

FOR SALE

TROPHY SCOTTSDALE AIRPARK PORTFOLIO

7428-7429 E. KAREN DRIVE | SCOTTSDALE, AZ 85260



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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 7428-7429 E. Karen Drive, located in Scottsdale, Arizona. This extremely unique offering provides an unprecedented opportunity within the Scottsdale Airpark to acquire an outstanding existing building that backs the taxiway with a convenient cul-de-sac presence.

The portfolio is comprised of a $\pm 40,589$ SF Office/Warehouse/Hangar building which currently sits fully vacant for a User to occupy, coupled with an adjacent ± 1.89 acres ($\pm 82,123$ SF) of vacant land. Situated in the heart of the amenity-rich Scottsdale Airpark, the property has countless retail and restaurant amenities within close proximity. Such amenities include Kierland Commons, Scottsdale Quarter, Gateway 101 and Scottsdale Promenade.

The existing building on 7428 E. Karen Drive previously served for many years as the Corporate Headquarters for Hi-Health who has since fully vacated the property. The property was originally built in 1986 as an Office/Hangar building and later expanded in 1999. The expansion provided an additional $\pm 7,591$ SF of Air-Conditioned Warehouse which closed a gap that previously acted as staging area for two of the hangars, now making the building fully contiguous, as it sits today.

The neighboring piece of Land, 7429 E. Karen Drive, is comprised of ± 1.89 acres ($\pm 82,123$ SF) with the I-1 zoning designation. When this lot is combined with 7428 E. Karen Drive, it provides an expansive total of ± 3.80 Acres ($\pm 165,453$ SF) of taxiway land.

When analyzing the full portfolio, you will find an unparalleled opportunity for Users to occupy the rarely found existing facility size with plenty of room for future expansion of structure or parking. Investors will be able to capitalize on a thriving Scottsdale Airpark Market with what is considered Arizona's "Beach front Property" with the full taxiway access.

PORTFOLIO OVERVIEW

Addresses 7428-7429 E. Karen Drive
Scottsdale, AZ 85260

Asking Price \$9,750,000

Total Building Size ±40,589 SF

Building Occupancy Vacant

Total Land Size ±3.80 acres (±165,453 SF)

Undeveloped Land Size ±1.89 acres (±82,123 SF)

Parcel Numbers Building 215-56-069
Land 215-56-060

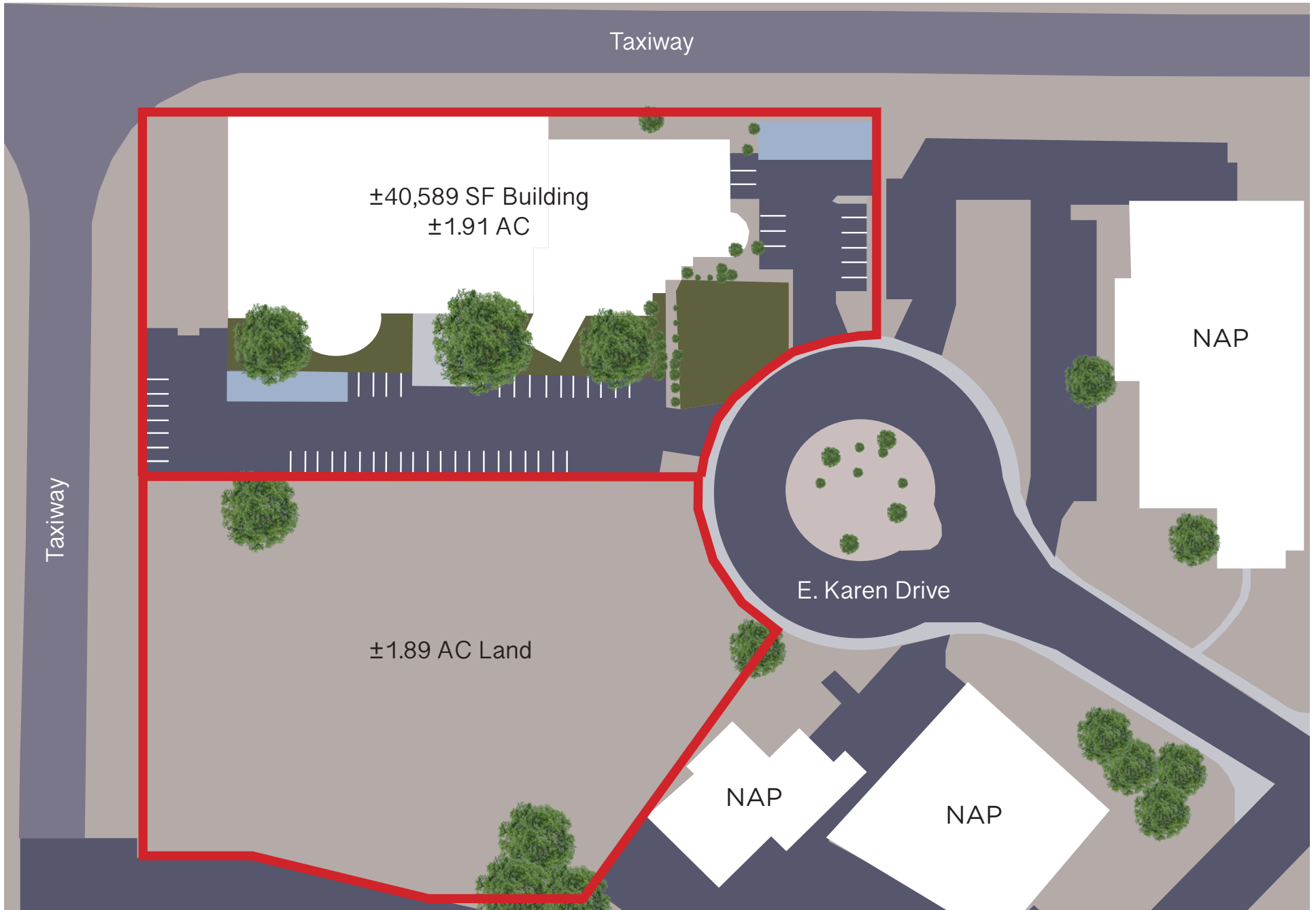
2019 Property Taxes Building \$94,367.58
Land \$24,703.80





7428 E. Karen Drive
Building:
±40,589 SF
Land:
±1.91 acres
(±83,200 SF)

7429 E. Karen Drive
Land:
±1.89 acres
(±82,123 SF)





PORTFOLIO HIGHLIGHTS

- Fully Air-Conditioned Warehouse and Hangars
- Taxiway access
- This area of the Taxiway can accommodate planes weighing up to $\pm 41,000$ pounds
- Effortless pull up parking throughout the property
- Tremendous opportunity for a Corporate Headquarters
- Opportunity for future growth with excess ± 1.89 acres of vacant land
- There is potential for the building and land to be sold separately, pricing would be at a premium



7428 E. KAREN DRIVE PROPERTY SUMMARY



PROPERTY ADDRESS:
7428 E. Karen Drive
Scottsdale, AZ 85260

9



PROPERTY TYPE:
Office | Warehouse | Hangar



PROPERTY SIZE:
±40,589 SF



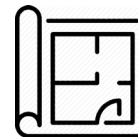
OFFICE PORTION:
±19,318 SF



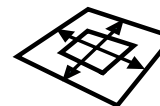
WAREHOUSE PORTION:
±13,680 SF



HANGAR PORTION:
Hangar 1 - ±3,422 SF
Hangar 2 - ±4,169 SF - Total: ±7,591 SF



LOT SIZE:
±1.91 acres (±83,200 SF)



PARCEL NUMBER:
215-56-069

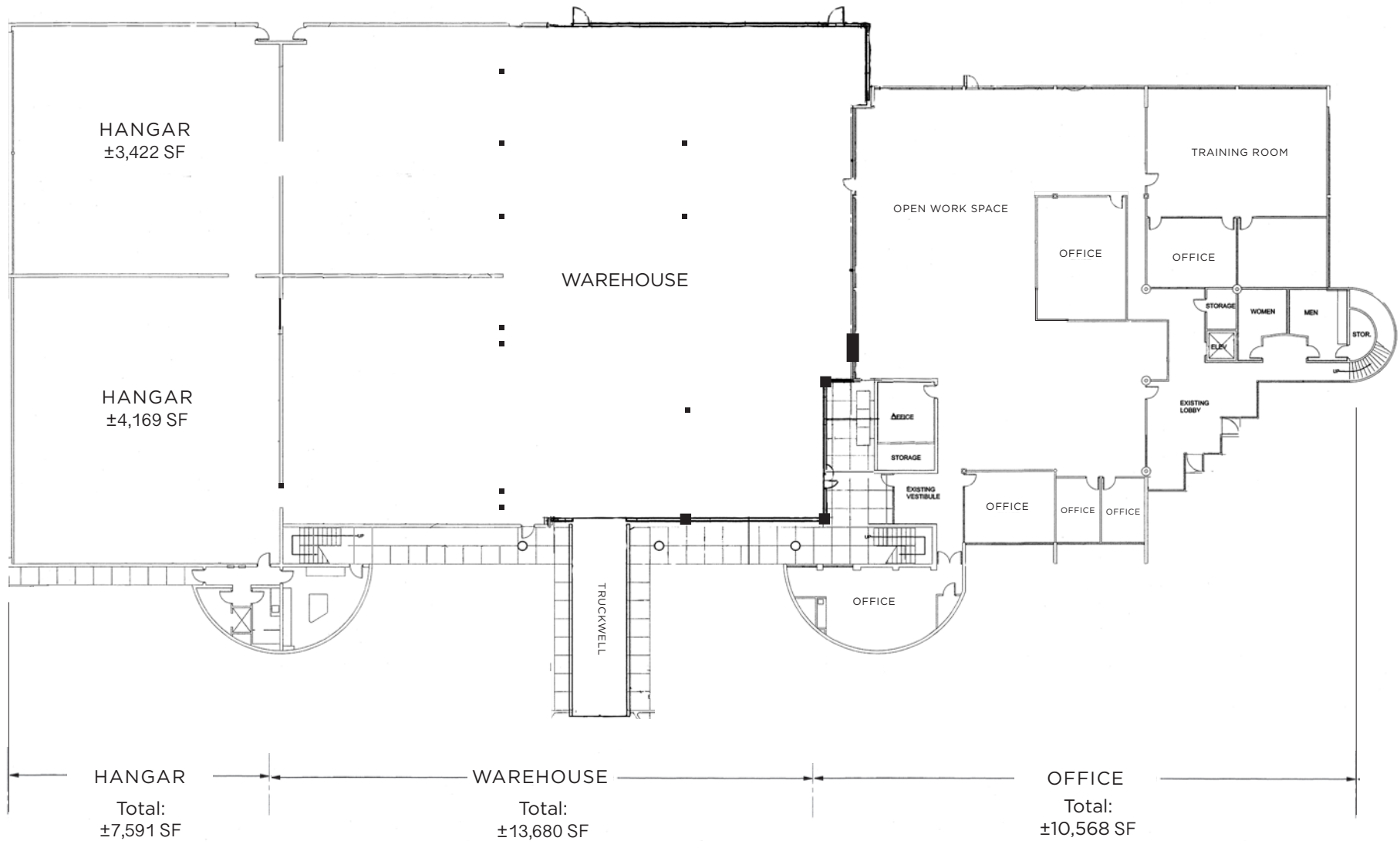


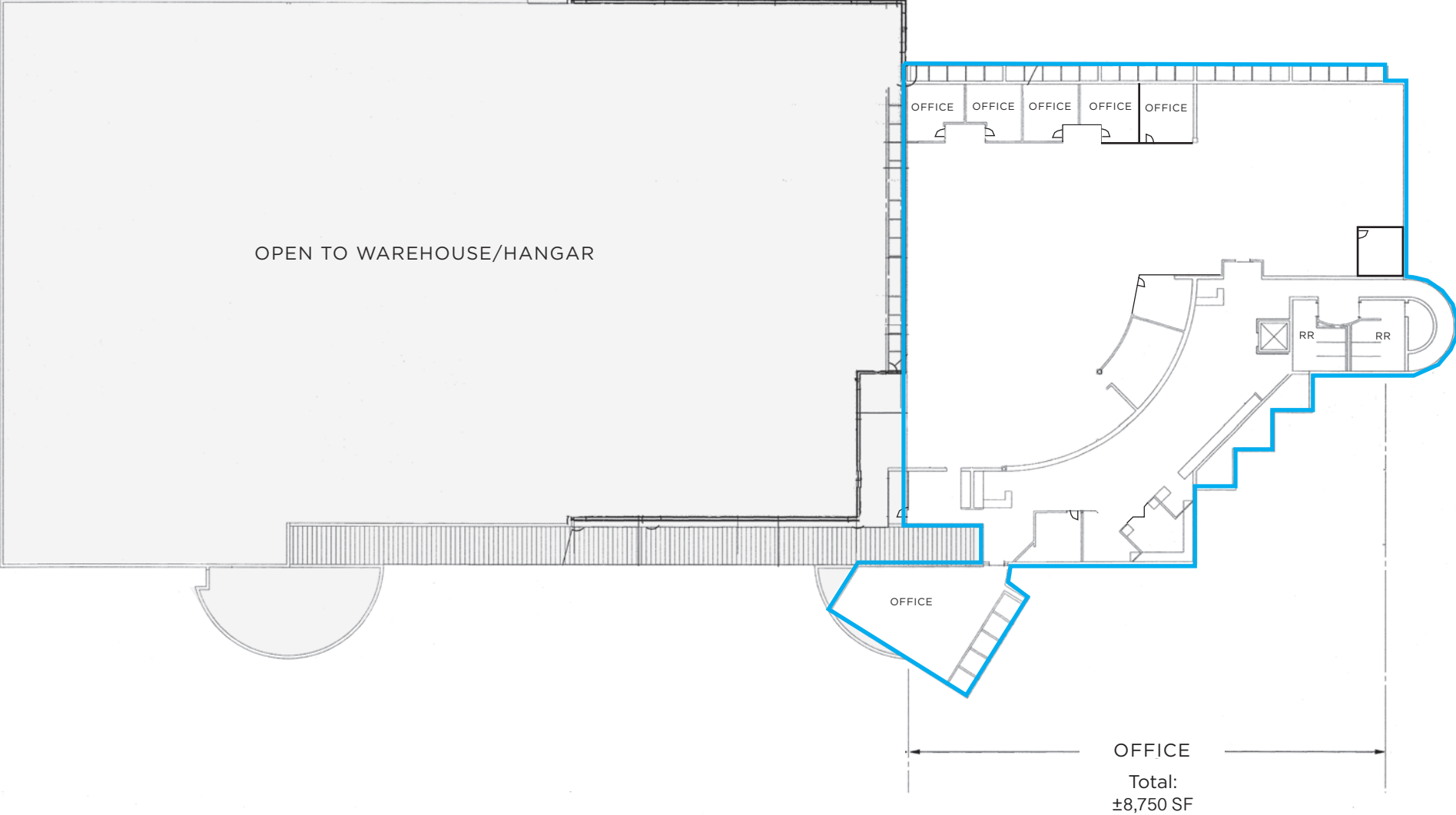
ZONING:
I-1, City of Scottsdale
[View Code of Ordinances](#)



| | |
|-------------------------------|--|
| YEAR CONSTRUCTED | 1986 |
| YEAR EXPANDED | 1999 |
| STORIES | Two (2) |
| SIGNAGE | Opportunity for Building Signage and Construction of Monument Signage |
| PARKING | 71 Surface, 15 Covered, 86 Total Spaces |
| CONSTRUCTION | Original Building: Block Construction Expansion Warehouse: Wood Frame Construction |
| ELECTRICITY | APS |
| WATER/SEWER | City of Scottsdale |
| NATURAL GAS | Southwest Gas Corporation |
| HVAC | Forty-Six (46) Roof Mounted HVAC Units |
| POWER | 1,800 Amps, 120/208 v, Phase 3 |
| HANGAR/WAREHOUSE CLEAR HEIGHT | 20' to 22' |
| LOADING | Two (2) Hangar Doors (56'6" x 20') One (1) Loading Dock with Roll Up Door (12' x 12') |
| HANGAR DOORS | 56'6" width x 20' height |

BUILDING FOOTPRINT - ±31,099 SF





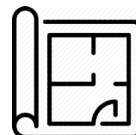
7429 E. KAREN DRIVE PROPERTY SUMMARY



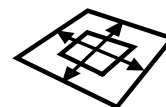
PROPERTY ADDRESS:
7429 E. Karen Drive
Scottsdale, AZ 85260



PROPERTY TYPE:
Undeveloped Land



LOT SIZE:
±1.89 acres (±82,123 SF)



PARCEL NUMBER:
215-56-060



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

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.

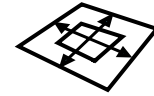
For more information visit: <https://www.scottsdaleaz.gov/airport>

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



AMENITY MAP



TPC Scottsdale

CONSTELLATION AVIATION

SITE

SCOTTSDALE RD

HAYDEN RD

REDFIELD RD

THUNDERBIRD RD



1 The Promenade

Benlhana
 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 Wire5s 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 Anthropologie 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 LaTabte
 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



SCOTTSDALE PRINCESS

THE PROMENADE

TPC SCOTTSDALE

DISTRICT APARTMENTS

GREENWAY-HAYDEN LOOP

GREENWAY RD

TAXIWAY

TAXIWAY

KAREN DR



17



SCOTTSDALE
AIRPORT

KAREN DR

TAXIWAY

TAXIWAY





SCOTTSDALE
AIRPORT

TAXIWAY

KAREN DR

TAXIWAY



THE WESTIN KIERLAND

PINACLE IN KIERLAND

KIERLAND COMMONS

SCOTTSDALE QUARTER

73RD ST

BUTHERUS DR

GREENWAY-HAYDEN LOOP

GREENWAY RD

TAXIWAY

TAXIWAY

75TH ST

KAREN DR



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