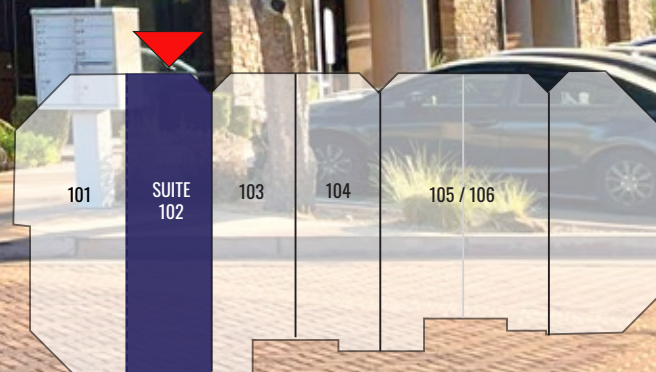


MCDOWELL MOUNTAIN BUSINESS PARK OFFICE/WAREHOUSE FOR LEASE ±2,001 SF

16445 N 91ST STREET | SUITE 102 | SCOTTSDALE, ARIZONA 85260

I-1 ZONING - LIGHT INDUSTRIAL, CITY OF SCOTTSDALE

100% HVAC



FOR MORE INFORMATION OR TO SCHEDULE A TOUR PLEASE CONTACT:



RANDY SHELL
Designated Broker
O 480.443.3992
C 480.694.4100
randy@shellcommercial.com



AMANDA WRIGHT
Senior Associate
O 480.443.3992
C 480.236.0037
amanda@shellcommercial.com



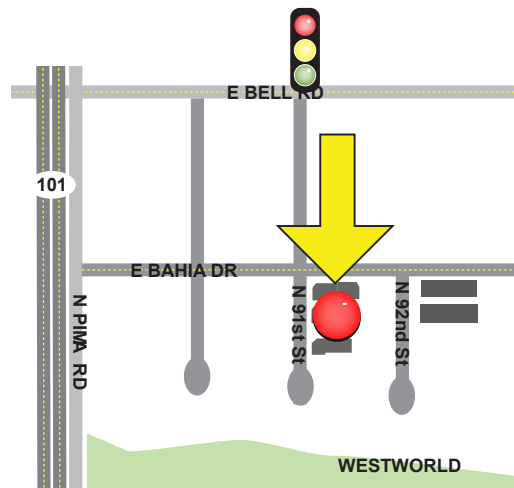
SHELL
Commercial Investment Real Estate

480.443.3992

16410 N 91st St | Ste 112
Scottsdale, Arizona 85260
shellcommercial.com

PROPERTY DETAILS**FEATURES:**

- LARGE OPEN/FLEX ENTRY AREA
- TWO (2) TO THREE (3) PRIVATE OFFICES
- ONE (1) RESTROOM
- KITCHENETTE AREA
- FULLY AIR-CONDITIONED INCLUDING WAREHOUSE
- TWO (2) SKYLIGHTS IN WAREHOUSE FOR ABUNDANT NATURAL LIGHT
- ONE (1) 12'X14' ROLLUP DOOR
- ±16' CLEAR HEIGHT (±18' CEILINGS)

LOCATION**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.

