

# OWNER-USER OPPORTUNITY

# FOR SALE ±26,300 SF

## FREESTANDING SINGLE OR MULTI-TENANT OFFICE/WAREHOUSE BUILDING

## SCOTTSDALE AIRPARK

PRICE REDUCED!!!

~~\$10,250,000~~

**\$9,850,000**

15490

BACKS UP TO  
SCOTTSDALE AIRPORT  
RUNWAY



FENCED YARD!!!

15490 N 83rd WAY | SCOTTSDALE, ARIZONA 85260

FOR MORE INFORMATION PLEASE CONTACT:



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16410 N 91ST ST | SUITE 112  
SCOTTSDALE, AZ 85260

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 this information.



**SINGLE OR MULTI-TENANT BUILDING**

**Purchase Price:** ~~\$10,250,000 (±\$390/SF)~~  
**REDUCED!!!** **\$9,850,000 (±\$375/SF)**

**Size:** ±26,300 sf single story office warehouse building  
(Approx. ±7,725 sf office / ±18,575 sf warehouse)

**Land:** ±1.70 Acre Lot (±74,052 sf)

**Features:**

- Two (2) truck wells
- Four (4) - 12'x16' rollup garage doors
- ±18' clear height in warehouses
- Fully air-conditioned warehouses with brand new HVAC units (2023)
- New exterior paint (2023)
- Freshly sealed/striped parking lot (2023)
- Fully sprinklered
- Masonry construction

**Power:** 3-phase - 800 amps 208Y/120V

**Parking:** Private fenced parking with two (2) electric gates & 47 total spaces including 15 covered & 2 HC

**Parcel:** #215-48-006

**2023 Taxes:** \$44,705.92 (\$1.70/sf)

**Zoning:** I-1, City of Scottsdale

**Year Built:** 1996



**FEATURES | SUITE 101**

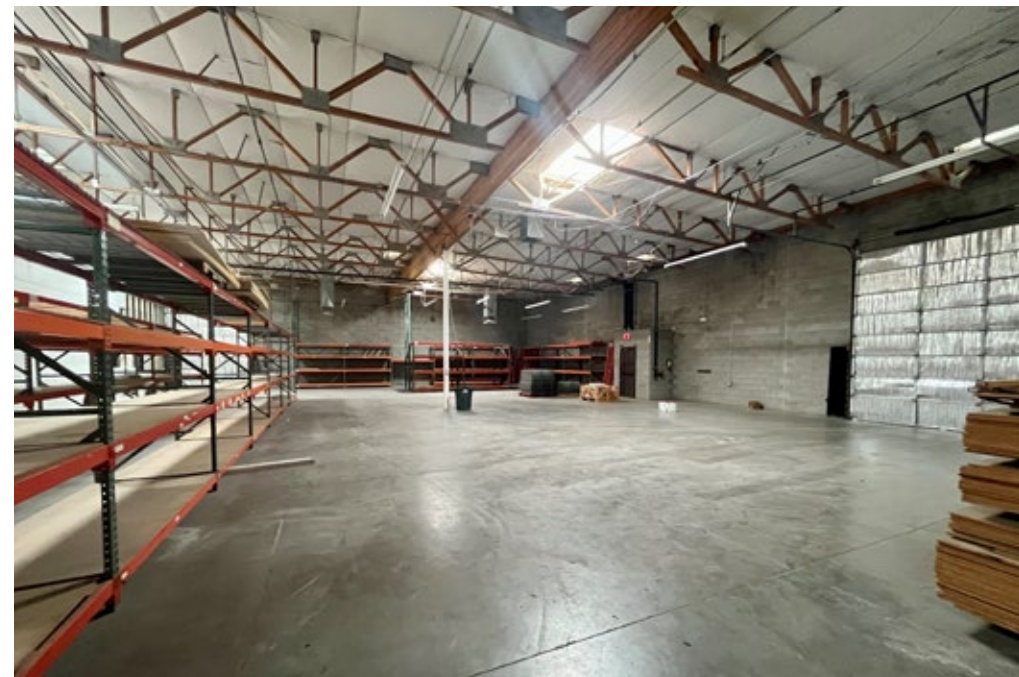
- ±11,684 sf office/warehouse  
(±8,442 sf warehouse / ±3,242 sf office)
- Attractive lobby area
- Multiple private offices
- Three (3) restrooms
- Kitchen / break area
- Shop office
- One (1) 12'x16' rollup garage door
- Truck well

**FEATURES | SUITE 102**

- ±11,693 sf office/warehouse  
(±8,246 sf warehouse / ±3,447 sf office)
- Two (2) spacious attractive lobby areas
- Multiple private offices
- Open workspace / file areas with built-in desks, file cabinets & drawers
- Two (2) restrooms
- Conference room
- Two (2) 12'x16' rollup garage doors
- Truck well

**FEATURES | SUITE 103**

- ±2,923 sf office/warehouse  
(±1,887 sf warehouse / ±1,036 sf office)
- Welcoming entry
- Large executive office
- Second office or flex
- One (1) restroom with shower
- One (1) 12'x16' electric rollup garage door





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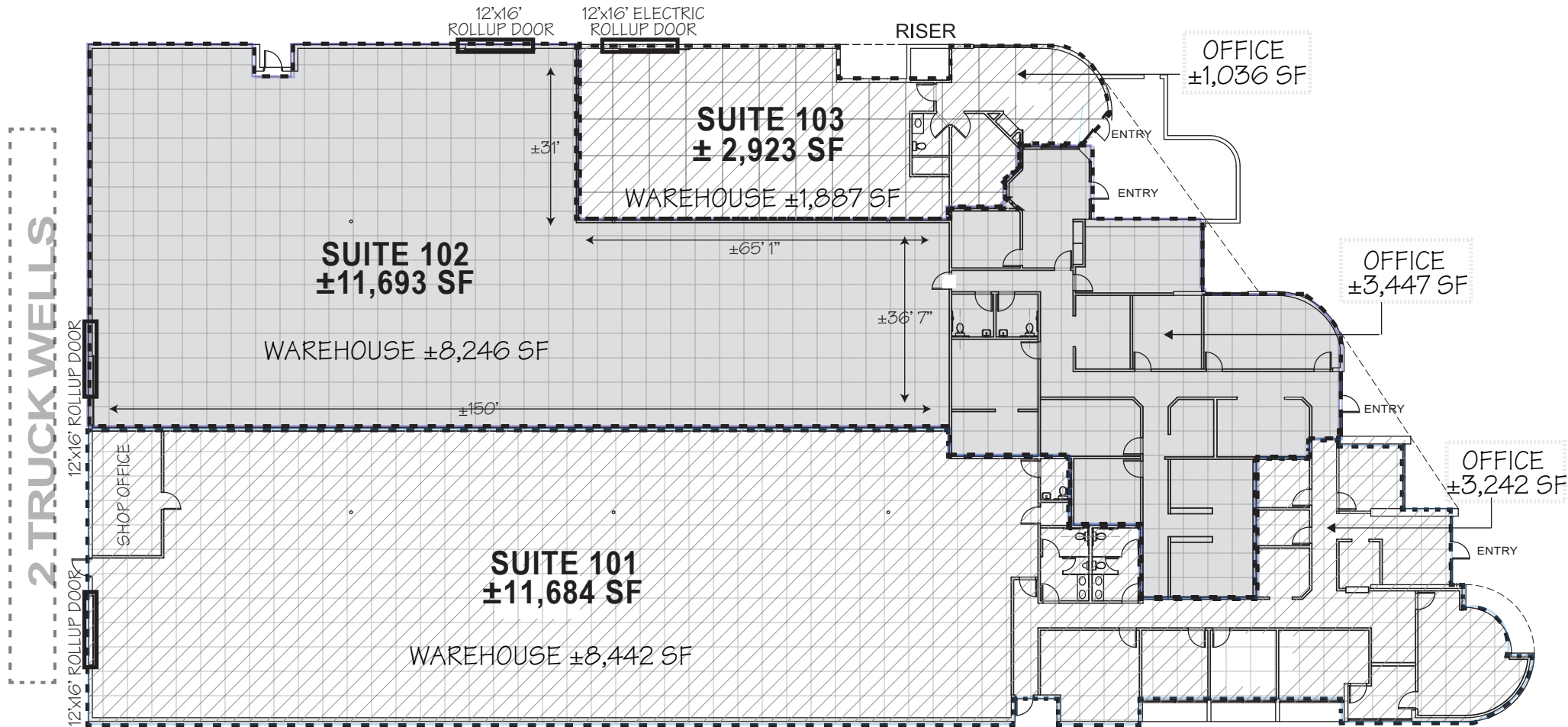
ADDITIONAL PROPERTY PHOTOS



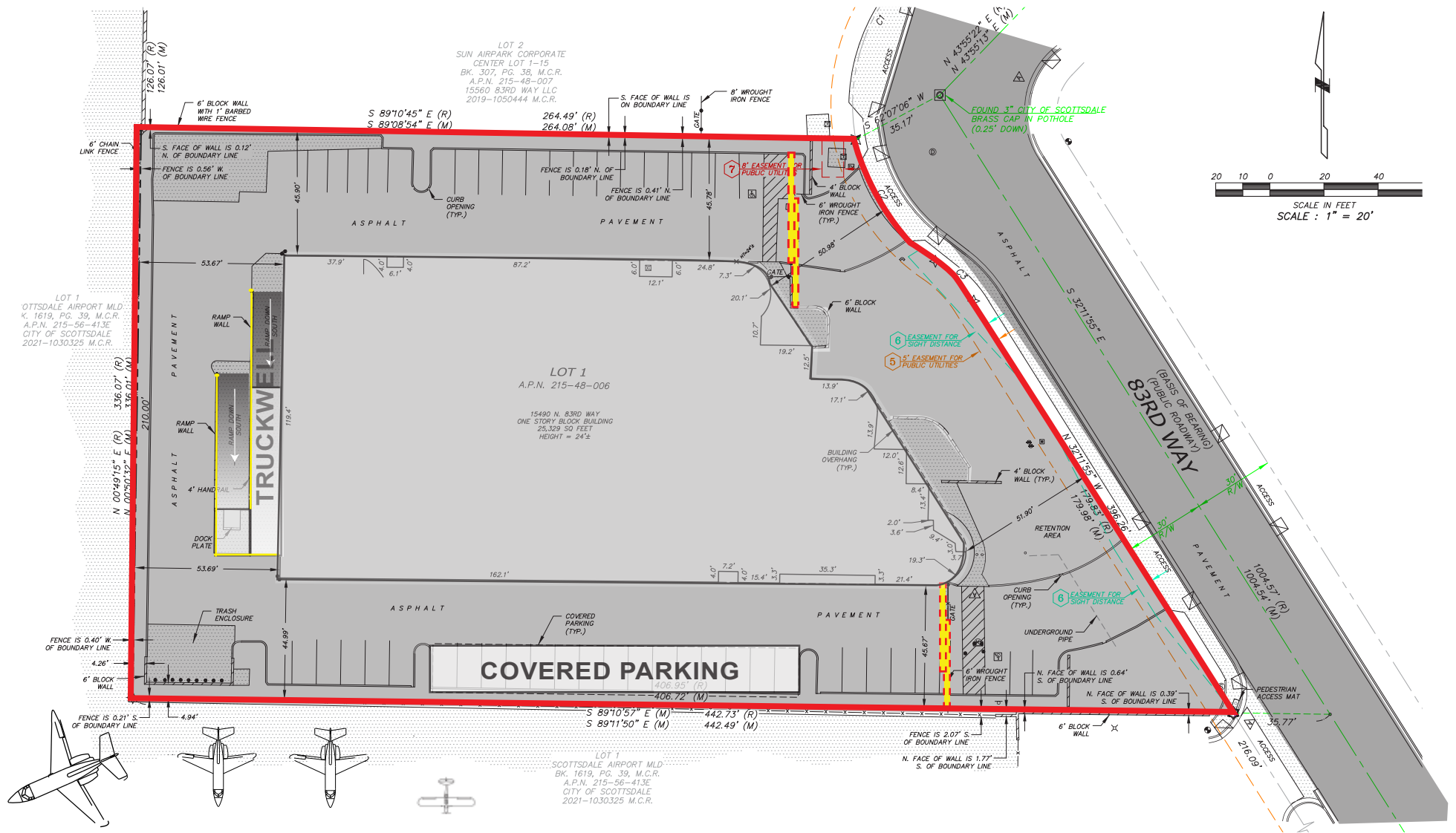
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# FLOOR PLAN

## 26,300± SF







NOT TO SCALE





**CLOSE TO NORTH SCOTTSDALE'S FINEST SHOPPING/DINING DESTINATIONS & POPULAR VENUES**

- Scottsdale Quarter
- Kierland Scottsdale
- Scottsdale Promenade
- DraftKings Sportsbook at TPC Scottsdale
- The Parque (In Development)
- Westworld - Home to the annual Barrett-Jackson
- TPC Scottsdale - Home to WM Golf Open
- Minutes To Loop 101 Freeway / Frank Lloyd Wright Interchange