

RARE STATE-OF-THE-ART HANGAR & OFFICE FOR SALE | SCOTTSDALE AIRPARK

THE NEST HANGAR 2

7333 E Helm Drive | Scottsdale Arizona 85260

**ESTIMATED COMPLETION:
MARCH 2025**

CONCEPTUAL ILLUSTRATION - HANGAR 2

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PROPERTY INFORMATION

THE NEST HANGAR 2

PROPERTY ADDRESS: 7333 E Helm Drive
Scottsdale, Arizona 85260

SUBMARKET: Scottsdale Airpark

DESCRIPTION: Airplane hangar in brand-new
state-of-the-art aviation complex

SHARED FUEL FARM: 20,000 gallon Jet A Grade

PROJECT COMPLETION (EST.) 1st Quarter 2025

AIRPARK ACCESS: Taxilane 2; Gate#2

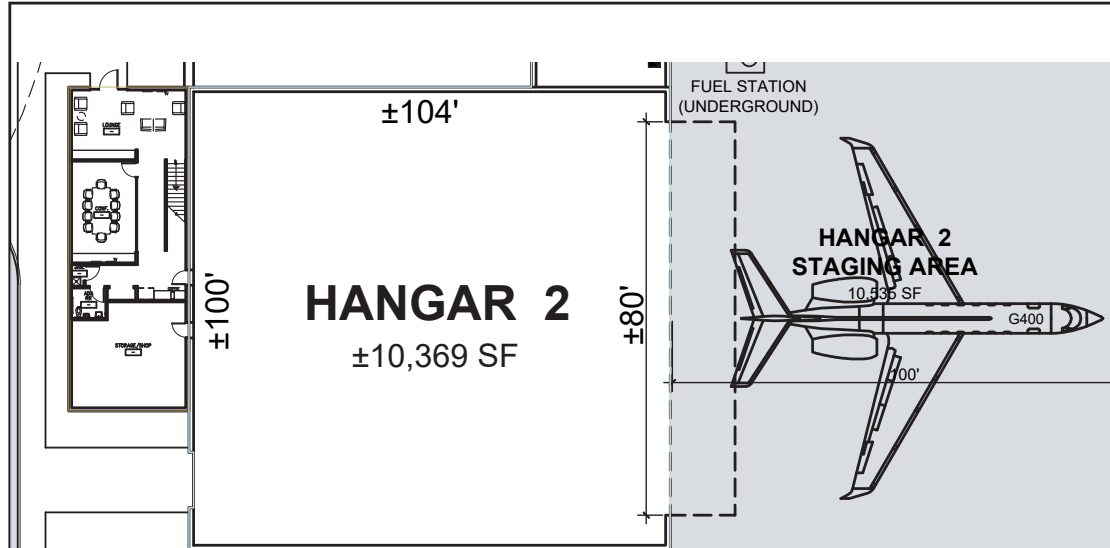
**APPROXIMATE DISTANCE
TO GATE:** 0.32± miles (±1,682 feet)

**TAXIWAY WEIGHT
ACCOMODATION:** Up to 75,000 lbs

ZONING: I-1 Light Industrial, City of
Scottsdale



SITE PLAN



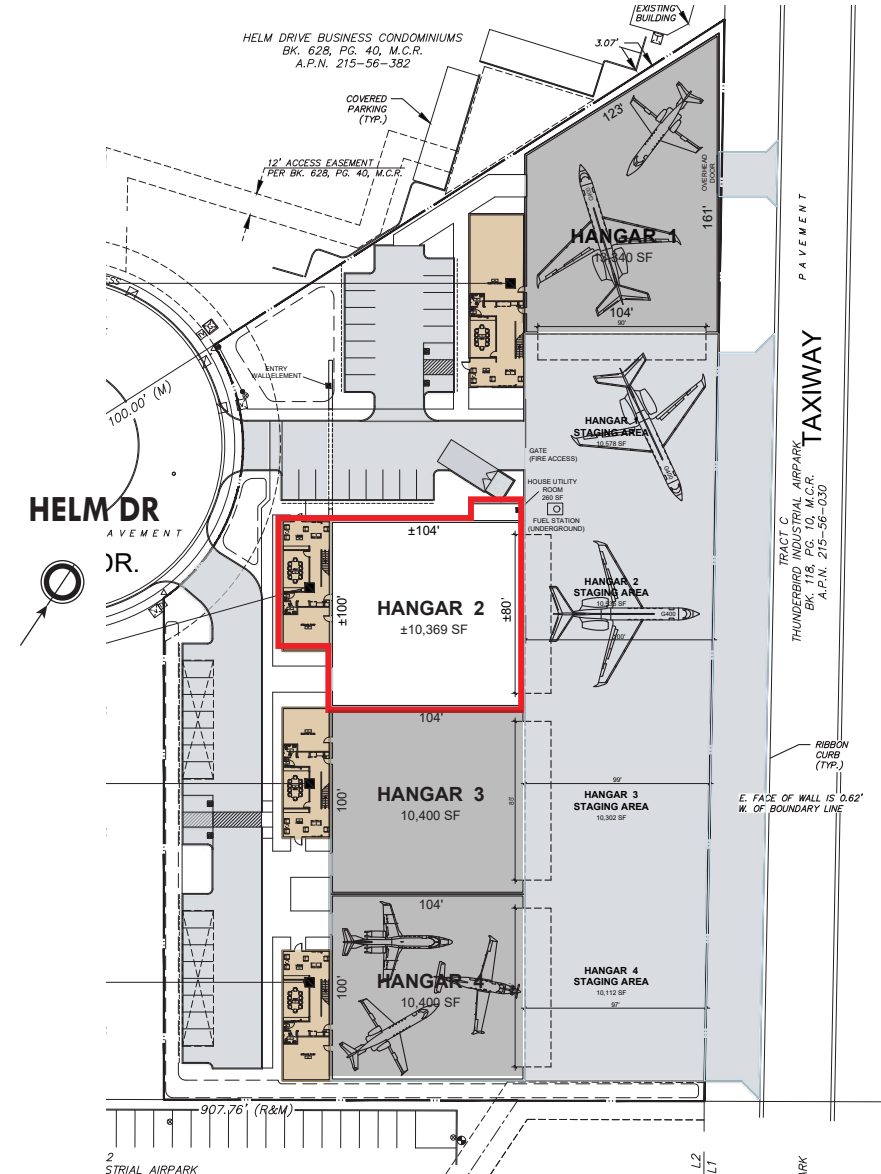
OVERALL DIMENSIONS: $\pm 104'$ depth x $\pm 100'$ width

HANGAR DOOR DIMENSIONS: $\pm 80'$ W | ± 28.11 HT

TOTAL SQUARE FEET: $\pm 14,144$ SF

HANGAR SQUARE FEET: $\pm 10,369$ SF

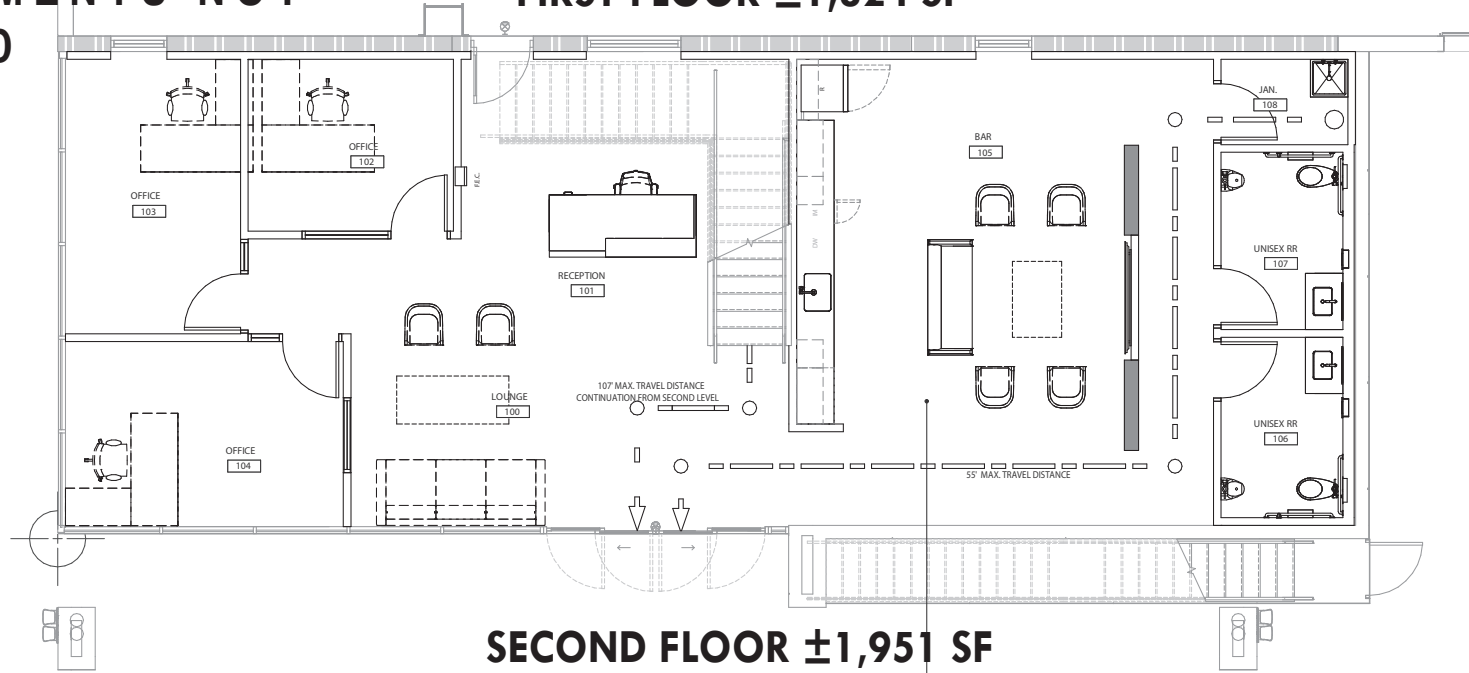
OFFICE SQUARE FEET: $\pm 3,775$ SF
 ($\pm 1,824$ ground floor)
 ($\pm 1,951$ second floor)



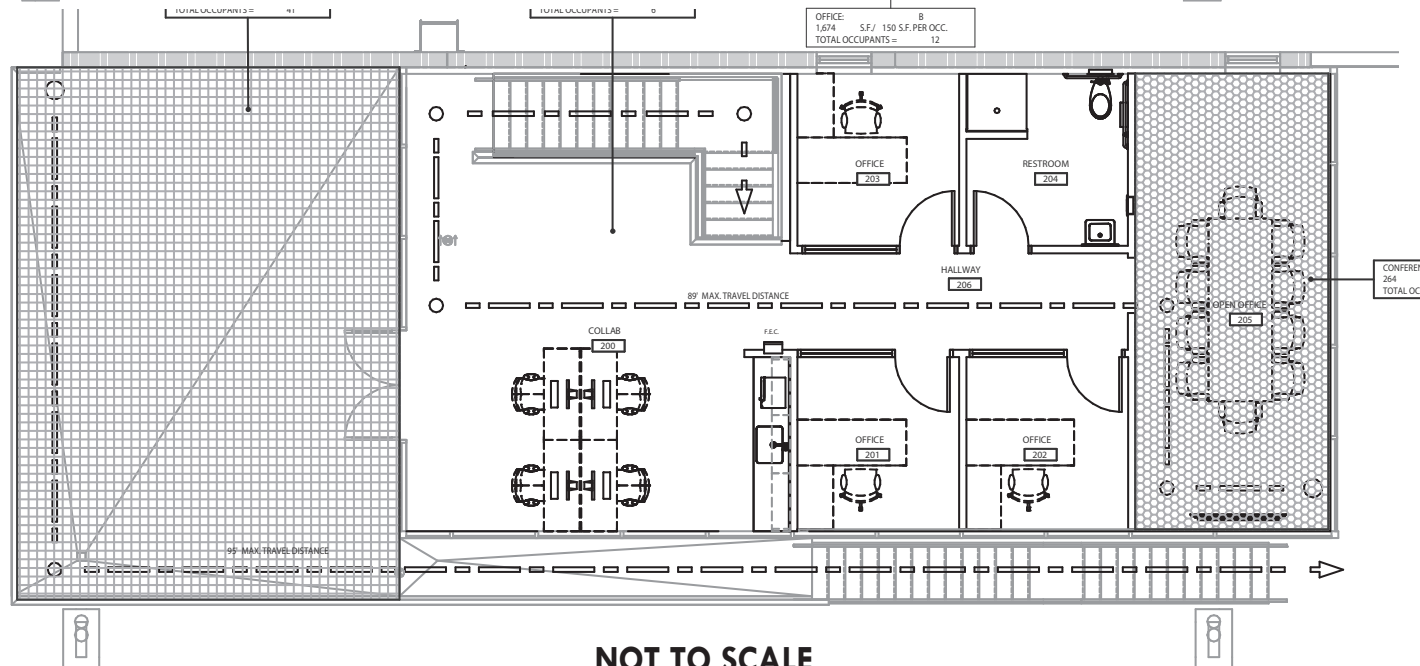
CONCEPTUAL FLOOR PLAN | $\pm 3,775$ SF

IMPROVEMENTS NOT
INCLUDED
IN SALE

FIRST FLOOR $\pm 1,824$ SF



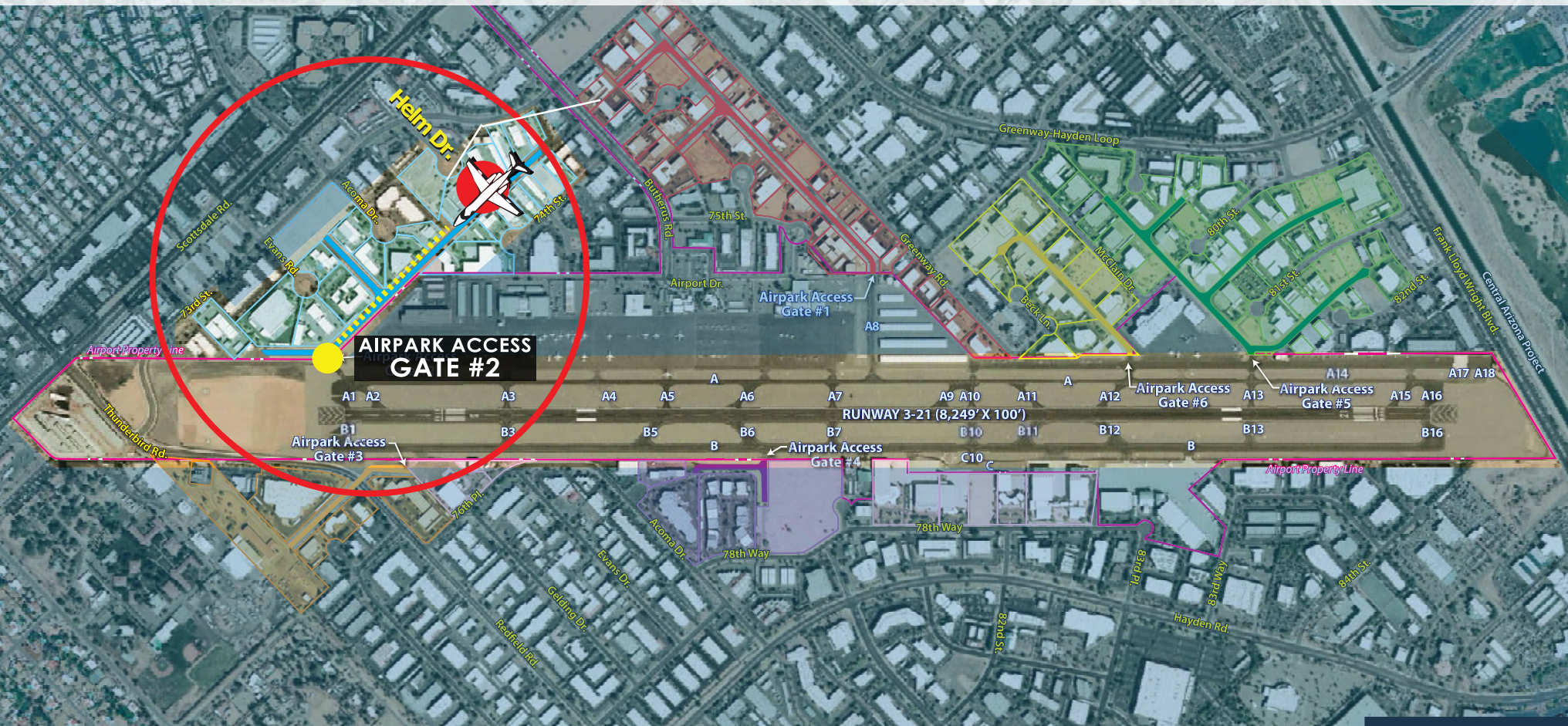
SECOND FLOOR $\pm 1,951$ SF



NOT TO SCALE

TAXIWAY / GATE #2 ACCESS

±.32 MI (1,682 FT) FROM HANGAR TO GATE #2



LEGEND	
—	Taxilane 1
—	Taxilane 2
—	Taxilane 3
—	Taxilane 4
—	Taxilane 5
—	Taxilane 6
—	Direct Access Properties

Aerial Source: Woolpert, 5-18-2013



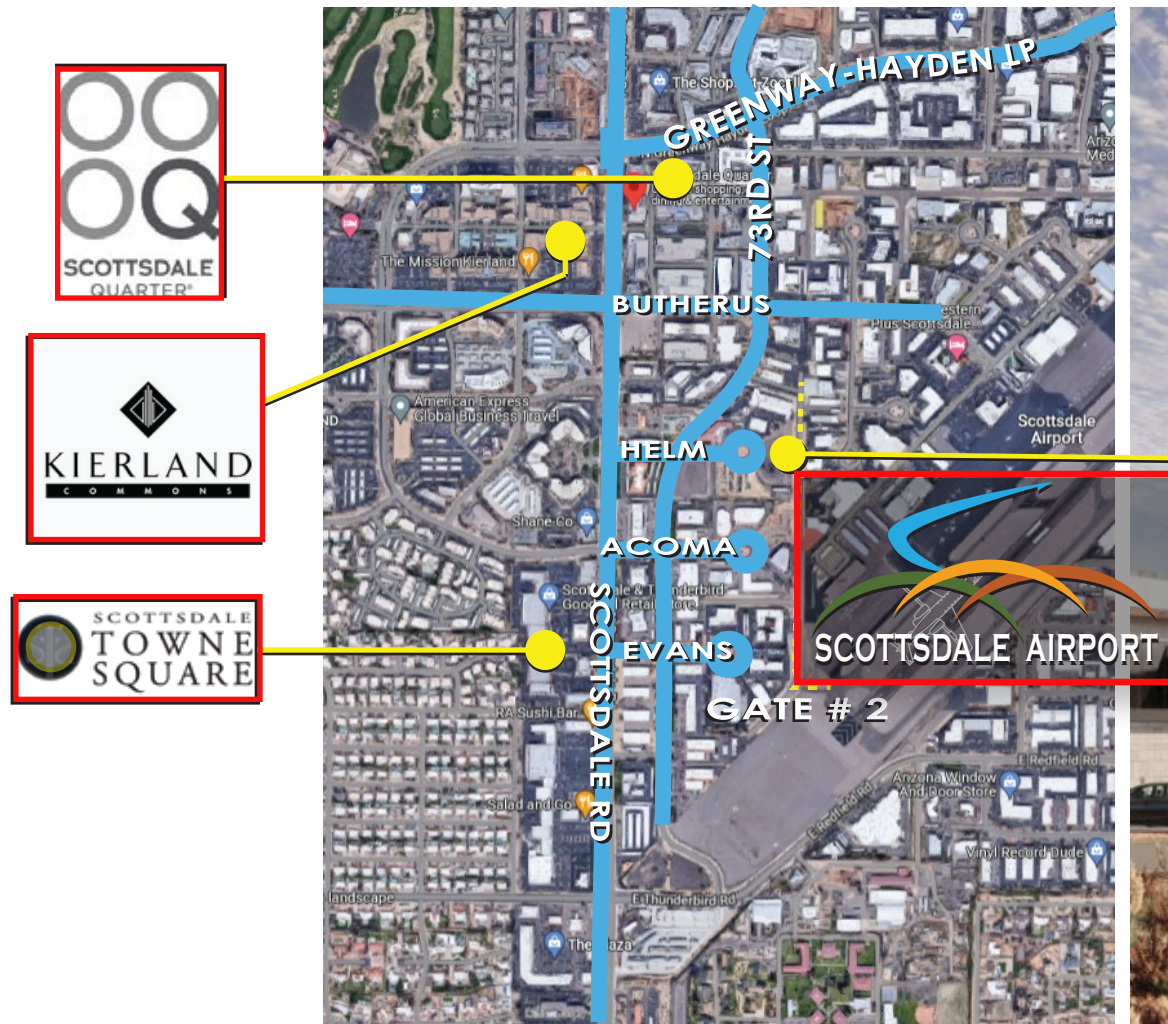
SCOTTSDALE AIRPARK

Exhibit 1D

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LOCATION MAP

7333 E Helm Drive | Scottsdale, Arizona 85260



THE NEST



KIERLAND COMMONS



SCOTTSDALE MUNICIPAL AIRPORT



SCOTTSDALE QUARTER

