

Premier Scottsdale Airpark Industrial Facility

FOR SALE 7881 E. GRAY ROAD | SCOTTSDALE, AZ 85260



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LEVROSE
COMMERCIAL REAL ESTATE



EXECUTIVE SUMMARY

LevRose Commercial Real Estate, as Exclusive Advisor to the Seller, is pleased to present the opportunity to acquire the fee simple interest of 7881 E. Gray Road, located in Scottsdale, Arizona. Situated in the heart of the amenity-rich Scottsdale Airpark, the property has countless retail and restaurant establishments within close proximity. Such amenities include Kierland Commons, Scottsdale Quarter, Sonora Village and Scottsdale Promenade.

Built in 1999, the $\pm 34,768$ SF property sits on 3.02 acres ($\pm 131,555$ SF) of I-1 zoned land. The breakdown of the property is $\pm 3,964$ SF of recently renovated Office and $\pm 30,804$ SF of EVAP Cooled Warehouse. The functional layout of the Office allows for natural light to pour in throughout and showcase the tasteful interior finishes while the efficient shape and dimensions of the Warehouse allows for maximum capacity storage capabilities.

Some property features include 16' clear height to the truss, three (3) dock high roll up doors, one (1) grade level door and 1200 AMPS, 277/480 Volts, 3 Phase Power. With the highly desirable location, Office to Warehouse ratio, oversized lot and heavy power this opportunity lends itself to a wide array of Industrial, Manufacturing, Ecommerce Distribution and Car Storage users just to name a few.

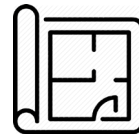


PROPERTY OVERVIEW

Address	7881 E. Gray Road Scottsdale, AZ 85260
Asking Price	\$5,537,125.93 (\$159.26/SF)
Total Building Size	±34,768 SF
Lot Size	±3.02 Acres (±131,555 SF)
Parcel Number	215-56-208
2019 Property Taxes	\$69,271 (\$1.99/SF)



PROPERTY SUMMARY



BUILDING SIZE:
±34,768 SF



OFFICE PORTION:
±3,964 SF



WAREHOUSE PORTION:
±30,804 SF



YEAR BUILT:
1999



ZONING:
I-1, City of Scottsdale
[View Code of Ordinances](#)



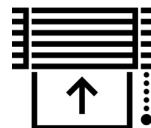
PARKING:
109 Parking Spaces
(3.14/1,000 SF)



CLEAR HEIGHT:
16' Clear Height to Bottom of Steel Truss

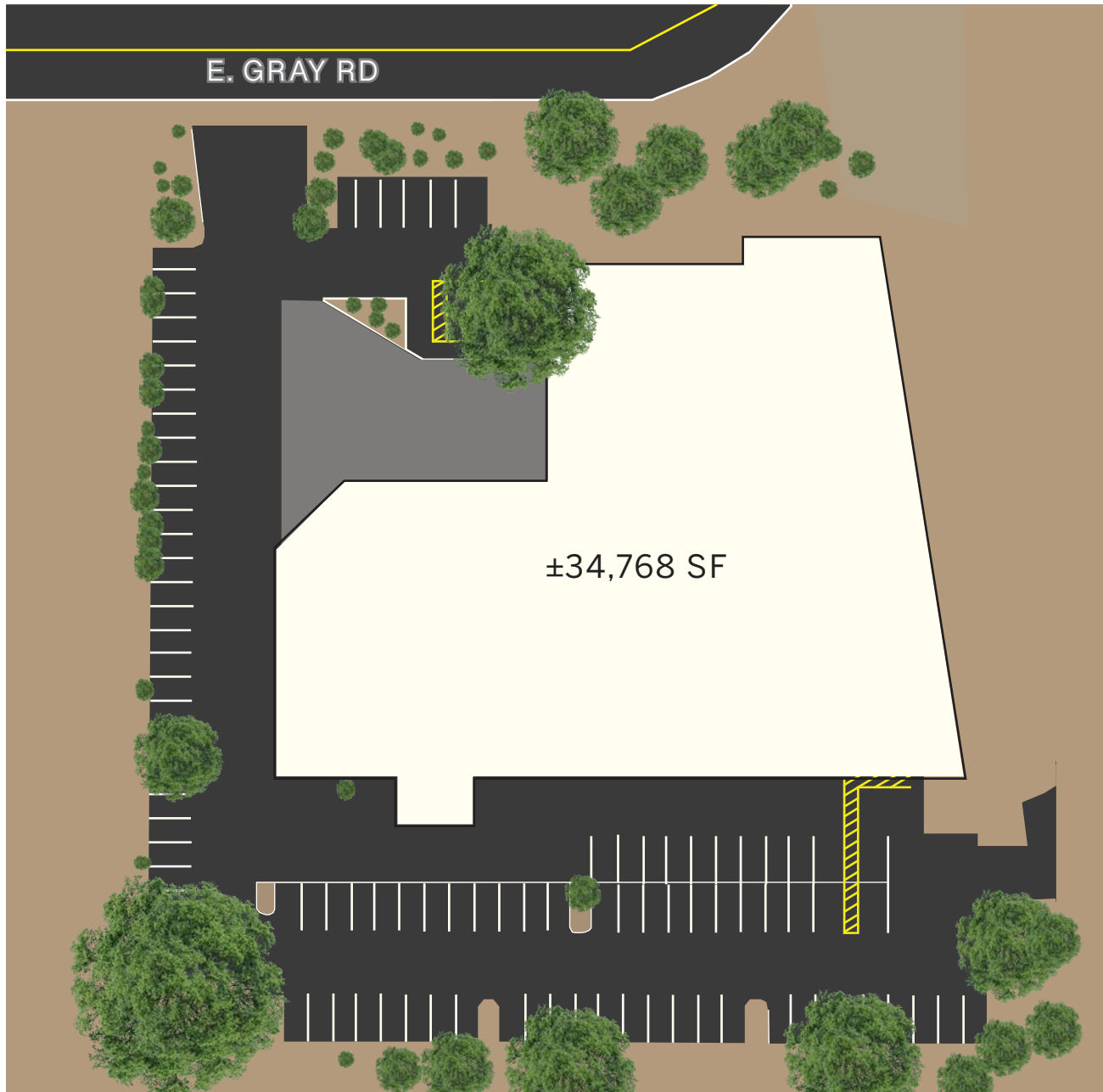


POWER:
1200 Amps, 277/480 Volts, 3 Phase



DOORS:
One (1) Grade Level - 10' by 12'
Three (3) Dock High - 10' by 10'

SITE PLAN



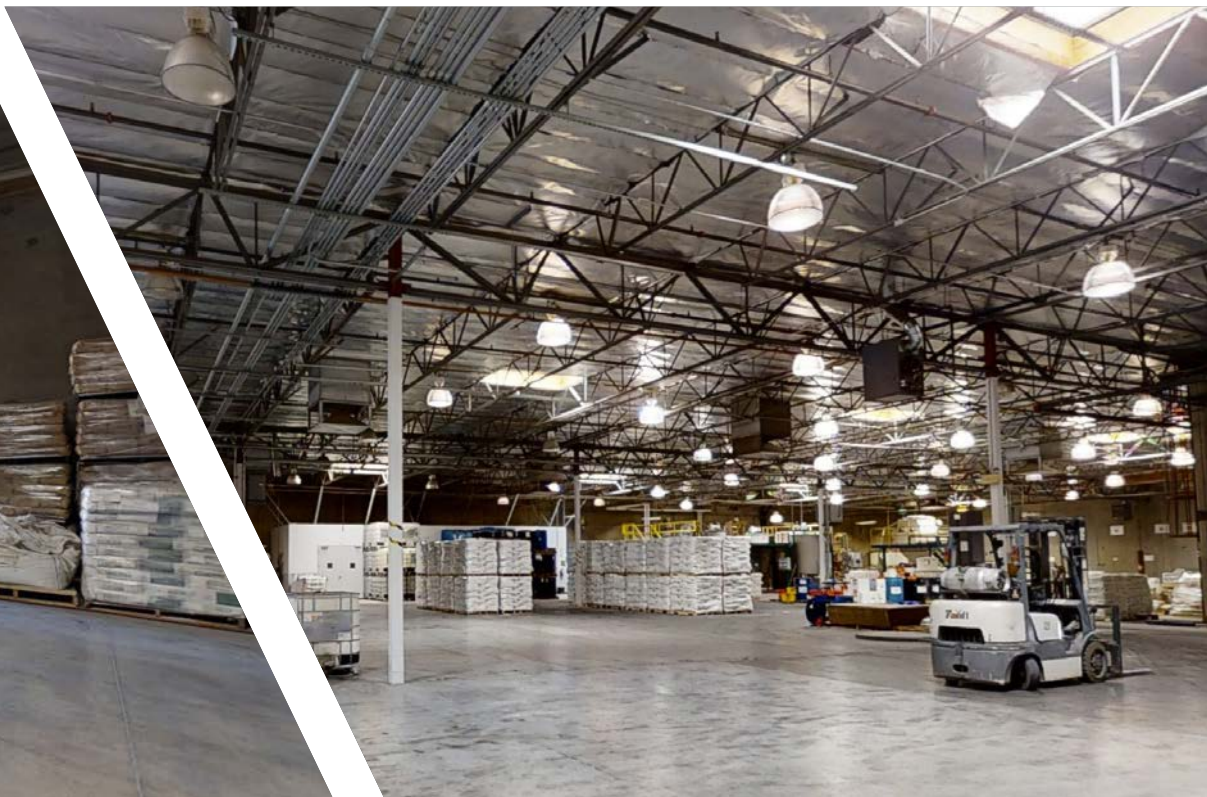
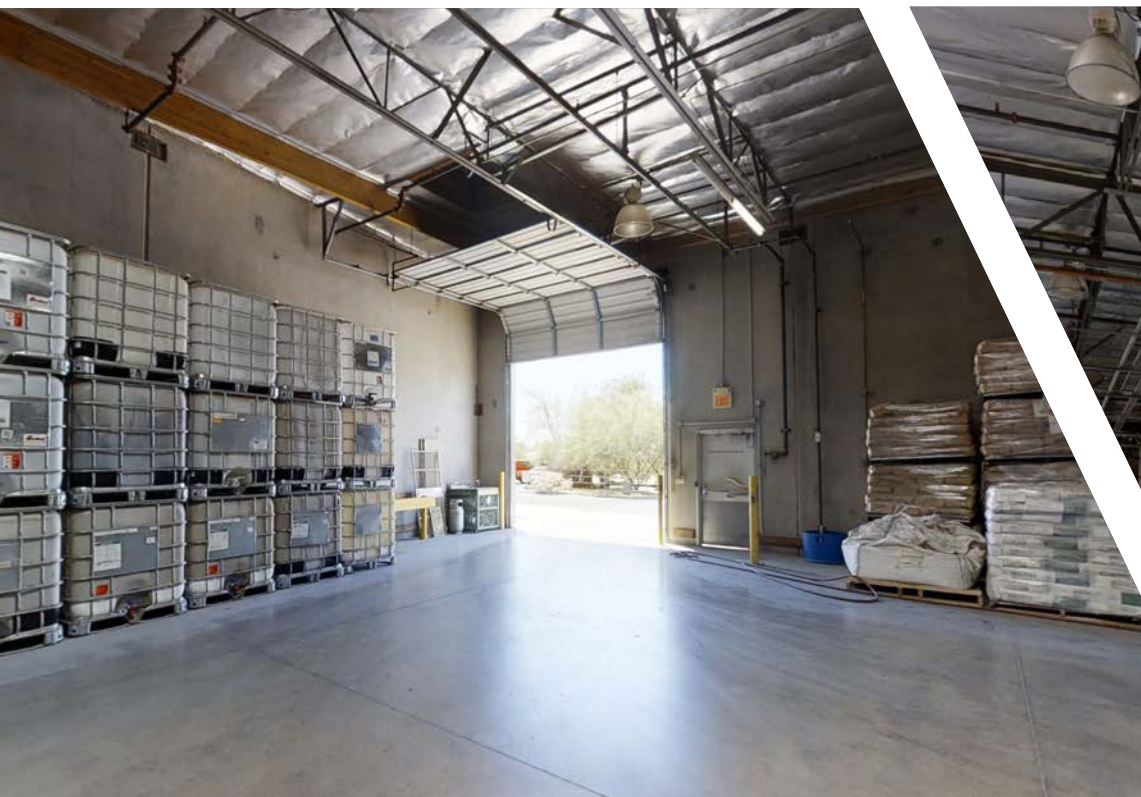
PARCEL MAP



PROPERTY HIGHLIGHTS

- Copper Air Lines & Power Distribution Throughout Warehouse
- Effortless Pull Up Parking Throughout the Property
- Efficient Floor Plan Consisting of High-End Interior Finishes
- Frontage on Gray Road and Prominent Building Signage Opportunity
- Amenity Rich Location
- One (1) Grade Level and Three (3) Truckwell Doors
- Ample Amount of Power, Originally Built for Manufacturing Company





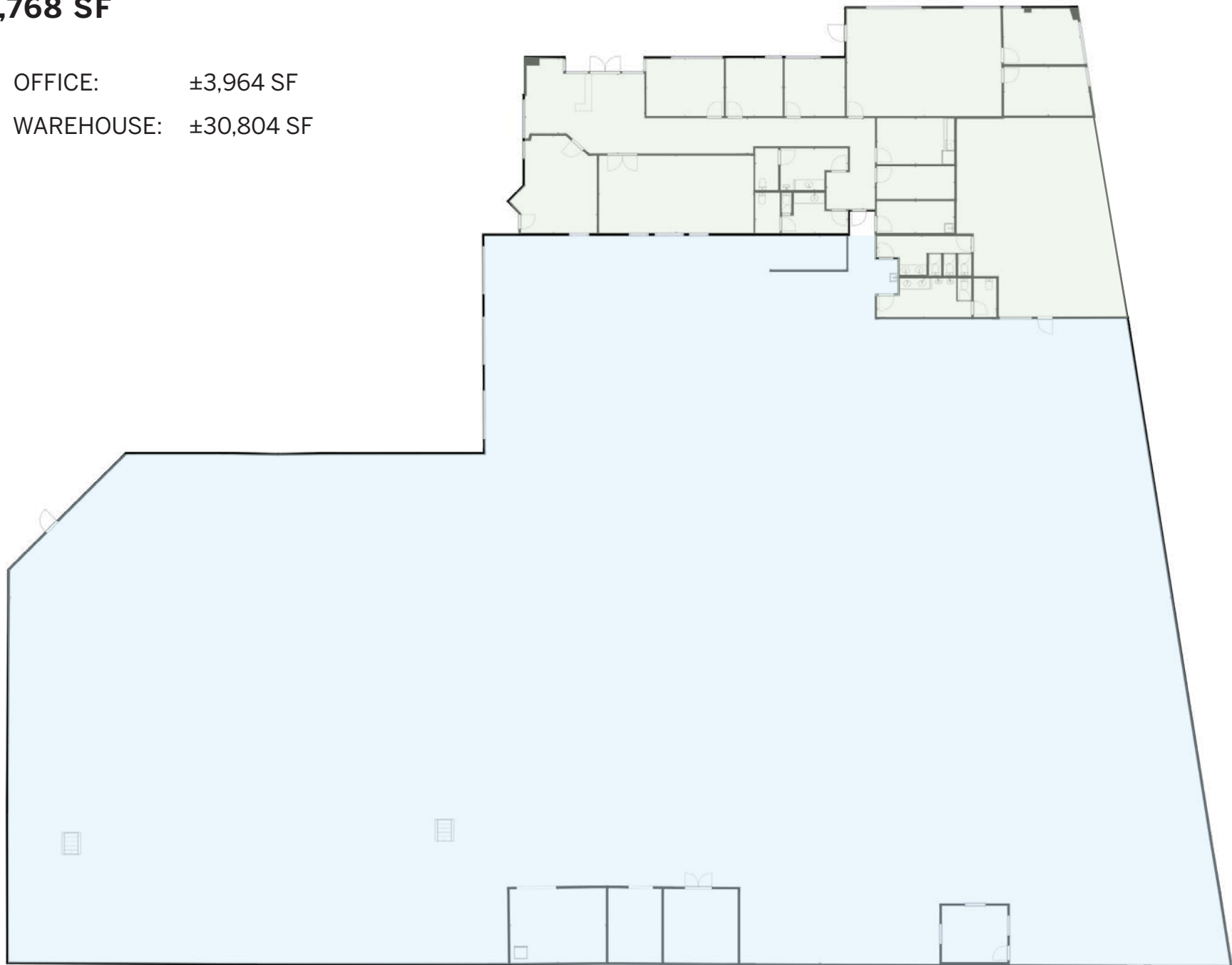
FLOOR PLAN

±34,768 SF



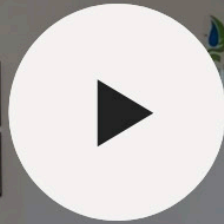
OFFICE: ±3,964 SF

WAREHOUSE: ±30,804 SF



VIRTUAL TOUR

7881 E Gray Rd



Explore 3D Space

POWERED BY



SCOTTSDALE AIRPORT OVERVIEW

The Scottsdale Airpark – the business and industrial area around the airport – is the second largest employment center in the state of Arizona. Properties in the airpark are privately owned and can access the airport through secured gates with proper permission from the airport.

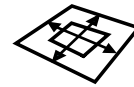
For more information visit: <https://www.scottsdaleaz.gov/airport>

Nearly 460 aircraft are based at Scottsdale Airport, from single engine recreational planes to numerous corporate jets

The Airport offers a complete range of services including:

Fueling, Avionics repair, Maintenance & Parts, Flight training, New and used aircraft sales, Aircraft rentals, Pilot shop, Restaurant

HIGHLIGHTS



Scottsdale Airport facilities are contained on more than 300 acres of land



Located 15 miles north of downtown Phoenix near the intersection of Interstate 17 and Loop 101.



Runway:
8,249 feet long, 100 feet wide

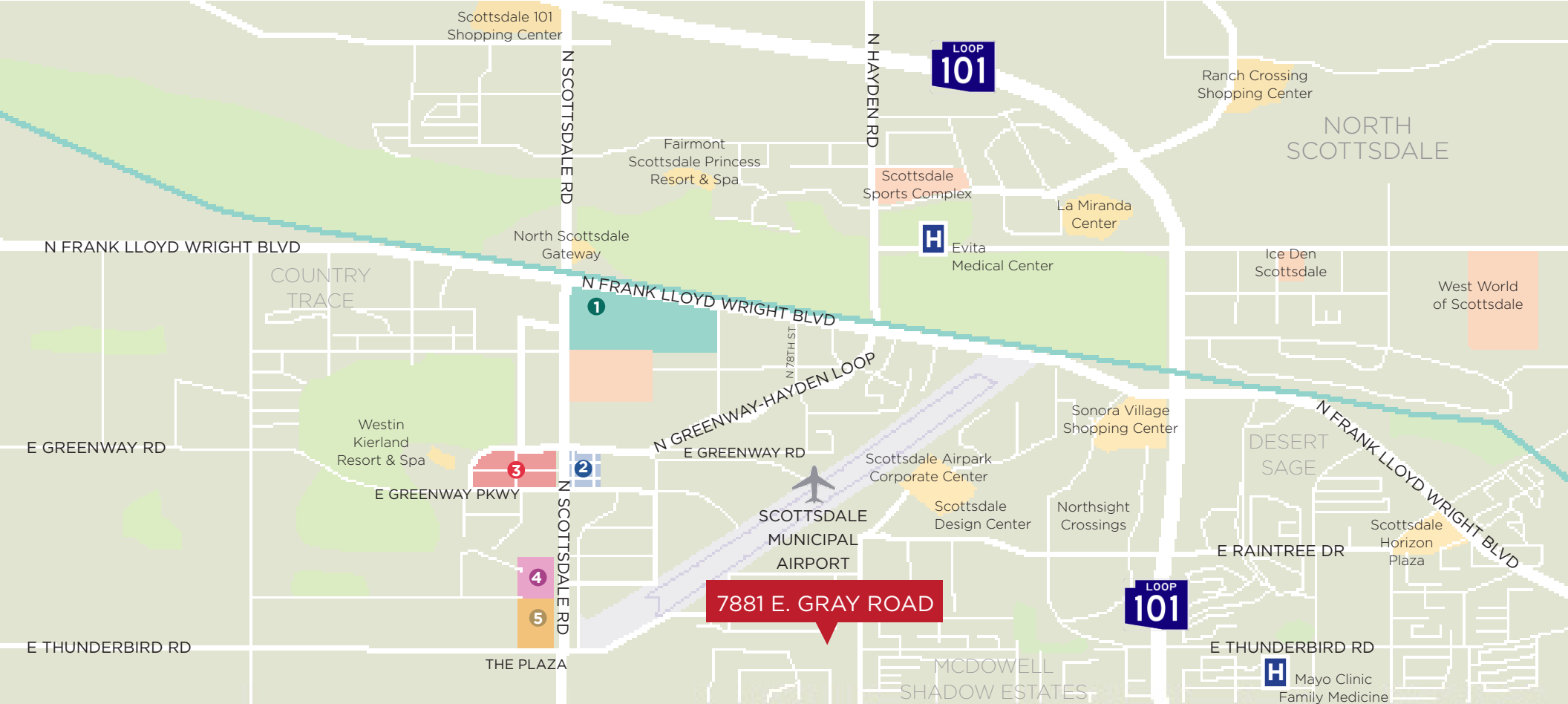


Flights:
One of the nation's premier corporate jet facilities, recording approximately 166,100 takeoffs/landings each year



Fixed Base Operator:
Ross Aviation and Signature Flight Support





1 The Promenade

Benihana
Buffalo Wild Wings Carter's
Coffee Bean & Tea Loaf Cost Plus World
Market Habit Burger grill
In-N-Out Burger
Jos. A. Bank Clothiers Lowe's
Maggianos
Men's Wearhouse Michaels Arts and
Crafts Nordstrom Rack OfficeMa()
Old Navy
PetSmart
Pier 1 Imports
Sprint
Subway
Diamond Source
T-Mobile
Trader Joe's Verizon Wirele5s Yume
Sushi & Grill

2 Scottsdale Quarter

Apple Store
Bath & Body Works
Brio Tuscan Grille
Charlotte Russe
Dominick's Steakhouse
Dr. Martens
Express
Forever 21
Free People
Gap
Grimaldi's Pizzeria
H&M
iPic Theaters
L'Occitane
Le Creuset
Lululemon Athletic
Nike
Pandora
Pottery Barn
Press Coffee
Restoration Hardware
Sephora
SOL Mexican Cocina
Stingray Sushi
The Shade Store
TK's Urban Tavern
True Food Kitchen
Urban Outfitters
West Elm
Zinburger

3 Kierland Commons

7 for All Mankind Ann Taylor Anthropol-
ogie Athlota
Banana Republic
North
Coach
Cold Stone Creamery Crate&Barrol
J. Jill
J. Crew
Loft
Lucky Brand
Madewell
Michael Kors
Papyrus
PBteen & Pottery Barn Kids RA Sushi
Bar Restaurant Splendid
Starbucks Coffee
Sur LaTable
Teavana
The Cheesecake Factory Tommy
Bahama
True Religion
Victoria's Secret
White House I Black Market Z,nc Bistro

4 East Thunderbird Square North

Arizona Leather Chase Bank
Dilly's Deli Goodwill
MAD Greens Sapporo
Sauce Piz.za & Wfne Spencer's StudloFIT
Switch Consignment

5 Scottsdale Towne Square

Burger King
Cigar Warehouse
The Doll House Toy Store Firestone
Fresh Mint
The Good Egg
Papa John's Pizza Subway
Taco Bell
Toys & Playtime Oasis Natural Grocers
RA Sushi
Thunderbird Cleaners Smart Gym
Delta Pilates

THUNDERBIRD SQUARE

KIERLAND COMMONS

SCOTTSDALE QUARTER



SCOTTSDALE
AIRPORT



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