

NEW FREESTANDING OFFICE & OFFICE/WAREHOUSE BUILDINGS FOR SALE

Verde Grove

AT DC RANCH CORPORATE CENTER

±10,676 - ±15,449 SF

Building C



±10,676 sf Office / Warehouse

Building D



±12,743 sf Office / Warehouse

DON'T MISS THIS RARE OPPORTUNITY!

- Two (2) office/warehouse 'shell' buildings (Buildings C & D) in this new DC Ranch business complex are ready and complete for your custom interior improvements!
- Buildings A & B estimated completion - December 2020; ±15,449 sf office building and ±14,393 sf office/warehouse building

CALL TODAY FOR A TOUR!

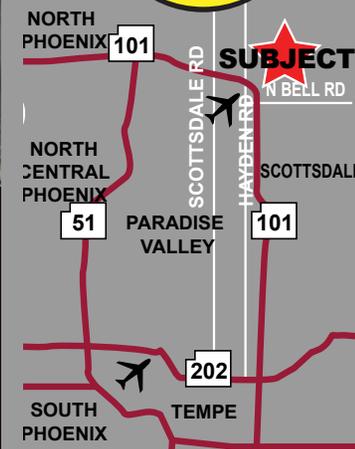
FOR MORE INFORMATION CONTACT:



Randy Shell, Designated Broker
C 480.694.4100
O 480.443.3992
randy@shellcommercial.com



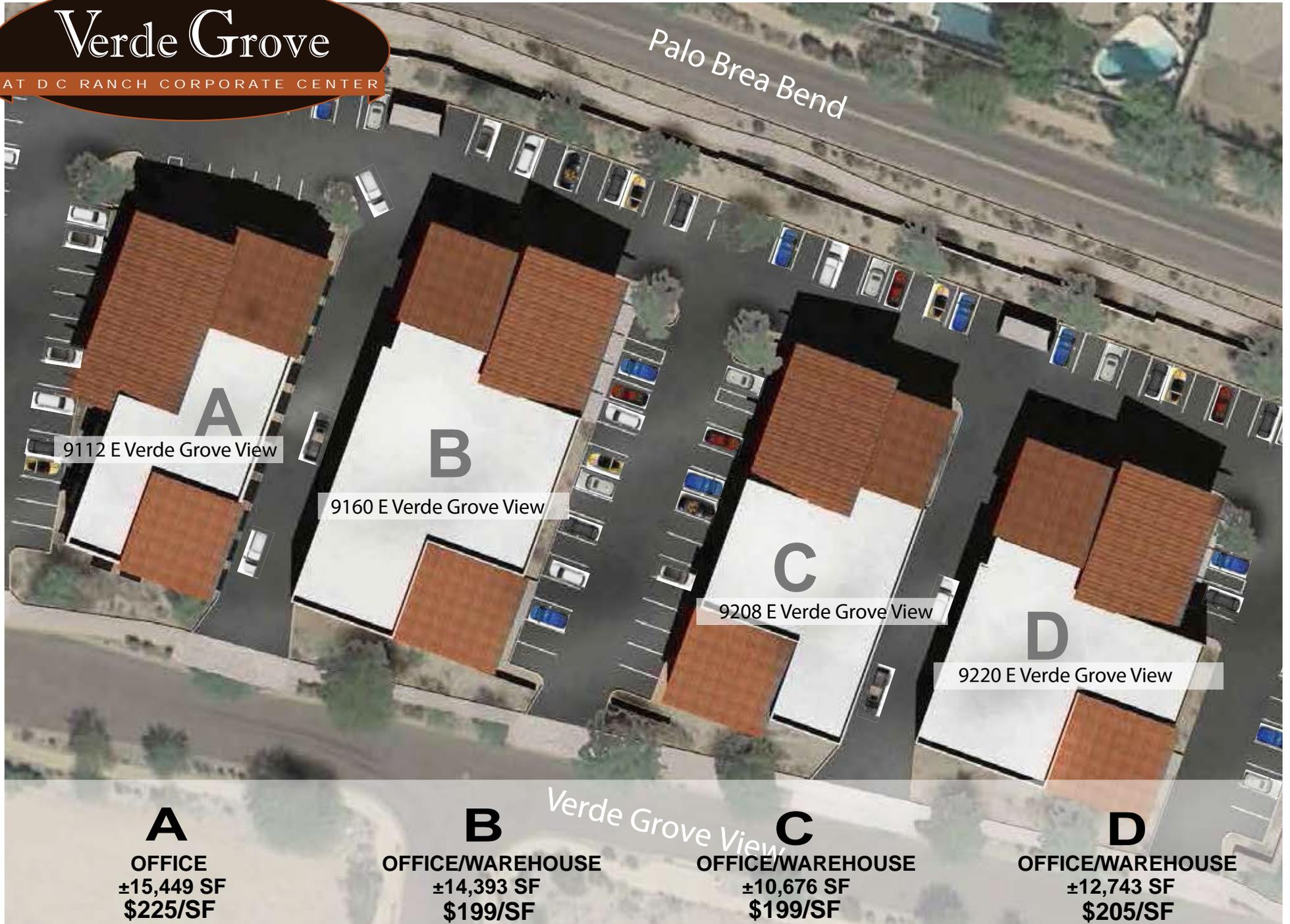
VIEW THE
EXCLUSIVE
WEBSITE
HERE



 **SHELL**
Commercial Investment Real Estate
480.443.3992
www.shellcommercial.com
16410 N 91st St | Ste 112 | Scottsdale, AZ 85260

Verde Grove

AT D C RANCH CORPORATE CENTER



9112 E Verde Grove View

9160 E Verde Grove View

9208 E Verde Grove View

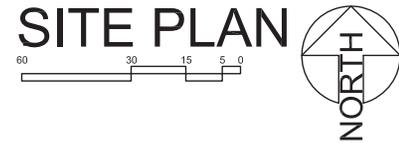
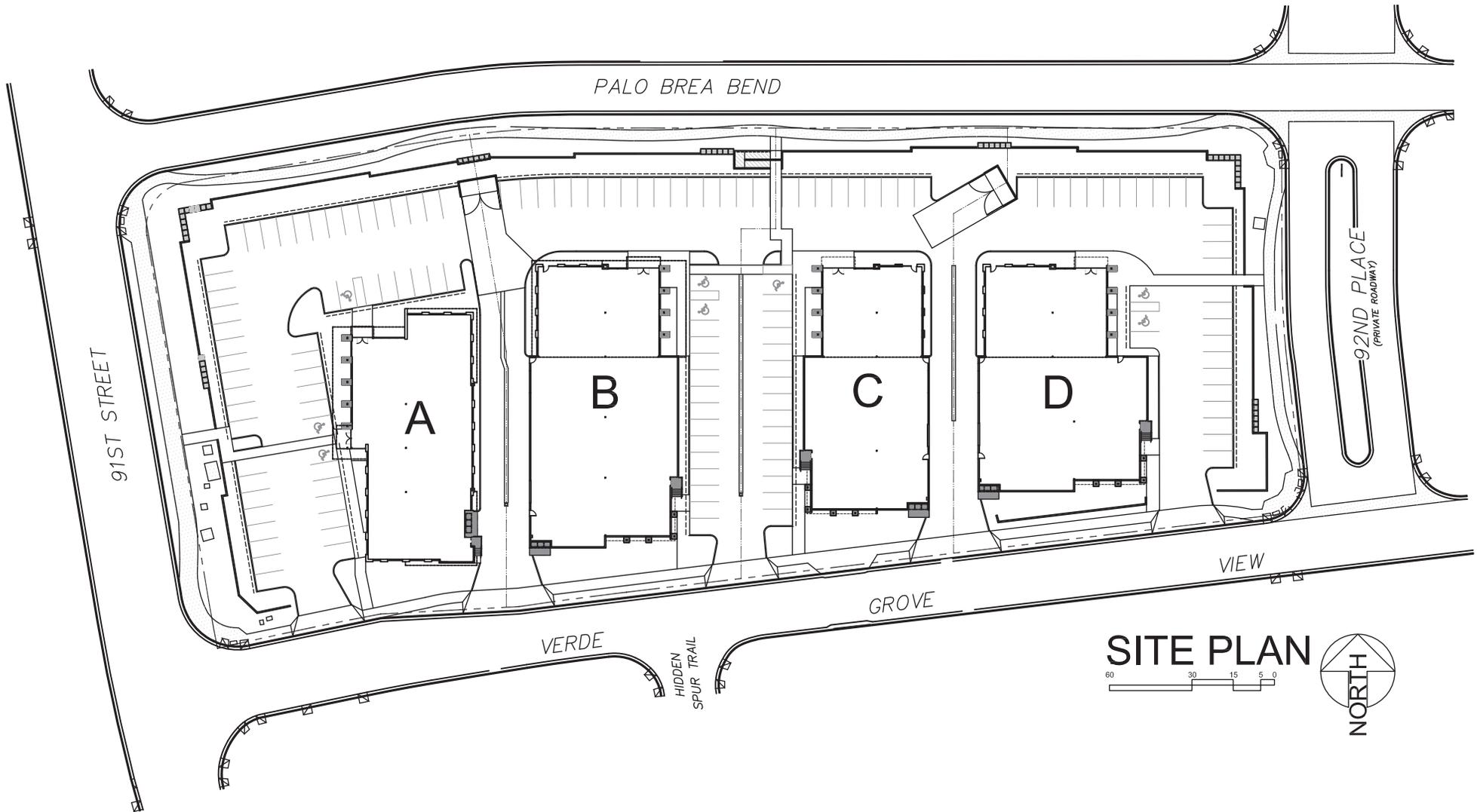
9220 E Verde Grove View

A
OFFICE
±15,449 SF
\$225/SF

B
OFFICE/WAREHOUSE
±14,393 SF
\$199/SF

C
OFFICE/WAREHOUSE
±10,676 SF
\$199/SF

D
OFFICE/WAREHOUSE
±12,743 SF
\$205/SF



DEVELOPMENT DATA

A Lot Area: 44,498 sf (1.02 acres)

Building Areas:

1st FLOOR	8,002 sf
2nd FLOOR	7,447 sf
TOTAL	15,449 sf

Parking Spaces: 54 spaces

B Lot Area: 34,672 sf (0.80 acres)

Building Areas:

1st FLOOR	11,442 sf
2nd FLOOR	2,951 sf
TOTAL	14,393 sf

Parking Spaces: 31 spaces

C Lot Area: 27,763 sf (0.64 acres)

Building Areas:

1st FLOOR	8,332 sf
2nd FLOOR	2,344 sf
TOTAL	10,676 sf

Parking Spaces: 24 spaces

D Lot Area: 39,068 sf (0.90 acres)

Building Areas:

1st FLOOR	9,792 sf
2nd FLOOR	2,951 sf
TOTAL	12,743 sf

Parking Spaces: 29 spaces

All information contained herein is subject to prior sales and leasing. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of this information.



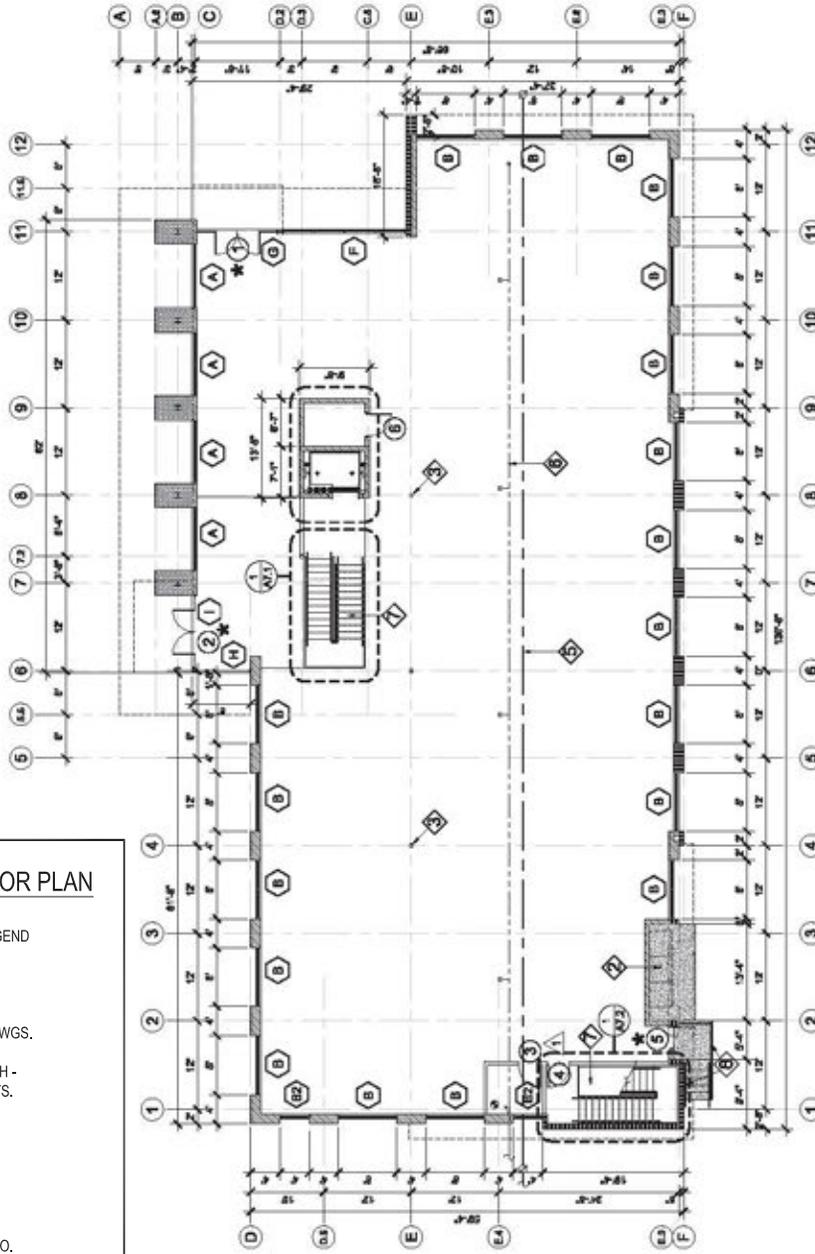
Located in the Prestigious DC Ranch Master Planned Community



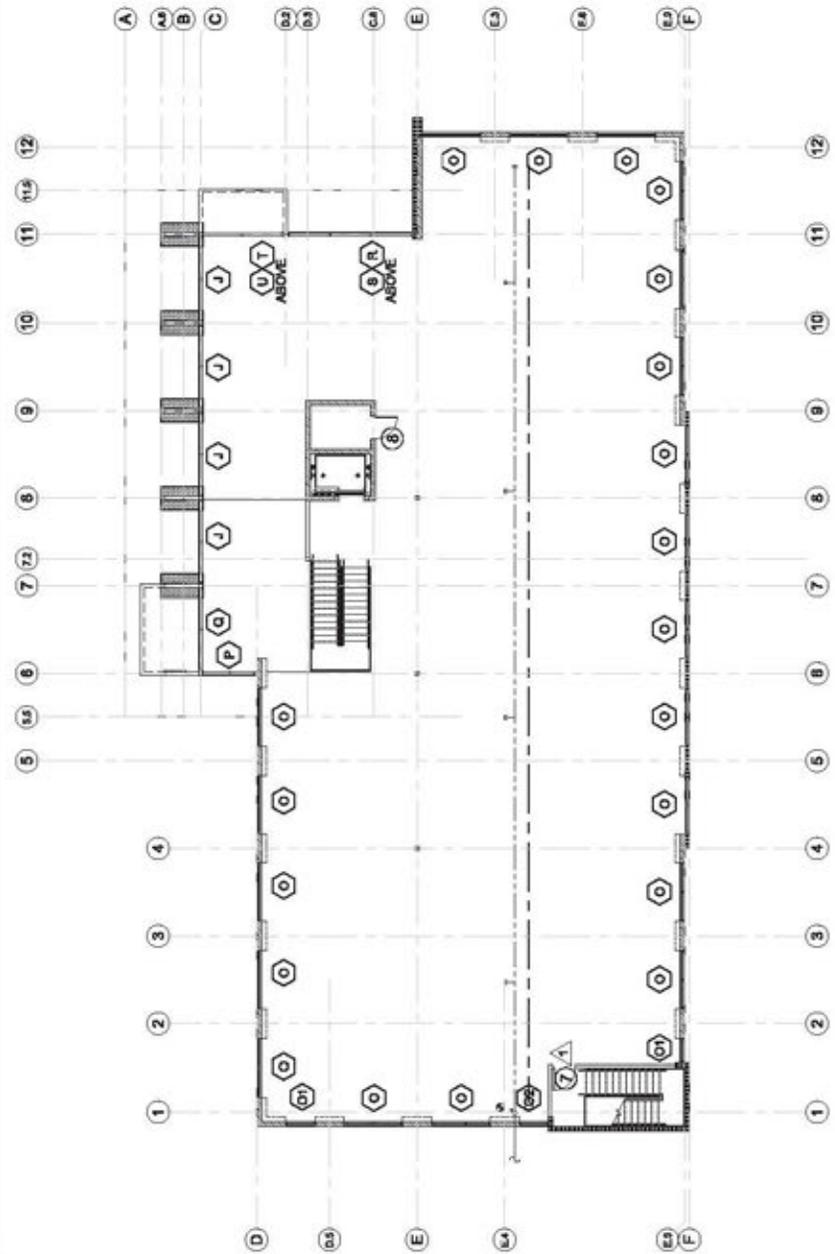
- Close to Market Street at DC Ranch Retail Center
- Second-story views of the McDowell Mountains & Silverleaf Golf Course
- Comprehensive CC&Rs assuring quality design integrity
- Close proximity to Loop 101 full-diamond interchange
- Located near approximately four million square feet of retail and restaurants
- Minutes from Scottsdale Airport
- Contemporary Architecture



1ST FLOOR A



2ND FLOOR A

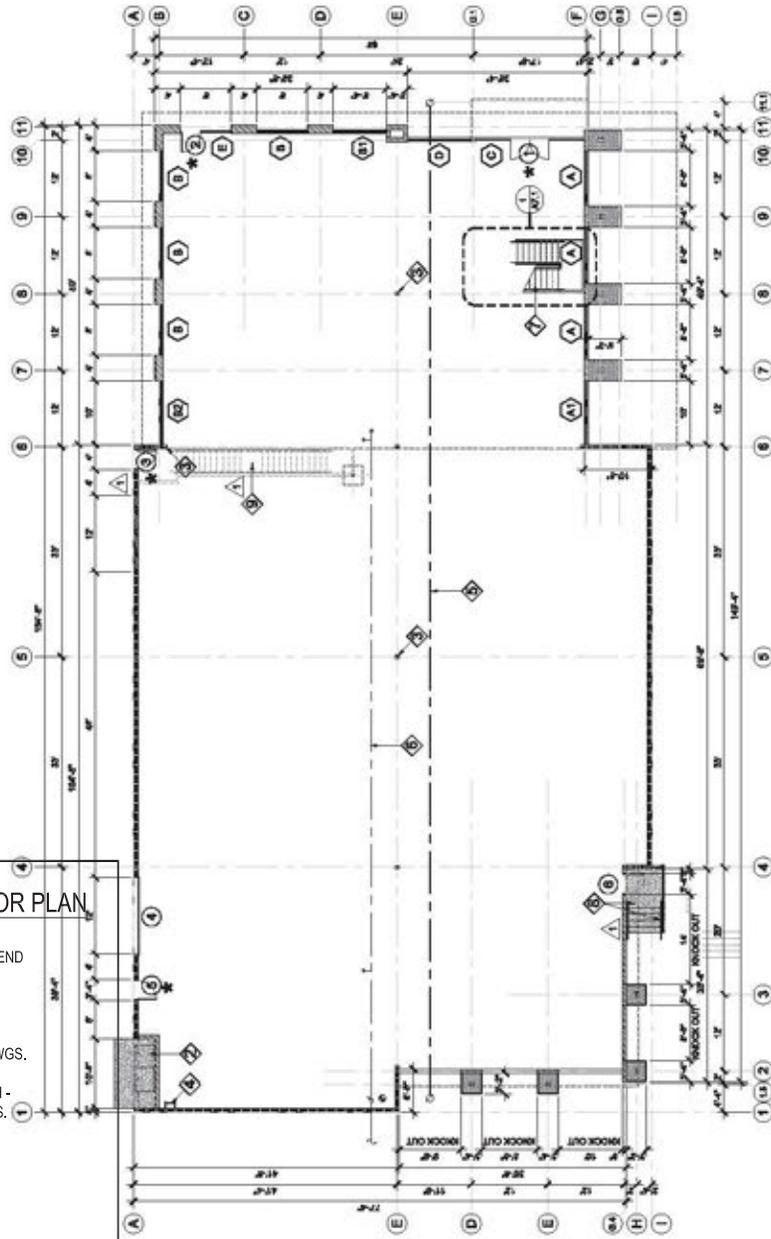


- KEYNOTES - FLOOR PLAN**
- 1 C.M.U.- SEE WALL TYPES LEGEND FOR C.M.U. TYPE
 - 2 S.E.S.- SEE ELECTR. DWGS.
 - 3 STEEL COLUMN - SEE STR. DWGS.
 - 4 STL. LADDER TO ROOF HATCH - SEE ROOF PLAN & ROOF DETS.
 - 5 WASTE - SEE PLUMB DWGS.
 - 6 WATER - SEE PLUMB DWGS.
 - 7 STEEL STAIRS - SEE DETS.
 - 8 CONC. STEPS w/ HANDRAIL BO. SIDES - SEE DET.- 8/SD3
 - 9 STAIRS TO BE PROVIDED w/ TENANT IMPROVEMENT (SEPARATE REVIEW & PERMIT) TO COMPLY W/ I.B.C. TABLE 1006.2(3) Exit travel distance 75' max.



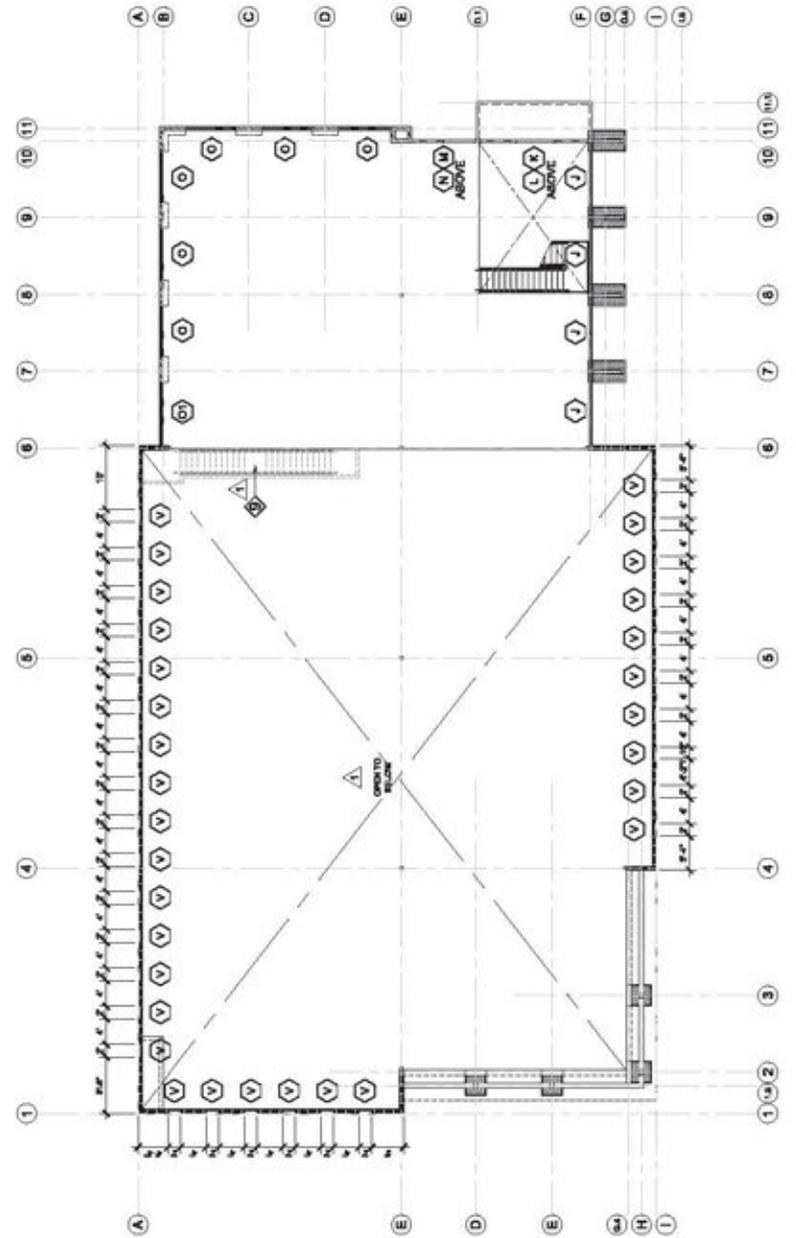


1ST FLOOR B



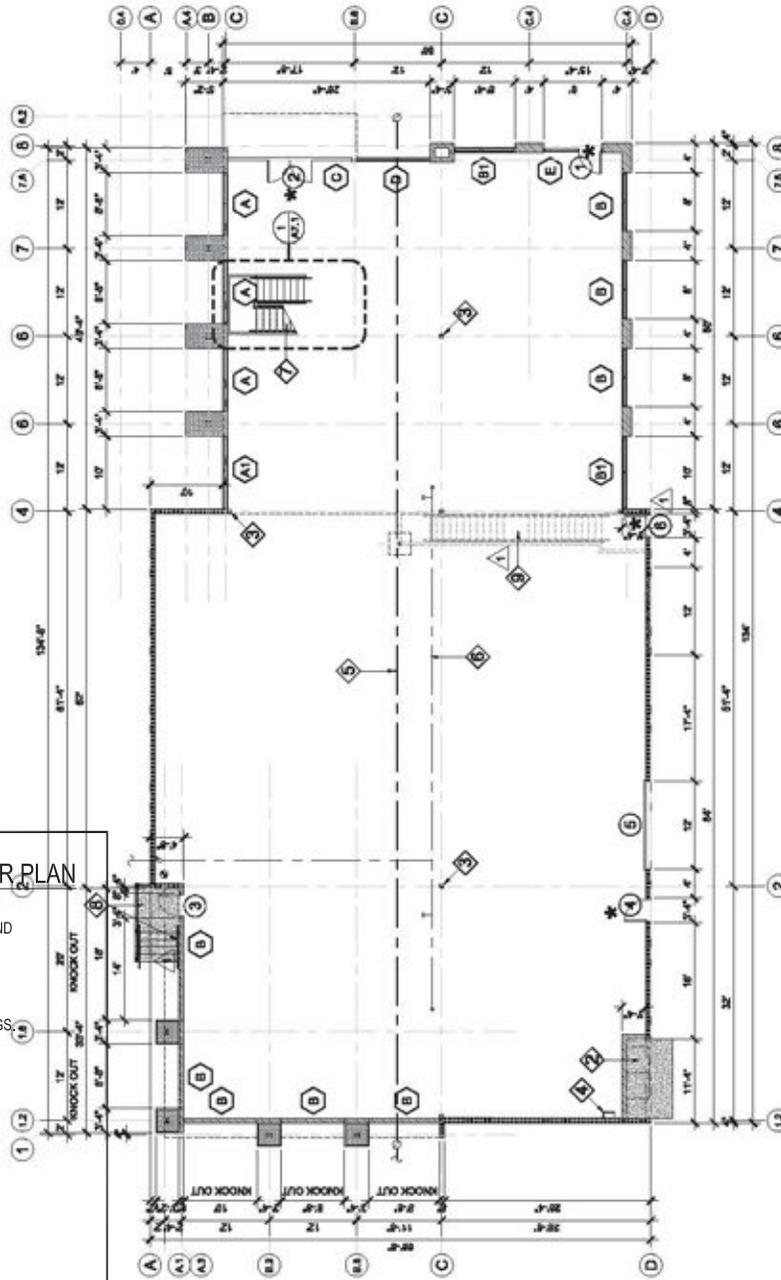
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2ND FLOOR B





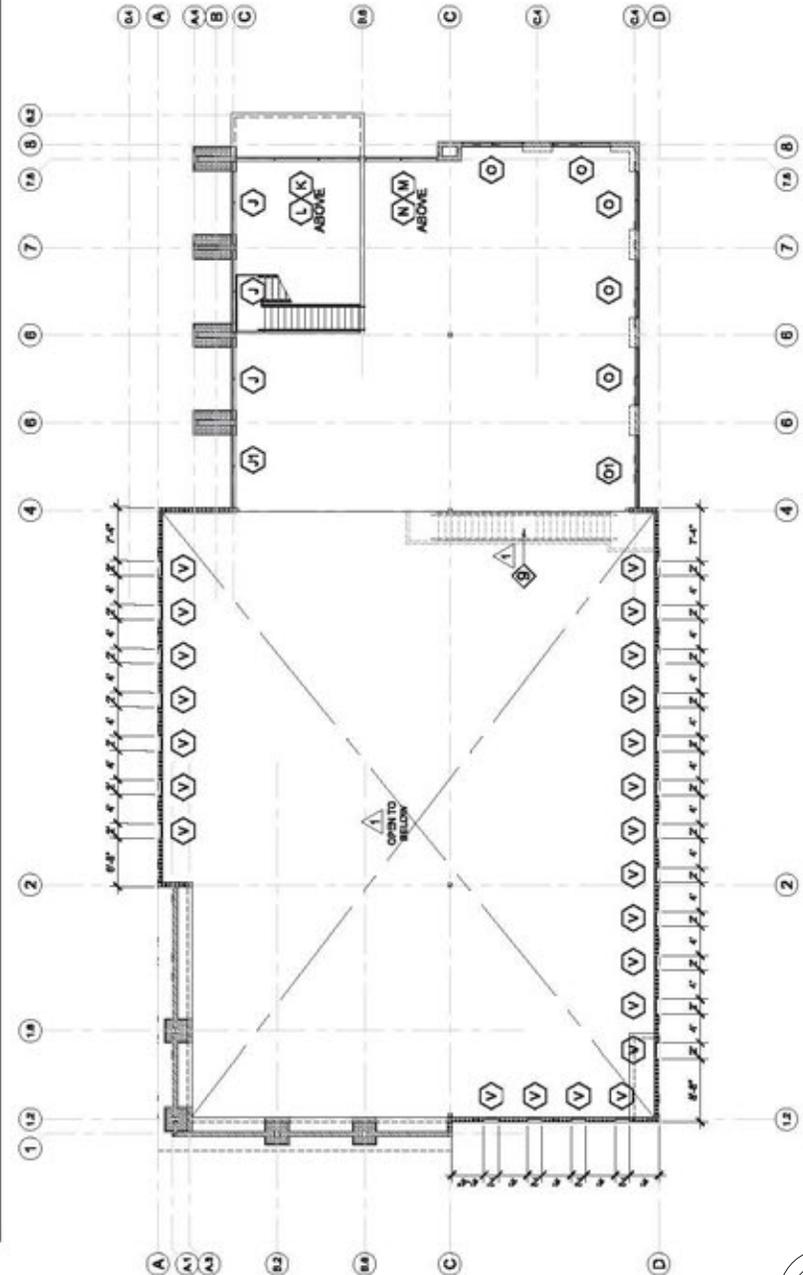
1ST FLOOR C



0 KEYNOTES - FLOOR PLAN

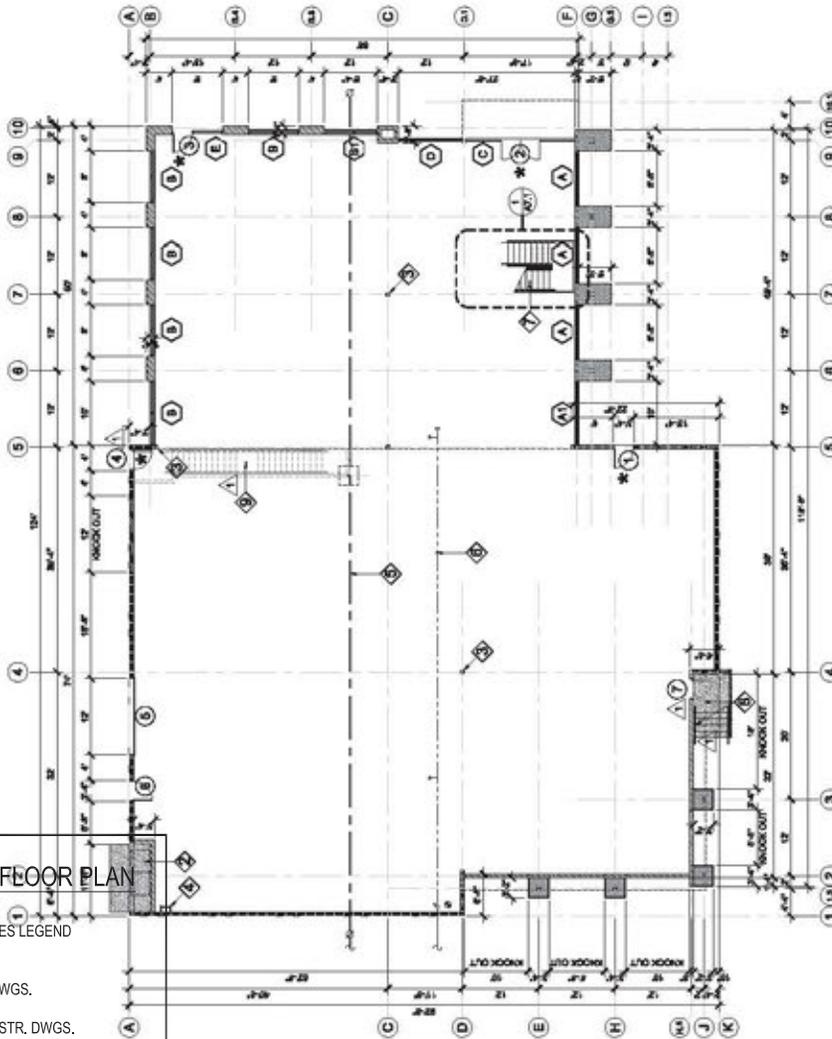
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2ND FLOOR C



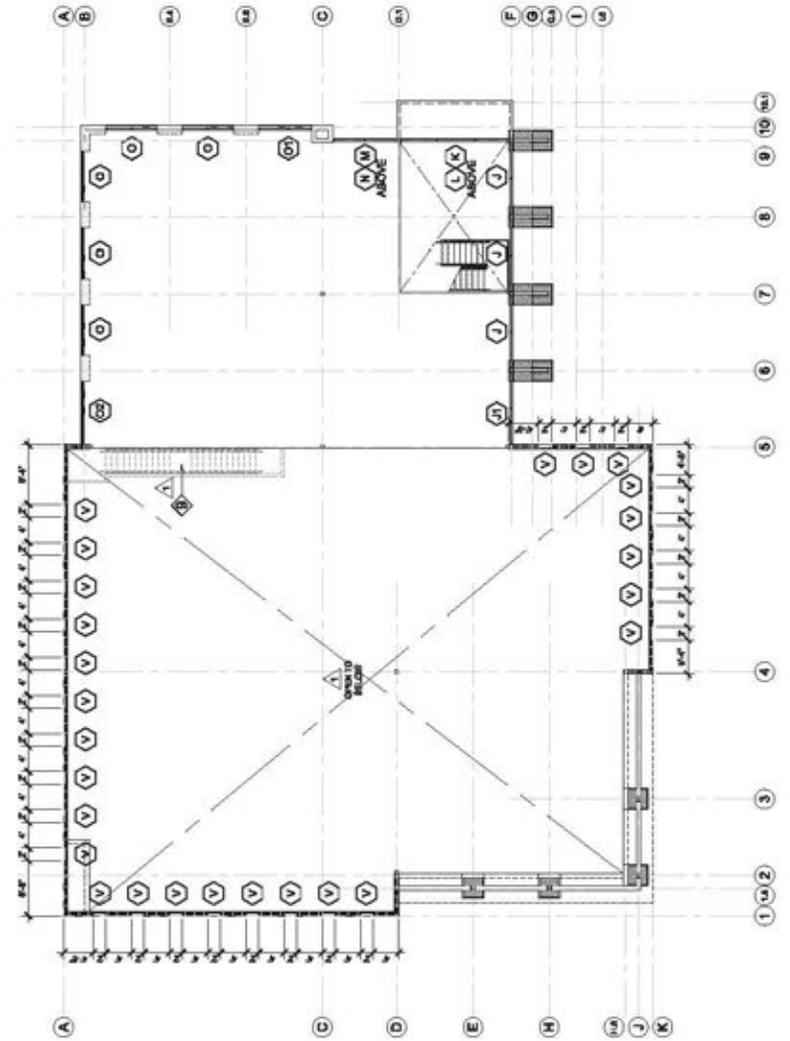


1ST FLOOR D



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2ND FLOOR D





BUILDING SPECIFICATIONS FOR 'SHELL' BUILDING DC RANCH CORPORATE CENTER

"Shell Specs"



SOFT COSTS, GENERAL CONDITIONS:

DEVELOPMENT REVIEW SUBMITTAL AND FEES
TOPOGRAPHICAL SURVEY
ARCHITECTURAL AND ENGINEERING DRAWINGS AND SERVICES FOR:
ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, CIVIL ENGINEERING,
INCLUDING GRADING AND DRAINAGE PLANS, AND LANDSCAPE DESIGN
CONSTRUCTION STAKING
BLUEPRINTING
SOILS REPORT
NATIVE PLANT SURVEY AND PERMIT
CONSTRUCTION MATERIALS TESTING (MASONRY GROUT, CONCRETE AND SOILS COMPACTION)
SCOTTSDALE PLAN REVIEW AND BUILDING PERMIT
GRADING AND DRAINAGE PERMIT AND REVIEW FEES
LANDSCAPING OFFSITE PERMIT AND DRAWING
OFFSITE PERMITS AND PLAN REVIEW
1" WATER METER AND WATER RESOURCE FEE (DOMESTIC) w/ 2" WATER SERVICE & 1" LANDSCAPE METER
SEWER AND WATER DEVELOPMENT FEES
TELEPHONE HOOK-UP TO ONE CENTRAL LOCATION
WRITTEN FIVE YEAR ORIGINAL GUARANTEE OF TERMITE PRE-TREATMENT
BUILDERS RISK INSURANCE

CONCRETE:

CONCRETE SLAB ON GRADE - MIN. 4" (MIN. 3,000 P.S.I.)
SECOND FLOOR - 3 1/2" HARDROCK CONCRETE OVER STEEL 'B' DECK - 60 p.s.f. DESIGN LIVE LOAD
CONCRETE FOOTINGS (MIN. 2,500 P.S.I.) - AS REQUIRED BY STRUCTURAL AND SOILS ENGINEER

MASONRY:

8 x 8 x 16 CMU EXTERIOR WALLS, CENTER SCORED & SPLIT FACE CMU
PER SCOTTSDALE D.R. SUBMITTAL
MASONRY SITE SCREEN WALLS PER SCOTTSDALE D.R. & BUILDING PERMIT APPROVALS
(1) DOUBLE REFUSE ENCLOSURE (COMBINED USE FOR TWO BUILDINGS) W/ STEEL GATES
(2) 28'-8" EXTERIOR WALL HEIGHT

METALS:

STEEL ROOF SUPPORT COLUMNS, LINTELS AND STRUCTURAL STEEL BEAMS AT SLOPED ROOF AREAS
STEEL BAR JOISTS & BEAMS, WITH STEEL 'B' DECK AT MEZZANINES
ROOF LADDER AND SCUTTLE

WOOD AND PLASTICS:

PANELIZED ROOF SYSTEM, 1/2" O.S.B SHEATHING, 2" X 6" SUB-PURLINS, SLOPED TO ROOF DRAINS
22' MIN. CLEAR HEIGHTS AT ROOF AT WAREHOUSE AREAS

THERMAL AND MOISTURE PROTECTION:

FLAT ROOF AREAS SLOPED TO ROOF AND OVERFLOW DRAINS W/ A.B.S. INTERNAL LEADERS
STANDING SEAM, PRE-FINISHED METAL W/ UNDERLAYMENT PROVIDED AT SLOPED ROOF AREAS
CAULKING AND SEALANTS AT ALL EXTERIOR JOINTS INCLUDING H.M. DOORS AND STOREFRONTS
1" URETHANE ROOFING W/ ELASTOMERIC COATING & 10 YEAR ORIGINAL LIMITED ROOF WARRANTY
NOTE: TENANT IMPROVEMENTS REQUIRE THAT ARIZONA FOAM & SPRAY PERFORM ANY PATCHING REQUIRED
FOR ROOF PENETRATIONS IN ORDER TO MAINTAIN THE 10 YEAR WARRANTY

“Shell Specs”

DOORS AND WINDOWS:

BUILDING(S) B, C & D ONLY - (1) 12' X 14' OVERHEAD SECTIONAL MANUALLY OPERATED OVERHEAD DOOR (INSULATED) AS INDICATED ON DRAWINGS
PAIR OF MEDIUM STYLE, ANODIZED ALUMINUM ENTRY DOORS W/ 1/4" DARK GRAY, LOW- E GLASS, WITH OFFSET CLOSURES, WEATHER-STRIPPING, THRESHOLD AND LOCKSET HARDWARE.
1" INSULATED, SOLAR GRAY LOW-E GLASS IN 1 3/4" x 4 1/2" BUTT GLAZED ANODIZED ALUMINUM FRAMING AT EXTERIOR GLAZING SYSTEM
3070 STEEL MAN DOORS AS INDICATED ON PLANS

FINISHES:

EXTERIOR PAINT, 2 COATS @ EXTERIOR DOORS (EXTERIOR MASONRY WALLS PAINTED OR SEALED) & EXTERIOR SOFFITS
BUILDING(S) B, C & D ONLY - FIBERGLASS ACOUSTICAL INSULATION W/ WHITE SCRIM FACE AT WAREHOUSE AREA

MECHANICAL:

PLUMBING:

2" COPPER WATER DISTRIBUTION W/ MAIN SHUT OFF VALVE (ROUGH-IN ONLY)
4" A.B.S. SEWER (ROUGH-IN ONLY)

H.V.A.C.:

MECHANICAL EQUIPMENT CURBS PROVIDED PER MECHANICAL DRAWINGS
MECHANICAL EQUIPMENT SHALL BE PROVIDED BY **BUYER** AS PART OF TENANT IMPROVEMENTS

FIRE PROTECTION:

SPRINKLER SYSTEM TO BE 6" WET ORDINARY HAZARD GROUP # (2).45 OVER 3000 SF
BACK FLOW PREVENTOR AND TAP PER CITY REQUIREMENTS

DIVISION #16 - ELECTRICAL:

METER & DISTRIBUTION TO BE INSTALLED BY BUYER WITH TENANT IMPROVEMENTS
BUILDING A - 1600 AMP, 120/208V, 3 PHASE SERVICE
BUILDING(S) B, C & D - 800 AMP, 277/480V, 3 PHASE SERVICE
UNDERGROUND CONDUIT TO EACH BUILDING
PHONE CONDUIT WITH PULL STRING TO PROPERTY LINE PER U.S. WEST REQUIREMENTS TO ONE LOCATION
SITE LIGHTING, **L.E.D.** WALL PACKS & EXTERIOR DOWNLIGHTING W/ PHOTOCCELL SENSOR
PER SITE LIGHTING PLAN & ELECTRICAL DRAWINGS

