



±57,768 SF INDUSTRIAL MANUFACTURING/DISTRIBUTION BUILDING

FOR SALE

**7325 E. EVANS ROAD
SCOTTSDALE | AZ**

FOR MORE INFORMATION, CONTACT:

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PRIME SCOTTSDALE AIRPARK TAXIWAY PROPERTY

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ABOUT
THE
PROPERTY



PROPERTY HIGHLIGHTS

- 3.9 Acre Site
- Zoning: I-1 City of Scottsdale
- Concrete Tilt Construction
- 3,336 SF Office
- 3,808 SF A/C Mezzanine Storage Area
- 17,532 SF AC Manufacturing Area
- 33,092 SF EVAP Cooled Warehouse
- 24' Clear Height
- 50' X 44' Colum Spacing
- Fully Fire Sprinkled
- Skylights (23: 4'x 8')
- 10,000 SF Concrete Walled outside storage area including covered Aircraft hanger area (10' x 42' bi-fold hanger door)
- 2000 Amp, 277/480 Volt Electrical Service
- 7: Dock - High Loading Doors (8' x 10')
- 3: Grade Level Loading Door (12' x 14')
- 101 Parking Spaces (16 Covered)
- 27 Camera Security System in place



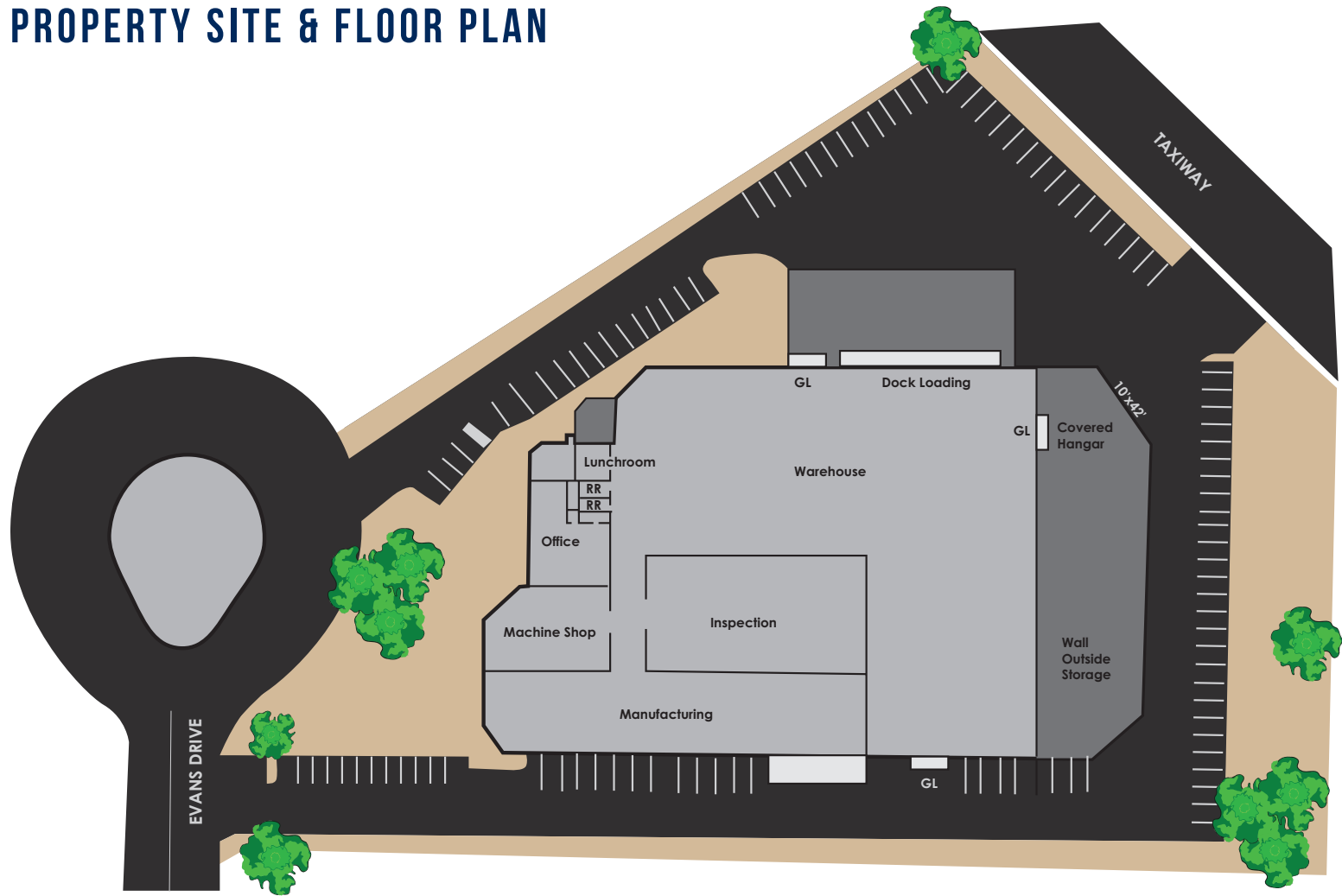
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PROPERTY SITE & FLOOR PLAN



PLAN MAY NOT BE TO SCALE*



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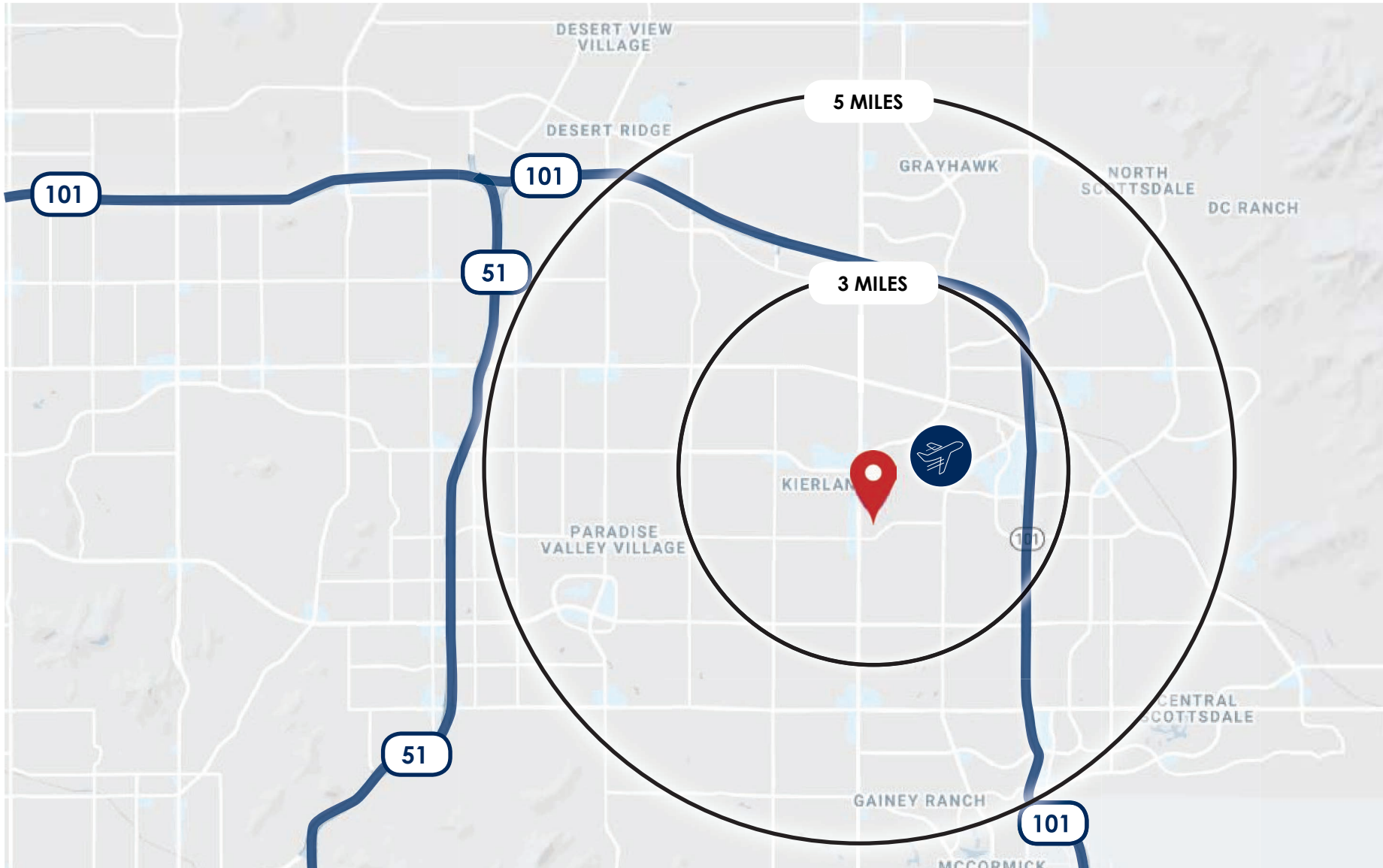
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PROPERTY LOCATION MAP

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