

AVAILABLE FOR LEASE
BEAUTIFUL SHOWROOM/WAREHOUSE SPACE
SCOTTSDALE AIRPARK



8420 EAST BUTHERUS DRIVE
(Behind Costco in the Scottsdale Airpark)

8,903 SQUARE FEET
BEAUTIFUL IMPROVEMENTS
FENCED YARD

ZONED C-3 (IDEAL FOR AUTOMOTIVE)
RENTAL RATE: \$16.00/SF NNN
AVAILABLE: NOVEMBER 10, 2019

SHOWINGS BY APPOINTMENT ONLY:

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SHOWROOM AREA

- **HIGHLY UPGRADED T.I.'S**
- **WOOD FLOORS**
- **PRIVATE BATHROOM**
- **TWO PRIVATE OFFICES**
- **LARGE SHOWROOM AREA**



- **RETAIL AREA FOR PRODUCTS**
- **LARGE COUNTER DESK**
- **OPEN FLOOR PLAN**
- **PRIVATE WAITING AREA**



REAR VIEW OF THE BUILDING

**THERE IS COVERED PARKING
ALONG EAST SIDE OF PROPERTY
INSIDE THE FENCED YARD**



WAREHOUSE VIEW (ONE-HALF)

**ONE SIDE IS USED FOR RESALE
VEHICLES AND THE OTHER SIDE
IS USED FOR REPAIRS (THERE IS
A DEMISING WALL BETWEEN THE
TWO SPACES)**

PROPERTY FACTS

PROPERTY ADDRESS:	8420 East Butherus Drive Scottsdale, Arizona 85260
BUILDING SIZE:	8,903 Square Feet
YEAR BUILT:	1995
CONSTRUCTION TYPE:	Masonry
ZONING:	C-3; City of Scottsdale
LOT SIZE:	35,307 Square Feet (0.81 Acres)
BUILDING HEIGHT:	22 Feet
OVERHEAD DOORS:	Three (3)
PARKING:	33 Spaces Total Inside the Fenced Yard • 6 Covered Spaces • 7 Uncovered Spaces • Additional Room in Rear to park more vehicles Outside of the Fenced Yard • 18 Uncovered Spaces • 2 Uncovered Handicap Spaces
LOCATION:	Prime North Scottsdale location within the Scottsdale Airpark. Minutes from the Loop 101 Freeway and all major arterials. Situated adjacent to Costco and close to a majority of the automotive and motorcycle dealerships in the area including Harley Davidson. Large retail and automotive industry in this submarket.
AVAILABLE:	November 10, 2019

RENTAL COMPARABLES

Available Automotive Space For Lease (Scottsdale Airpark Area)

PROPERTY ADDRESS	BUILDING SIZE	ZONING	AVAILABLE SPACE (SF)	RENTAL RATE	LEASE TYPE
Former Barrett Jackson Building 7400 East Monte Cristo Avenue Scottsdale, AZ (mostly office, 2,344SF warehouse)	11,568	I-1 (1)	11,568	\$18.95	Modified Gross
14950 North 83 rd Place Scottsdale, AZ	19,738	C-4	5,120-19,738	\$21.00	NNN
14880 North Northsight Blvd Scottsdale, AZ	8,532	C-3	3,519-6,127	\$18.50	NNN
SUBJECT PROPERTY: 8420 East Butherus Drive Scottsdale, AZ	8,903	C-3	8,903	\$16.00	NNN

(1) Need a conditional use permit to store vehicles at this facility

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