

McDowell Mountain Business Park | Industrial Space

# FOR LEASE

±2,065 to 2,438 SQ. FT.

Office/Warehouse

16445 N 91st Street | Suite 107 | Scottsdale, Arizona 85260

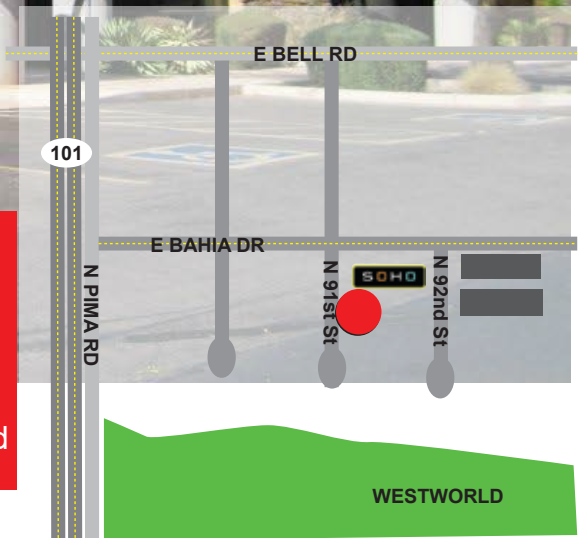
**END CAP  
SPACE!**

**FLEXIBLE FLOOR PLAN OPTIONS!**



## FOUR FLOOR PLAN OPTIONS

- Option A: 2,438± sf - As-built
- Option B: 2,438± sf - As-built - warehouse expanded
- Option C: 2,065± sf - Same as Option A less 2 offices
- Option D: 2,065± sf - Same as Option C - warehouse expanded



For further property information or to schedule a tour please contact:



**Randy Shell**  
Designated Broker  
C 480.694.4100  
O 480.443.3992

[randy@shellcommercial.com](mailto:randy@shellcommercial.com)

**SHELL**  
*Commercial Investment Real Estate*  
Serving Scottsdale Airpark & Greater Phoenix

480.443.3992 [shellcommercial.com](http://shellcommercial.com)



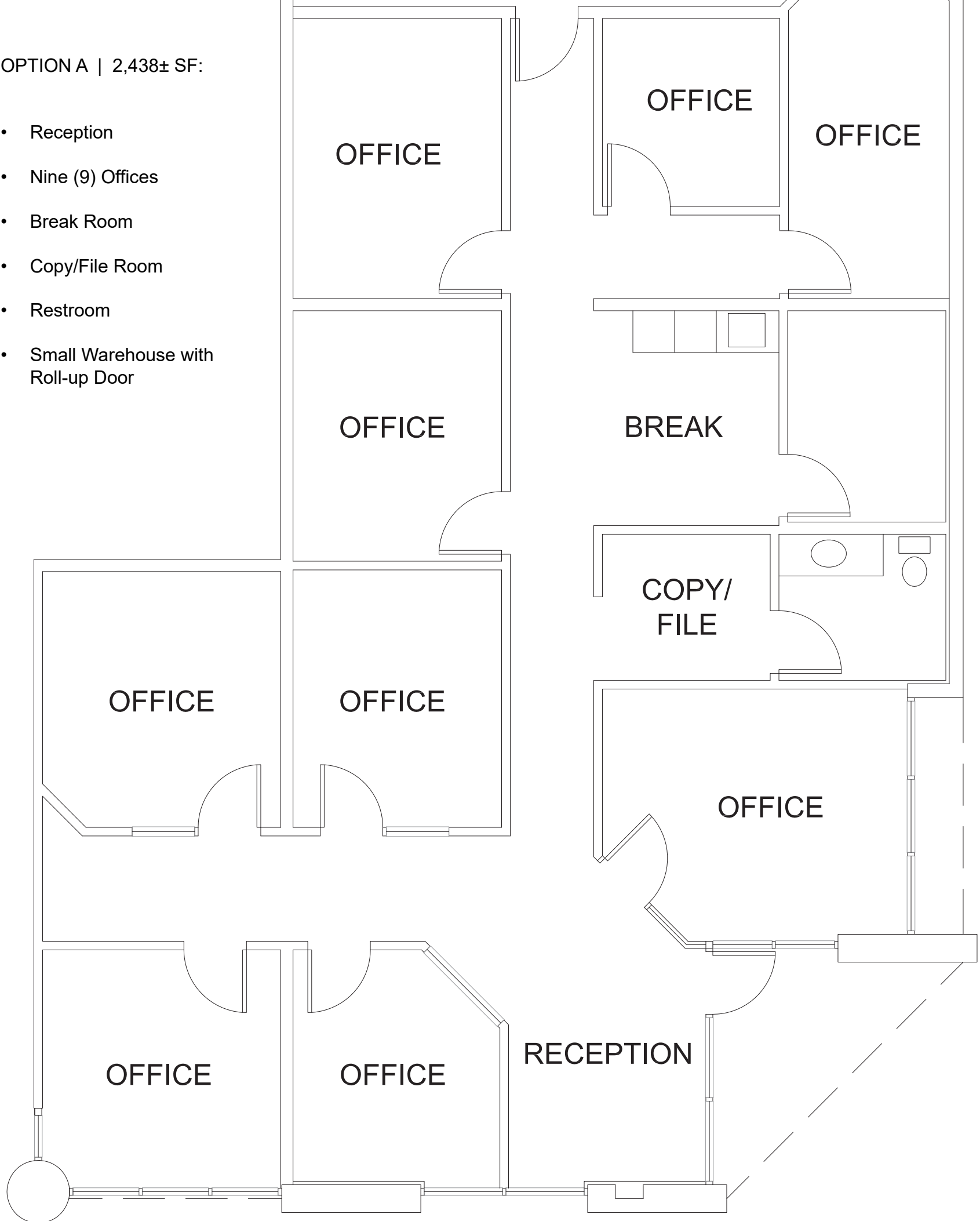
16410 N 91st Street | Suite 112 | Scottsdale, Arizona 85260

16445 N 91st Street | Suite 107

# WAREHOUSE

OPTION A | 2,438± SF:

- Reception
- Nine (9) Offices
- Break Room
- Copy/File Room
- Restroom
- Small Warehouse with Roll-up Door



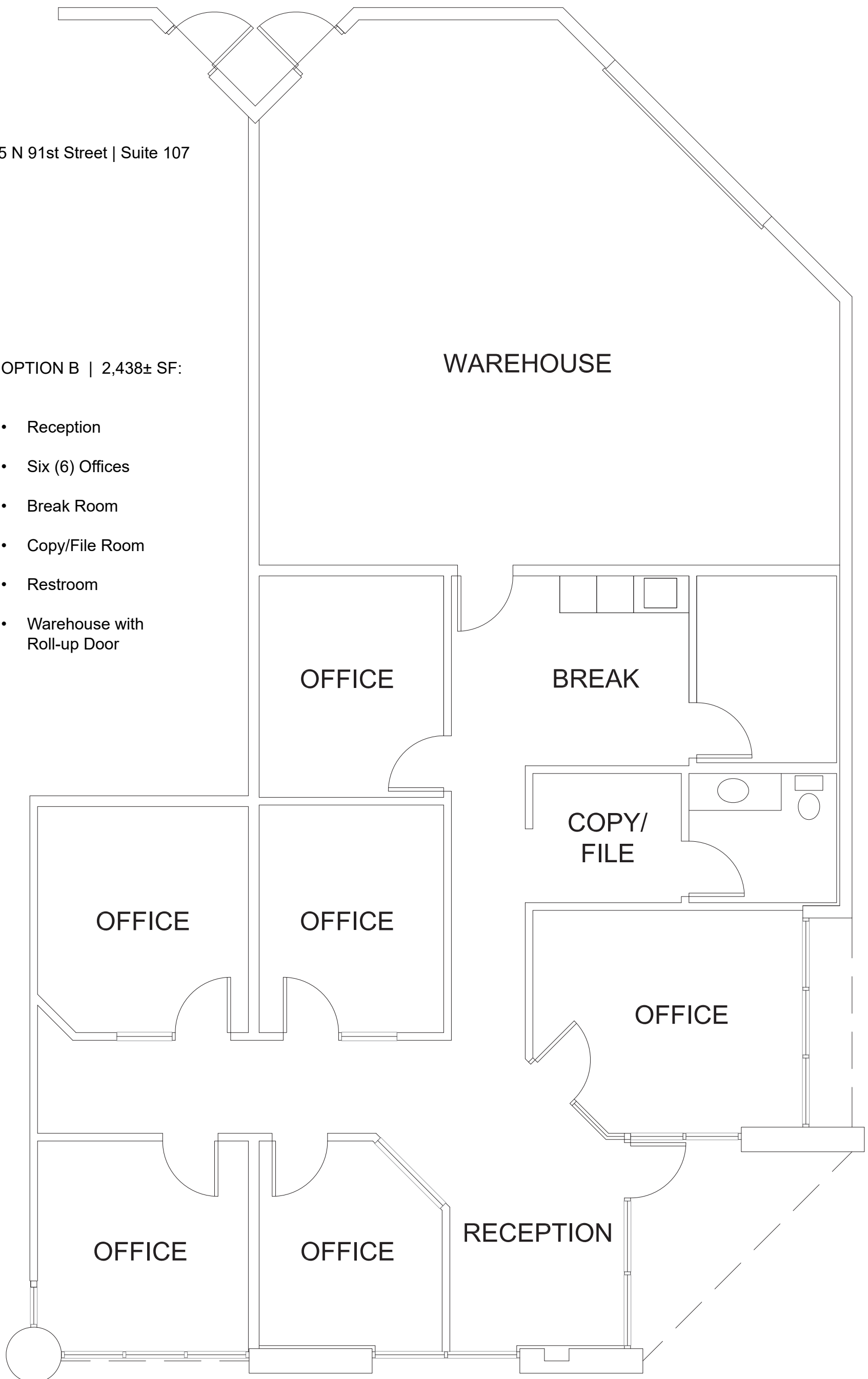
### NOT TO SCALE

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.

16445 N 91st Street | Suite 107

OPTION B | 2,438± SF:

- Reception
- Six (6) Offices
- Break Room
- Copy/File Room
- Restroom
- Warehouse with Roll-up Door



**NOT TO SCALE**

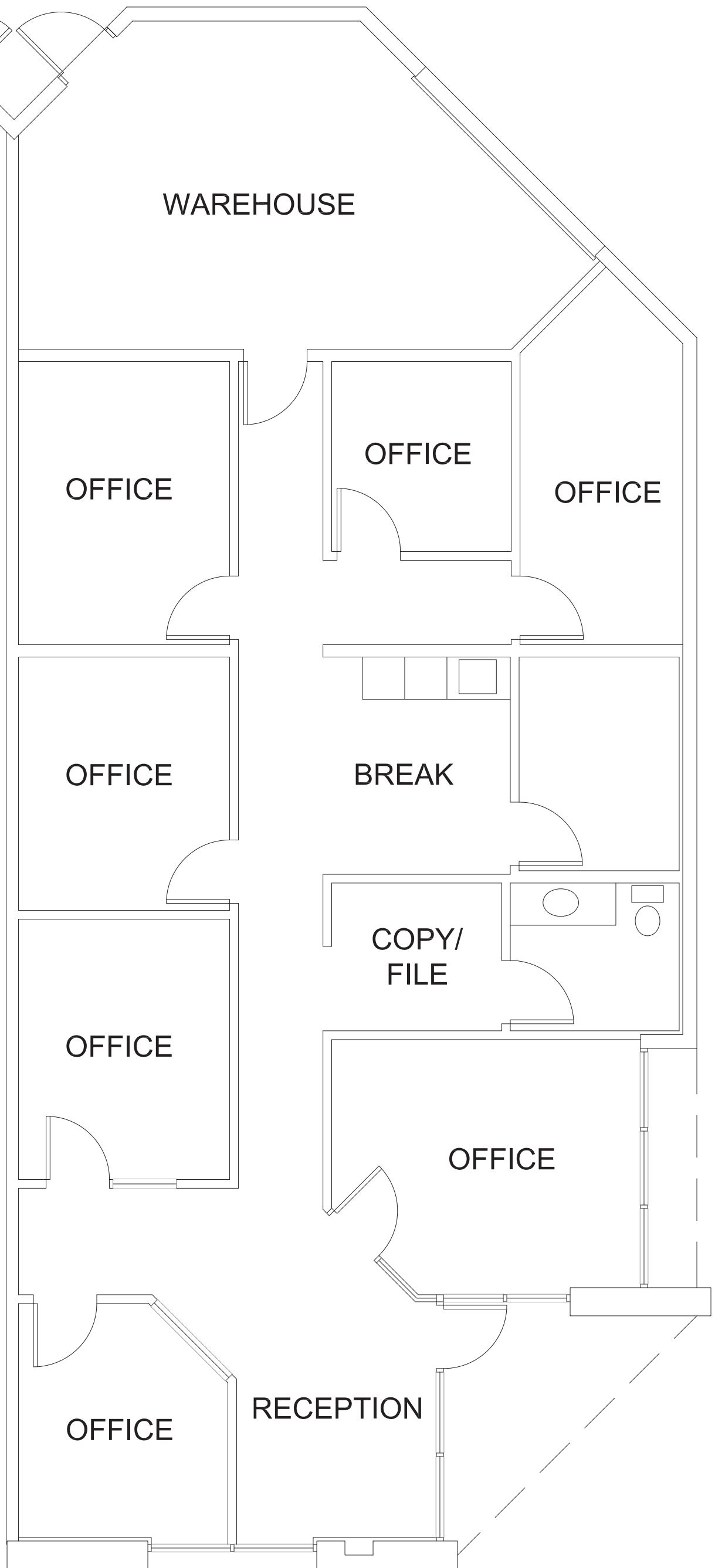
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing or withdrawal 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.

16445 N 91st Street | Suite 107

# WAREHOUSE

OPTION C | 2,065± SF:

- Reception
- Seven (7) Offices
- Break Room
- Copy/File Room
- Restroom
- Small Warehouse with Roll-up Door



### 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.

16445 N 91st Street | Suite 107

OPTION D | 2,065± SF:

- Reception
- Four (4) Offices
- Break Room
- Copy/File Room
- Restroom
- Warehouse with Roll-up Door



**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.