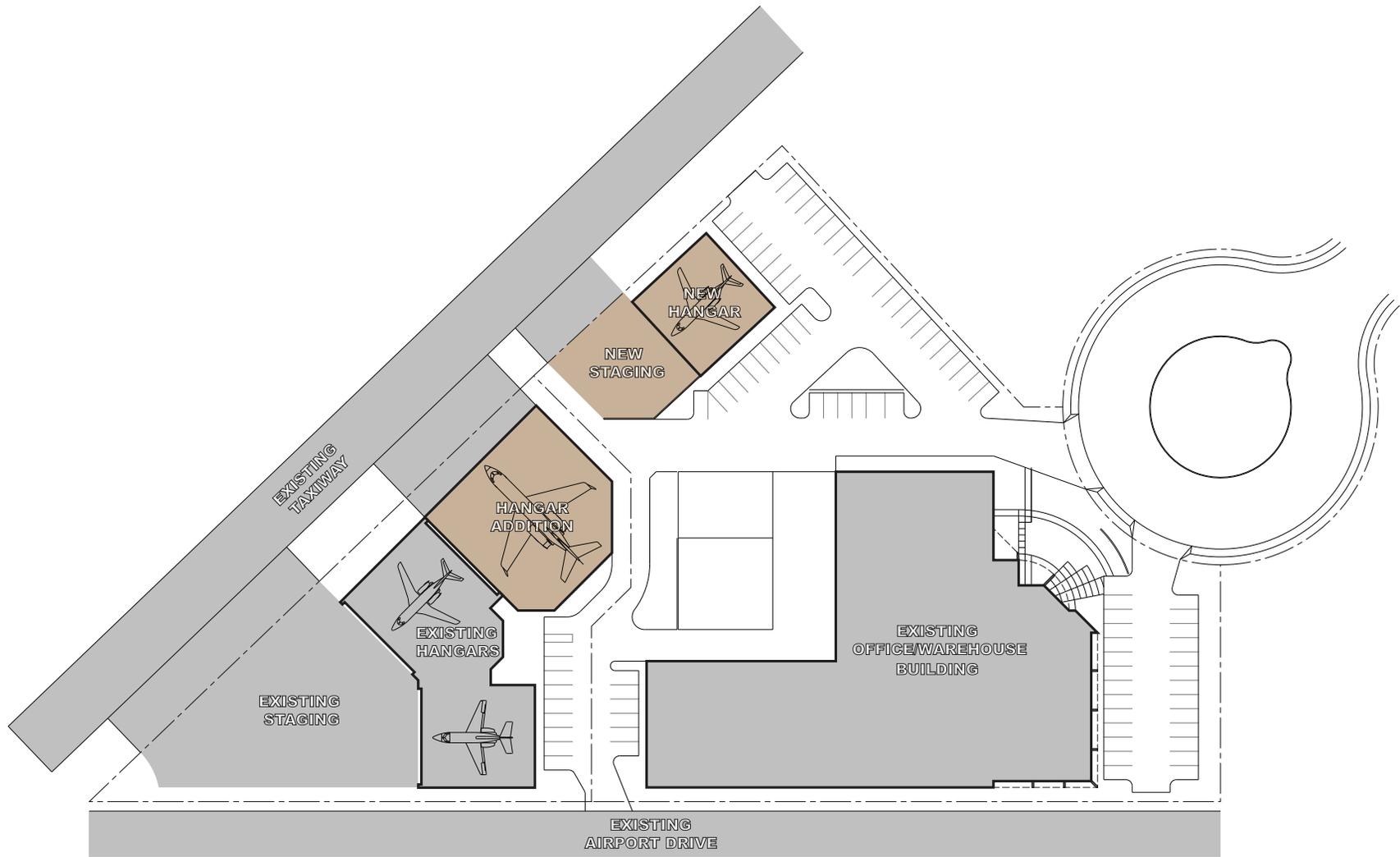


**TAXIWAY ACCESS**

# EXISTING SITE PLAN



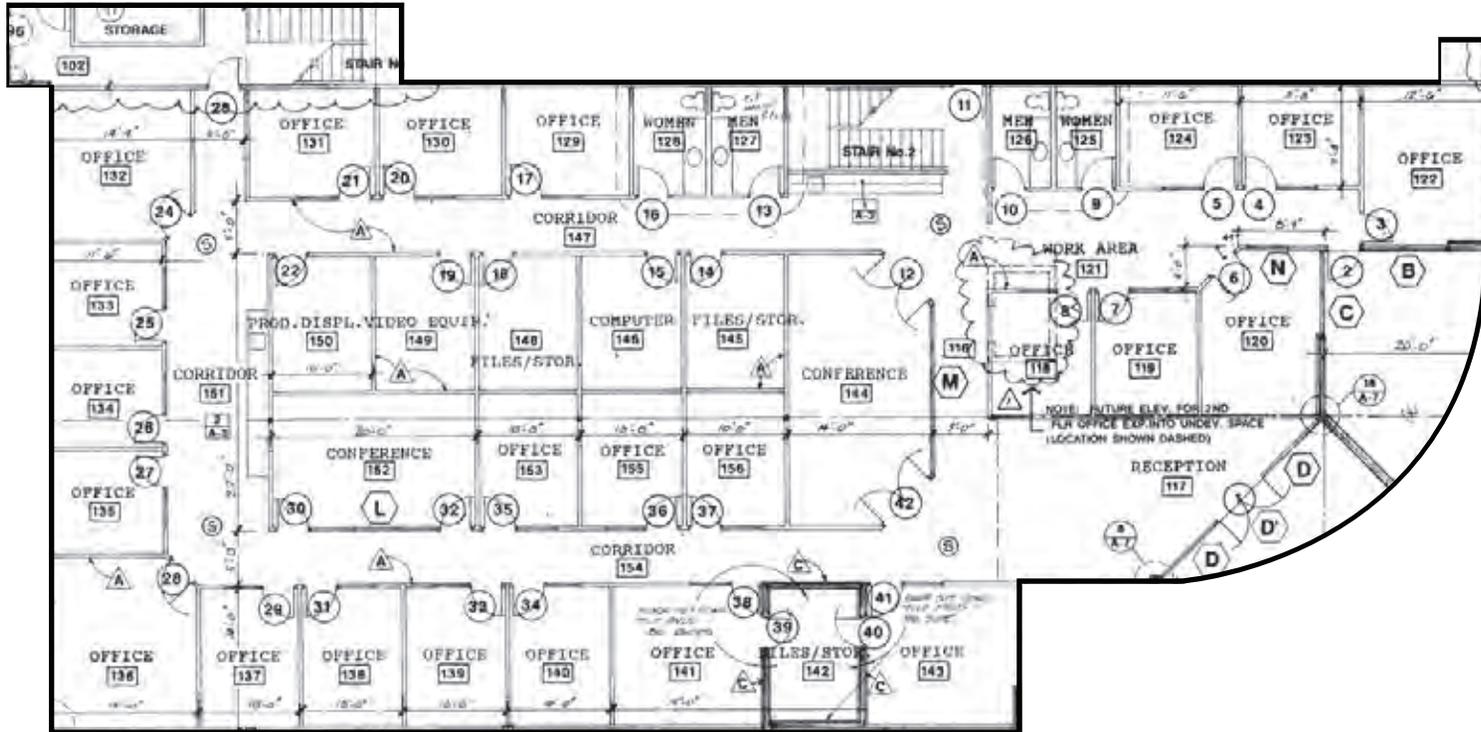
# CONCEPTUAL SITE PLAN



## SITE PLAN



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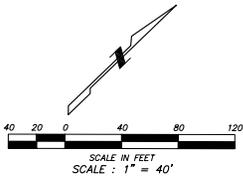


# SECOND FLOOR

## OFFICE/WAREHOUSE BUILDING

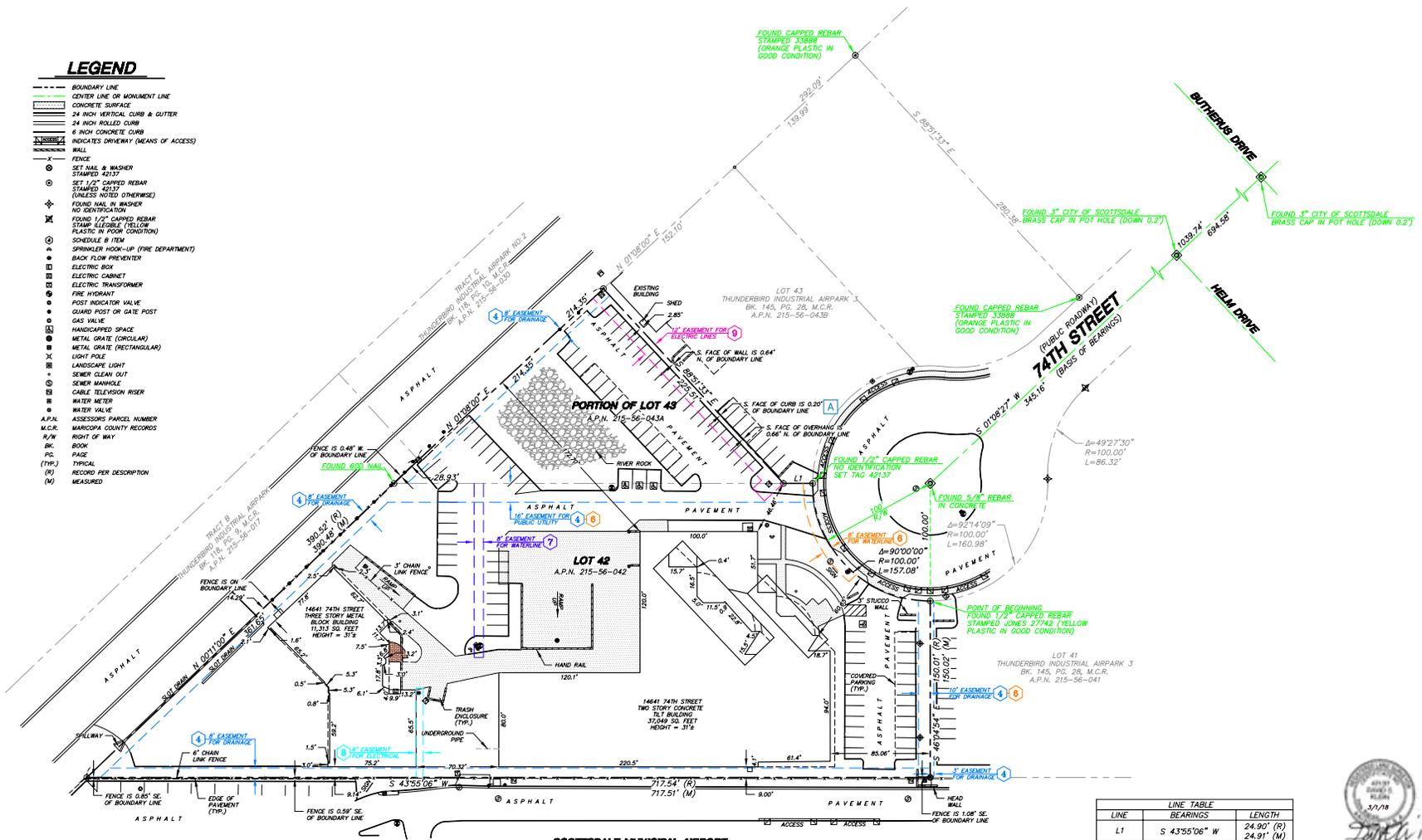
The above is subject to prior sales and leasing. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied as to the accuracy of this information.





**LEGEND**

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- 24 INCH ROLLED CURB
- 6 INCH CONCRETE CURB
- INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- FENCE
- SET NAIL & WASHER STAMPED 42157
- SET 1/2" CAPPED REBAR STAMPED 33888 (UNLESS NOTED OTHERWISE)
- ⊕ FOUND NAIL IN WASHER NO IDENTIFICATION
- ⊗ FOUND 1/2" CAPPED REBAR STAMP ELEVABLE (YELLOW PLASTIC IN POOR CONDITION)
- ⊕ SCHEDULE # ITEM
- ⊕ SPRINKLER HOOK-UP (FIRE DEPARTMENT)
- ⊕ BACK FLOW PREVENTER
- ⊕ ELECTRIC BOX
- ⊕ ELECTRIC CABINET
- ⊕ ELECTRIC TRANSFORMER
- ⊕ FIRE HYDRANT
- ⊕ POST INDICATOR VALVE
- ⊕ GUARD POST OR GATE POST
- ⊕ GAS VALVE
- ⊕ HANDICAPPED SPACE
- ⊕ METAL GRATE (CIRCULAR)
- ⊕ METAL GRATE (RECTANGULAR)
- ⊕ LIGHT POLE
- ⊕ LANDSCAPE LIGHT
- ⊕ SEWER CLEAN OUT
- ⊕ SEWER MANHOLE
- ⊕ CABLE TELEVISION RISER
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ ASSESSORS PARCEL NUMBER
- ⊕ MARICOPA COUNTY RECORDS
- ⊕ RIGHT OF WAY
- ⊕ BOOK
- ⊕ PAGE
- ⊕ TYPICAL
- (R) RECORD PER DESCRIPTION
- (M) MEASURED



LINE TABLE		
LINE	BEARINGS	LENGTH
L1	S 43°55'06" W	24.91' (R)
		24.91' (M)



**ALTA / NSPS LAND TITLE SURVEY**

14641 N. 74TH STREET  
SCOTTSDALE, AZ 85260

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2122 W. Lone Cactus Drive, Suite 11  
Phoenix, AZ 85027  
602-869-0050  
www.superiorsurveying.com  
info@superiorsurveying.com

**SUPERIOR**  
SURVEYING SERVICES, INC.

DATE: 3/1/20  
JOB NO.: 1902229



14071 N 76th St

**SUBJECT PROPERTY**

N 76th Pl



T  
P  
C  
Scottsdale

E Frank Lloyd Wright Blvd

SOHO

WEST WORLD

LOOP  
101



E Raintree Dr



N Hayden Rd

N Scottsdale Rd

E Redfield Rd



E Redfield Rd

E Thunderbird Rd

N Scottsdale Rd

