

SCOTTSDALE AIRPARK SUBMARKET

OWNER-USER OPPORTUNITY

FREESTANDING SINGLE OR MULTI-TENANT OFFICE/WAREHOUSE BUILDING
FOR SALE ± 13,081 SF



16121 N 78TH STREET | SCOTTSDALE, ARIZONA 85260

TO SCHEDULE A TOUR OR FOR MORE INFORMATION PLEASE CONTACT:



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SHELL
Commercial Investment Real Estate

16410 N 91st St | Suite 112
Scottsdale, AZ 85260

FEATURES

PRICE: • \$5,250,000 (±\$400/sf)

SIZE: • ±13,081 sf single story office/warehouse building

LAND: • ±1.05 Acres (±45,912 sf)

FEATURES:

- Welcoming foyer area
- Four (4) or five (5) private offices
- Large, bright conference room
- Large open work flex space
- Large main kitchen featuring sink, microwave, dishwasher, room for full size refrigerator, upper and lower cabinetry and ample counter space for appliances
- Smaller kitchenette area located in one of the open flex areas featuring sink, microwave, room for full size fridge and upper & lower cabinetry
- Built-in bar with wrap-around granite countertops featuring sink, dishwasher, and space for sub counter fridge
- Multiple restrooms
- IT Room
- Storage room(s)
- Two (2) large warehouse areas with full HVAC, two (2) 12'x12' rollup doors: one (1) motorized & one (1) manual, one (1) shop office
- Great signage opportunity/frontage visibility on 78th Street

POWER: • 1200 amps, 3-phase, 4-wire

PARKING: • Forty-three (43) total: 20 covered, 21 open unreserved, and 2 handicap spaces

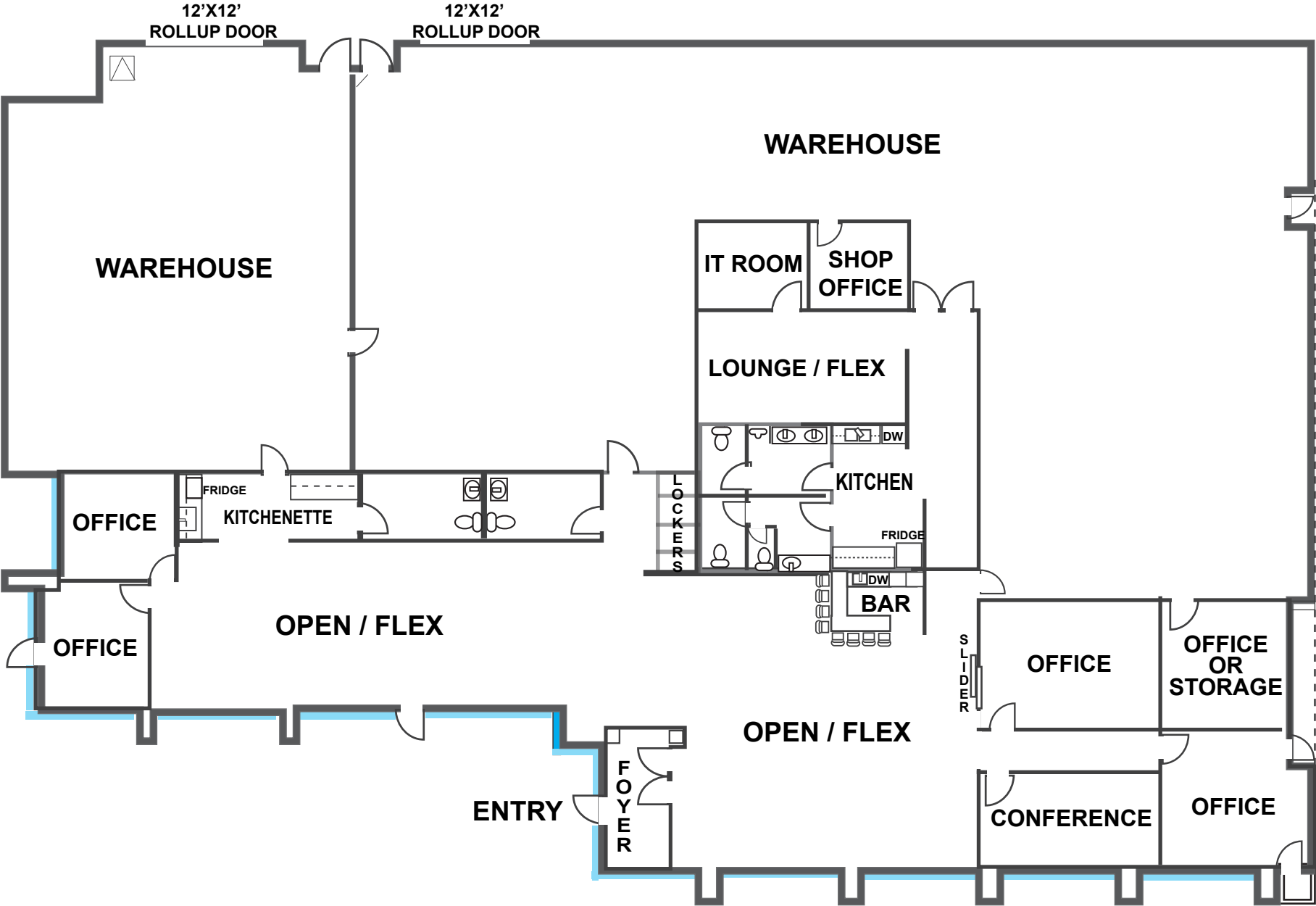
PARCEL: • 215-47-004R

2024 R.E. TAXES: • \$26,827.54

YEAR BUILT: • 2000

ZONING: • I-1, Light Industrial, City of Scottsdale





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