OWNER-USER OPPORTUNITY

FOR SALE ±4,800 SQ. FT.

SCOTTSDALE AIRPARK OFFICE/WAREHOUSE

15979 N 76TH ST | SUITE A | SCOTTSDALE, AZ 85260

\$1,680,000



Exclusively listed by



John Quatrini Associate Broker C 602.859.0506 john@shellcommercial.com



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All information contained herein 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 the

PROPERTY HIGHLIGHTS

±4,800 TOTAL SF:

±3,200 SF WAREHOUSE ±800 SF OFFICE ±800 SF MEZZANINE INCLUDES

KITCHEN
CONFERENCE ROOM
RESTROOM W/SHOWER

IN THE HEART OF THE AIRPARK

MINUTES FROM LOOP 101

LOCAL AMENITIES INCLUDE:

KIERLAND
SCOTTSDALE QUARTER
SCOTTSDALE PROMENADE

NORTH SCOTTSDALE'S FINEST SHOPPING AND DINING DESTINATIONS

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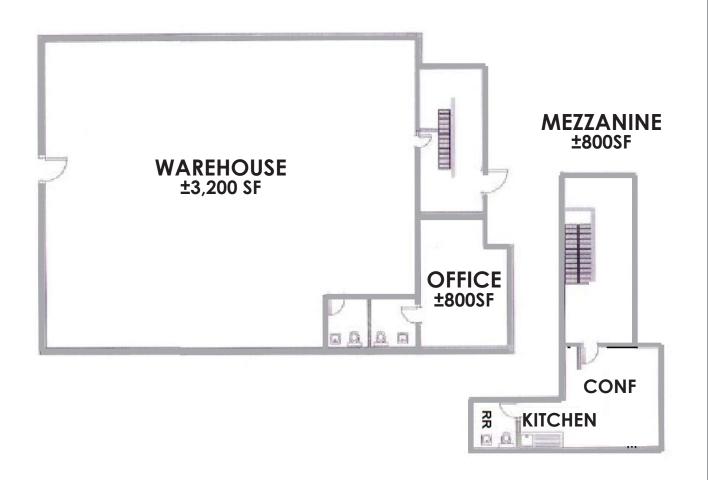






FLOOR PLAN

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DIMENSIONS ARE APPROXIMATE

NOT TO SCALE All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. This information has been secured from sources deemed reliable, however, we make no warranties as to its accuracy.

ADDITIONAL FEATURES:

± 20' WAREHOUSE CLEAR HEIGHT

±10 X 11' OVERHEAD DOOR

END UNIT - CLOSEST TO 76TH ST

PARKING: 6 RESERVED IN FRONT, 2 RESERVED IN BACK

MONUMENT SIGNAGE

CALL FOR MORE INFO:

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LOCATION MAP

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