



# DIAL BLVD BUSINESS PARK

±2,758 Sf Available | 16055 N DIAL BOULEVARD - BLDG A - STE 6, SCOTTSDALE, AZ 85260

**JAMES LIEBERTHAL, SIOR**

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## Property Summary



### PROPERTY HIGHLIGHTS

- ±2,758 SF (±60% Warehouse)
- 100% A/C (2 Newer 5-Ton A/C Units - 1 in the Office Area & 1 in the Warehouse)
- Office has Open Showroom, Conference Room, Office, Break Area, 2 Bathrooms and Shower
- ±12' x ±10' Overhead Door
- ±16.5' Clear Height
- ±600 SF Bonus Steel Mezzanine
- Parking: 4 Covered Reserved Parking Spaces Included
- New Rolled Roof
- Sought After Location Close to Kierland Commons, Scottsdale Quarter & Abundant North Scottsdale Amenities

### OFFERING SUMMARY

Sale Price:	\$579,180 (±\$210 PSF)
Suite Size:	±2,758 SF

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,928	73,405	214,489
Total Population	4,480	172,317	502,817
Average HH Income	\$126,037	\$109,501	\$104,449

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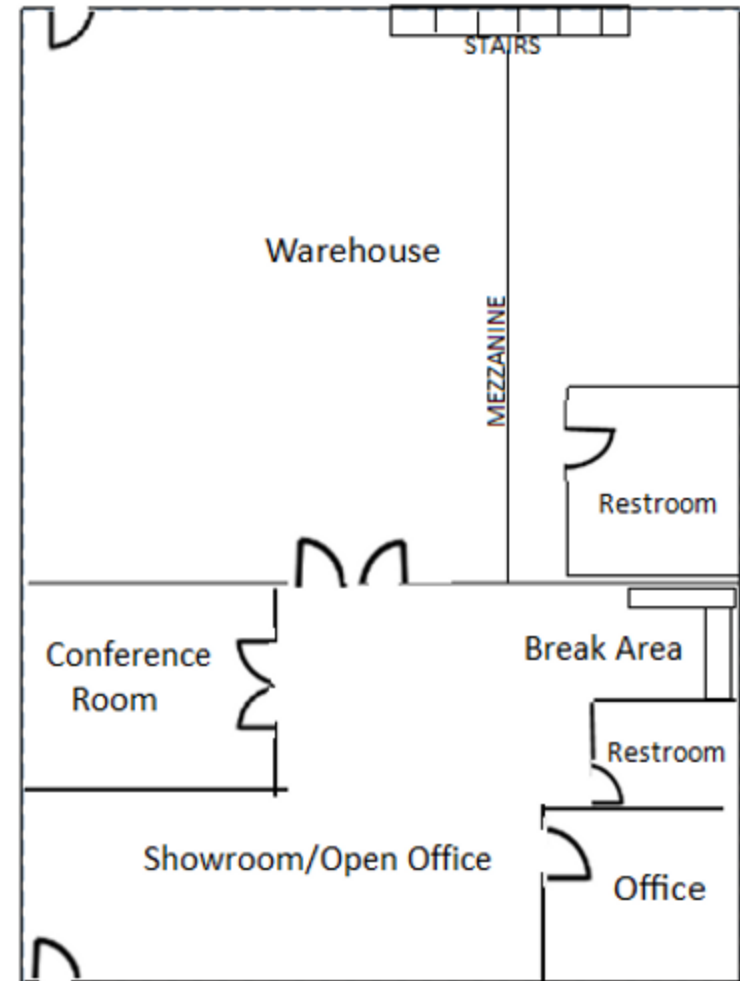
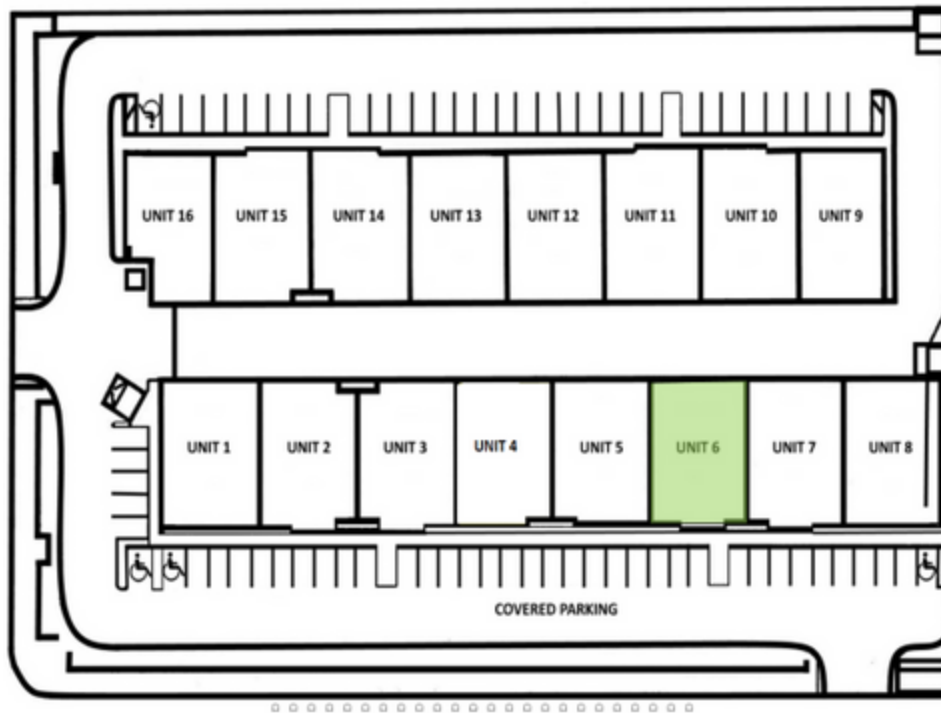
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16055 N DIAL BOULEVARD - BLDG A - SUITE 6, SCOTTSDALE, AZ , Scottsdale, AZ 85260



## Site Plan & Floor Plan



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## Additional Photos



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