

FOR LEASE

±22,642 SF

TWO-STORY INDUSTRIAL OFFICE/WAREHOUSE

SCOTTSDALE AIRPARK SUBMARKET | MCDOWELL MOUNTAIN BUSINESS PARK

IDEAL CORPORATE HEADQUARTERS!



**BEAUTIFUL, CONTEMPORARY
COMPLETELY REMODELED
INTERIOR!**

16641 N 91st Street | Suite 101 | Scottsdale, Arizona 85260

TO SCHEDULE A TOUR OR FOR MORE INFORMATION PLEASE CONTACT:



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

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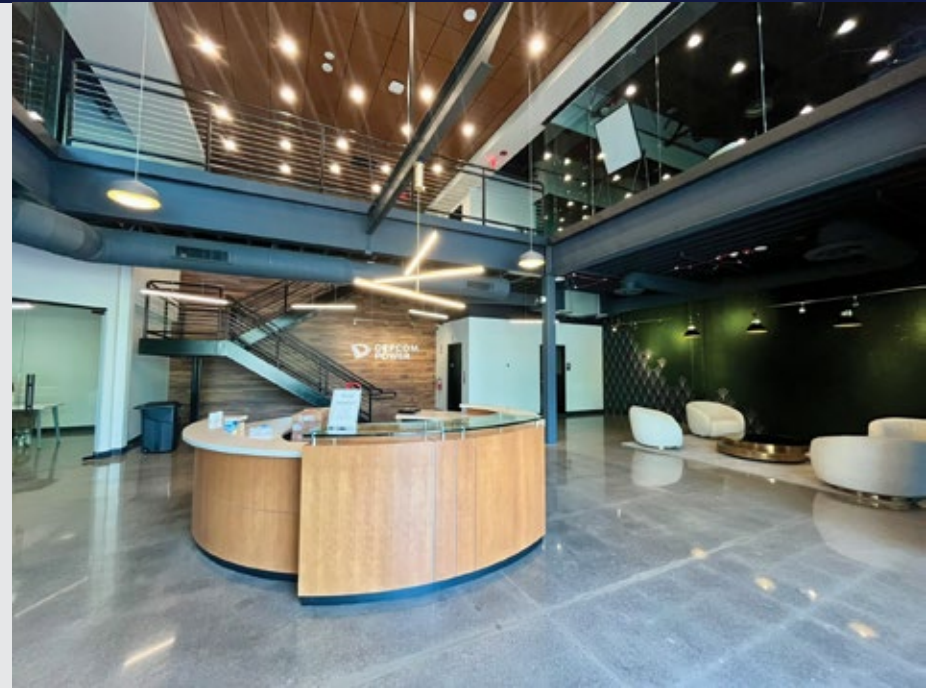
Rate: \$1.65/sf/month NNN
Size: ±22,642sf two-story office/warehouse
Zoned: I-1 Light Industrial, City of Scottsdale

Features:

- Ideal Corporate Headquarters with great signage visibility!
- Remodeled in 2021 with upgraded modern interior finishes including floor to ceiling glass throughout, upgraded lighting and polished concrete floors
- 100% HVAC including warehouse
- Gorgeous open and bright lobby /reception area with elevator
- Multiple private offices on both floors
- CEO's office includes a private restroom with shower and direct access to second floor turf patio
- Multiple restrooms throughout including one in the warehouse and one in the reception area for guests
- Two (2) conference rooms
- Large Break / Kitchen area
- Great training room / meeting space
- Main warehouse (±5,400 sf) has ±22' clear height with two (2) 12'x14' rollup garage doors. Forklift gate access to second floor additional storage flex area (±5,500 sf)
- Truckwell

EXCELLENT LOOP 101 FREEWAY ACCESS!

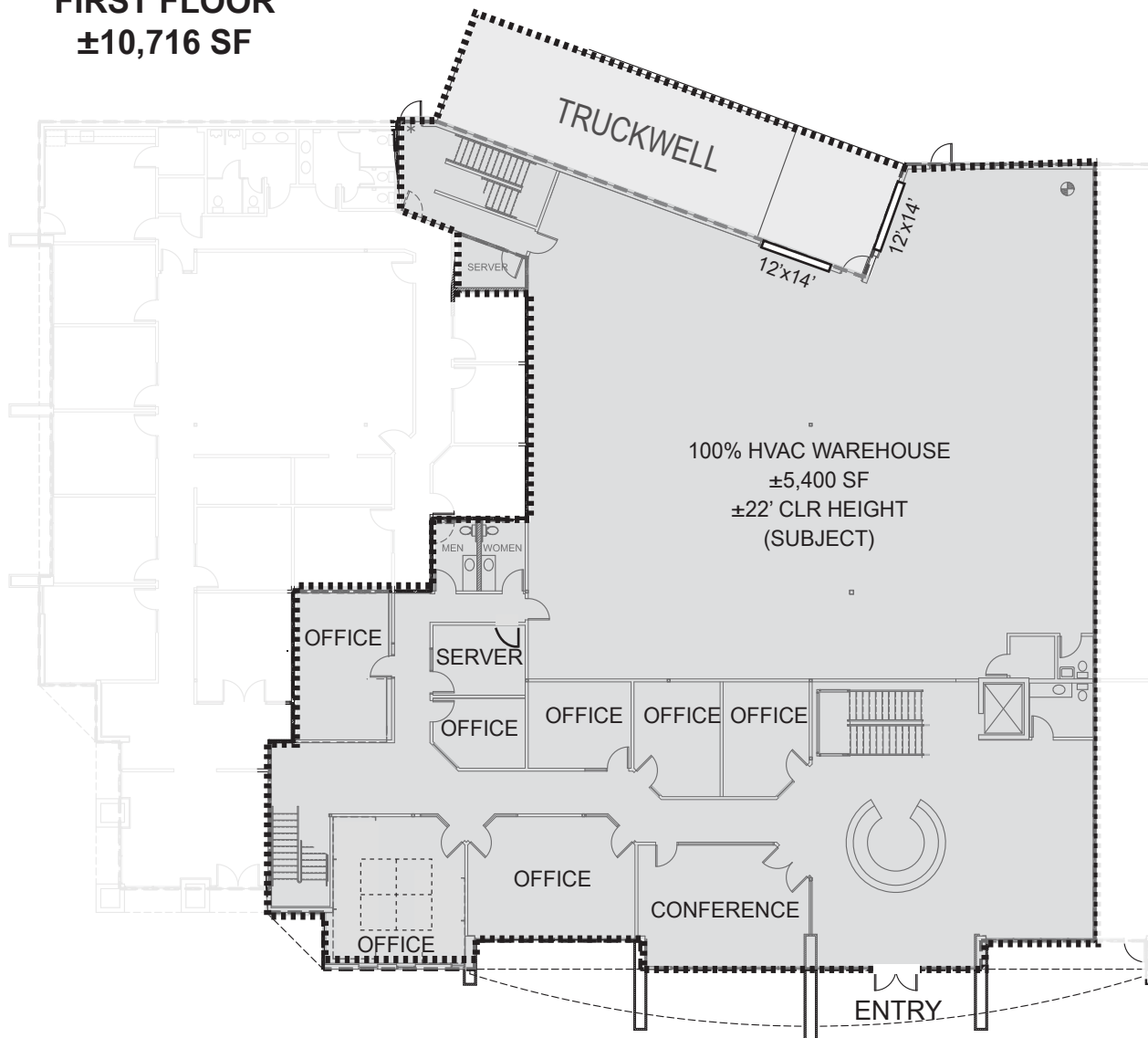
CLOSE PROXIMITY TO NORTH SCOTTDALE'S FINEST DINING SHOPPING DESTINATIONS



FLOOR PLAN

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FIRST FLOOR ±10,716 SF



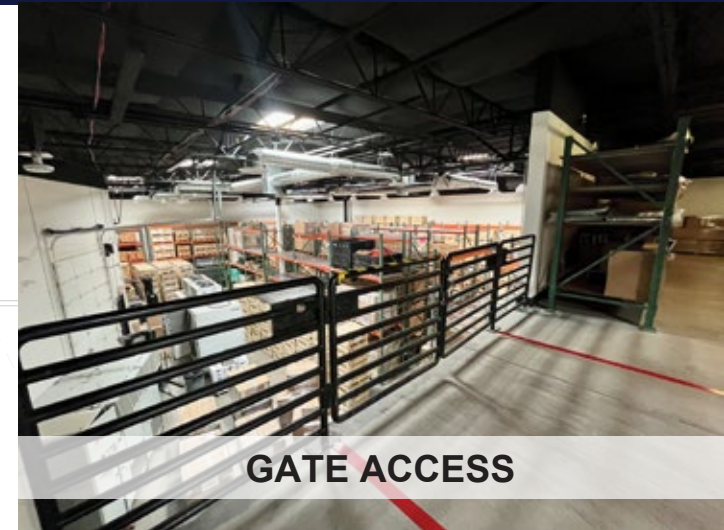
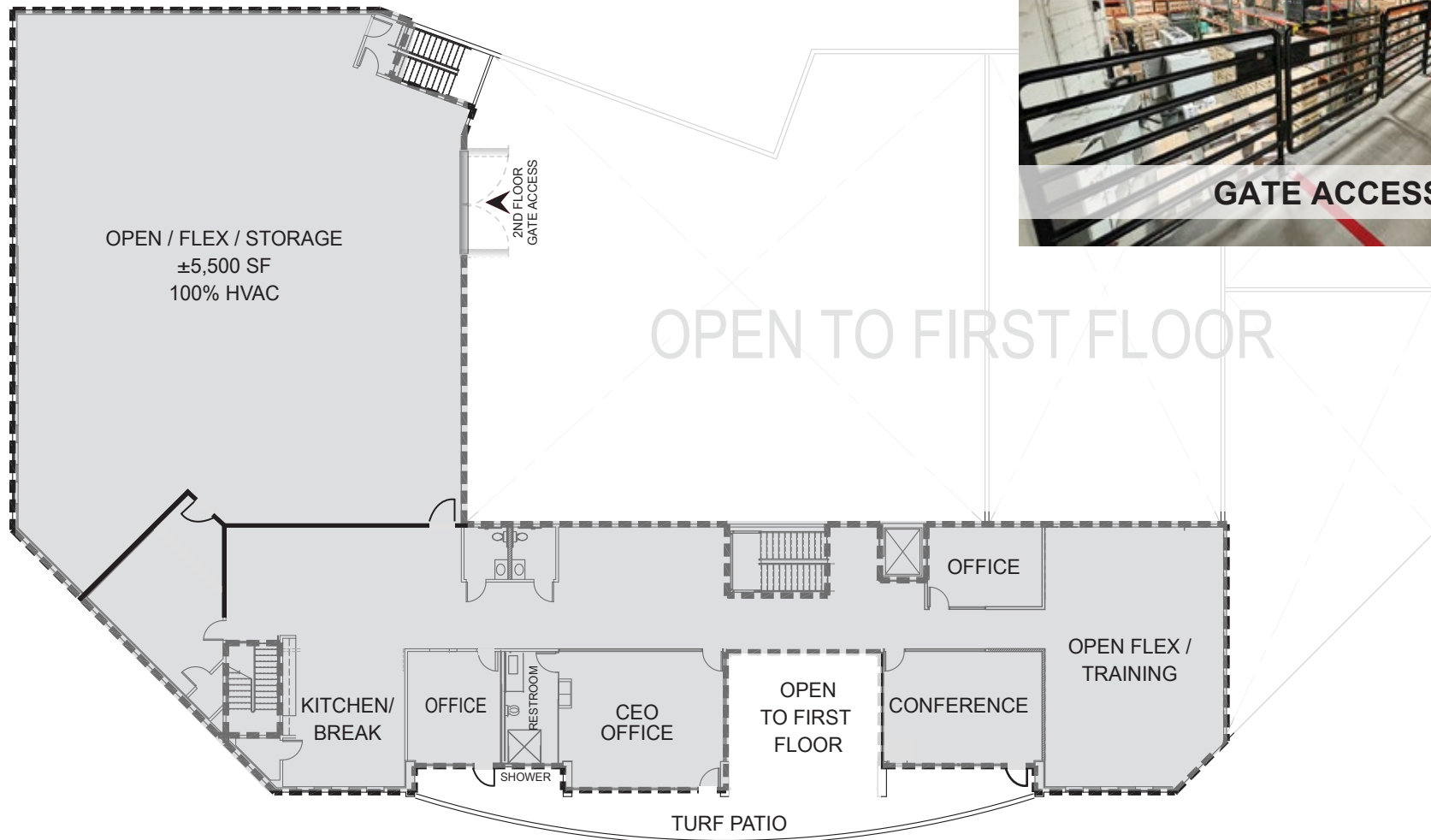
TRUCKWELL

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.

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SECOND FLOOR ±11,926 SF

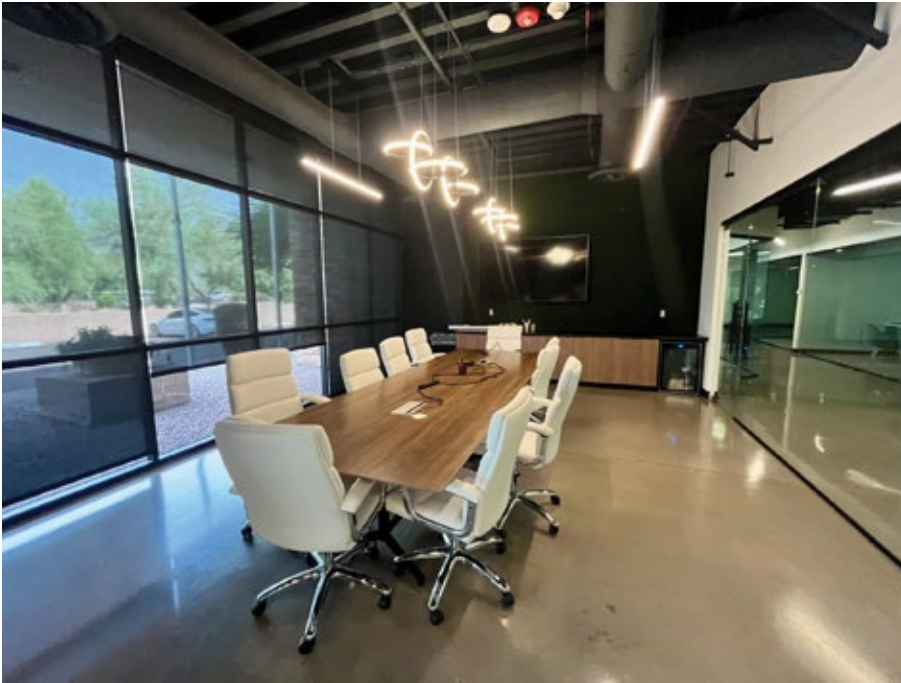


GATE ACCESS

NOT TO SCALE

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CEO OFFICE WITH PATIO ACCESS



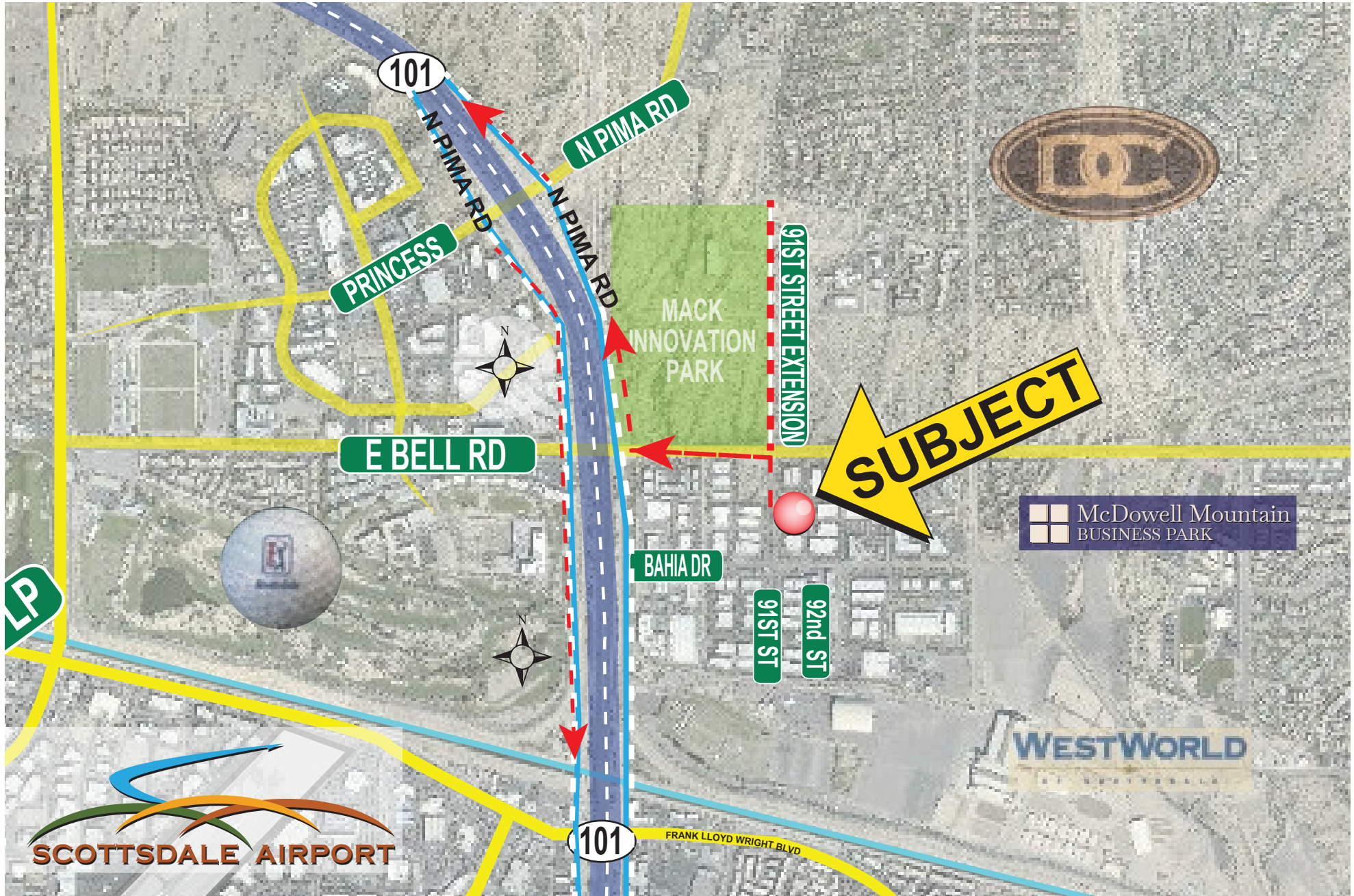
SECOND FLOOR TRAINING ROOM

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EASY ACCESS TO LOOP 101 FREEWAY / BELL ROAD INTERCHANGE



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