

FOR SALE

TWO-STORY INDUSTRIAL OFFICE/WAREHOUSE CONDOMINIUM

SCOTTSDALE AIRPARK SUBMARKET | MCDOWELL MOUNTAIN BUSINESS PARK

±3,748 SF



16412 N 92ND STREET | SUITE D130 | 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: \$1,480,000.00 (\$395/sf)

SIZE: ±3,748 sf two-story office/warehouse condominium

WAREHOUSE:

- Evap-cooled warehouse
- ±22' clear height ceilings
- Rubber mat flooring
- 12'x14' electric rollup door
- Two (2) storage rooms

FIRST FLOOR:

- Nice bright reception area with stacked stone feature wall
- Large Conference Room with sliding glass door
- Well-appointed kitchenette with sink, room for sub counter refrigerator and upper and lower cabinetry.
- Restroom
- Four (4) offices with open ceilings
- Open exposed ductwork throughout for modern feel

SECOND FLOOR:

- Three (3) private offices – two overlooking the warehouse
- Two (2) open work room spaces
- Large restroom featuring elegantly tiled shower with glass door
- Kitchenette featuring sink, room for full size refrigerator, upper and lower cabinetry and ample counter space for appliances.

PARKING: Five (5) Designated spaces

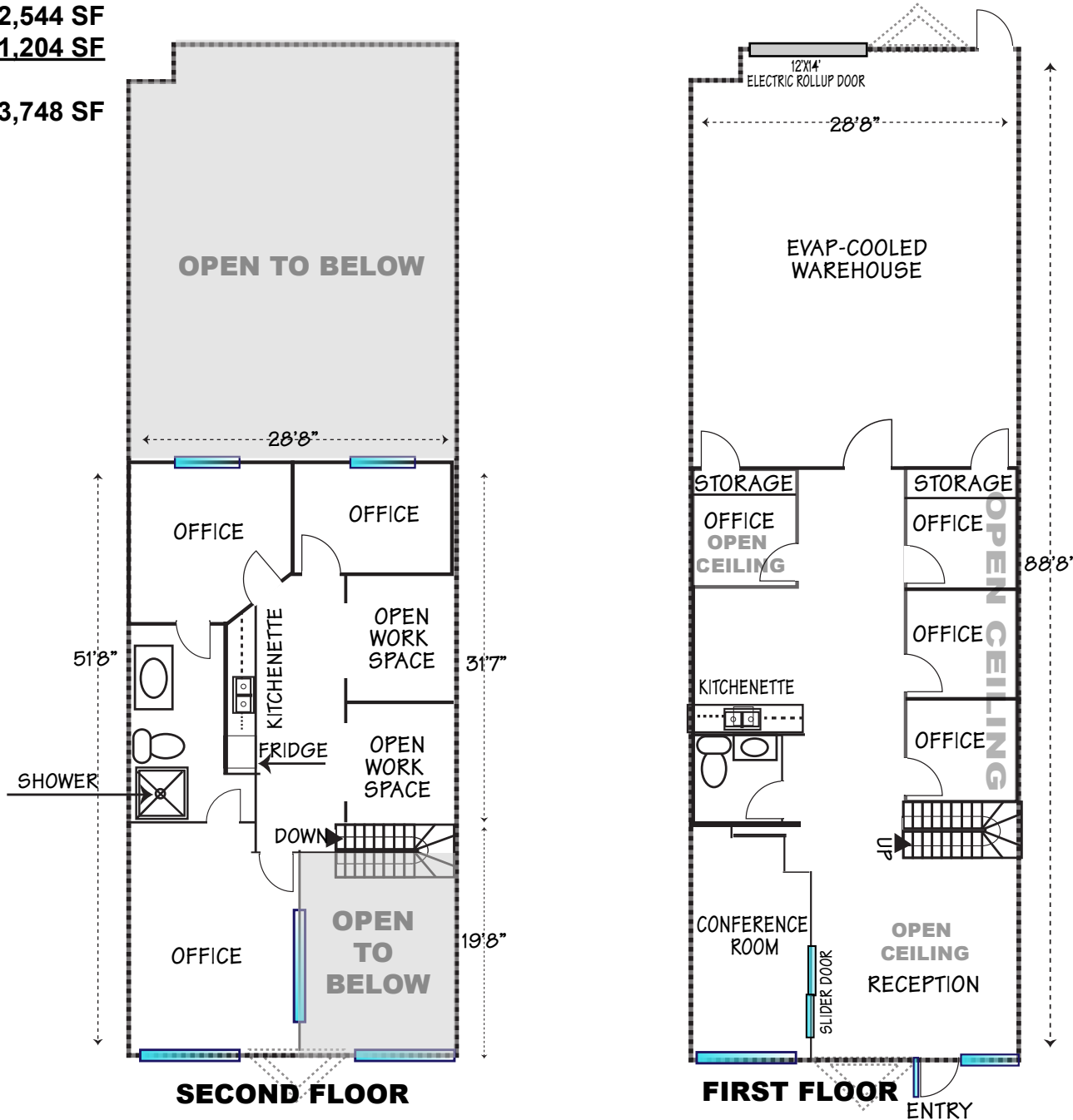
R.E. TAXES: \$3,959.10 (2023)

HOA: \$502/month

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



FIRST FLOOR: ±2,544 SF
 SECOND FLOOR: ±1,204 SF
 TOTAL: ±3,748 SF



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