FOR LEASE ±3,300 SF

INDUSTRIAL OFFICE/WAREHOUSE CONDOMINIUM SCOTTSDALE AIRPARK SUBMARKET | MCDOWELL MOUNTAIN BUSINESS PARK



16413 N 91ST STREET | SUITE C140 | SCOTTSDALE, ARIZONA 85260

TO SCHEDULE A TOUR OR FOR MORE INFORMATION PLEASE CONTACT:



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Office Phone: 480.443.3992 shellcommercial.com



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

16413 N 91ST STREET | SUITE C140 | SCOTTSDALE, ARIZONA 85260

• 3,300± sf Industrial office/flex condo

FEATURES: FIRST FLOOR ±2,354 SF

- Spacious open reception
- Conference room
- Two (2) private offices
- Kitchen / break room
- Fully A/C warehouse with 12' x 14' overhead door
- ±24' clear height
- Restroom

SECOND FLOOR ±946 SF

- Two (2) private offices
- Open/flex work area
- Restroom



PARKING: • Eight (8) parking spaces

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

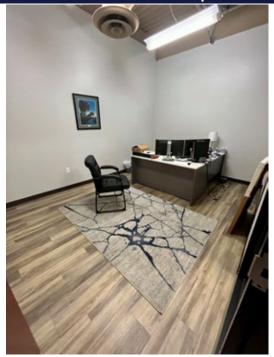






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INTERIOR PHOTOS

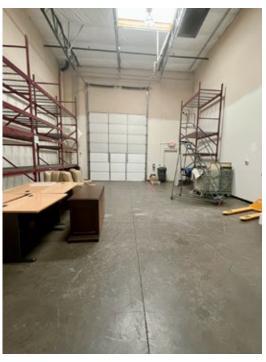












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FLOOR PLAN

12'x14' ROLL UP DOOR 27'5" SKYLIGHT **HVAC WAREHOUSE** ±24' CLEAR HEIGHT SKYLIGHT MOP SINK 1177" _10'6" _11'5<u>"</u> OPEN/ **OFFICE** OFFICE **OFFICE** SKYLIGHT **FLEX** KITCH/ **BREAK** 019 DOUBLE SINK OPEN/ **FLEX** OPEN TO BELOW **RECEPTION** \bigcirc CONFERENCE **OFFICE**

FIRST FLOOR ±2,354 sf

1B'-7"

SECOND FLOOR ±946 sf

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.

