

FOR SUBLEASE

7901 E PIERCE ST | STE C & D
SCOTTSDALE, AZ 85257

± 6,000 SF OFFICE/WAREHOUSE WITH
± 0.74 ACRE FENCED YARD



CONTACT US

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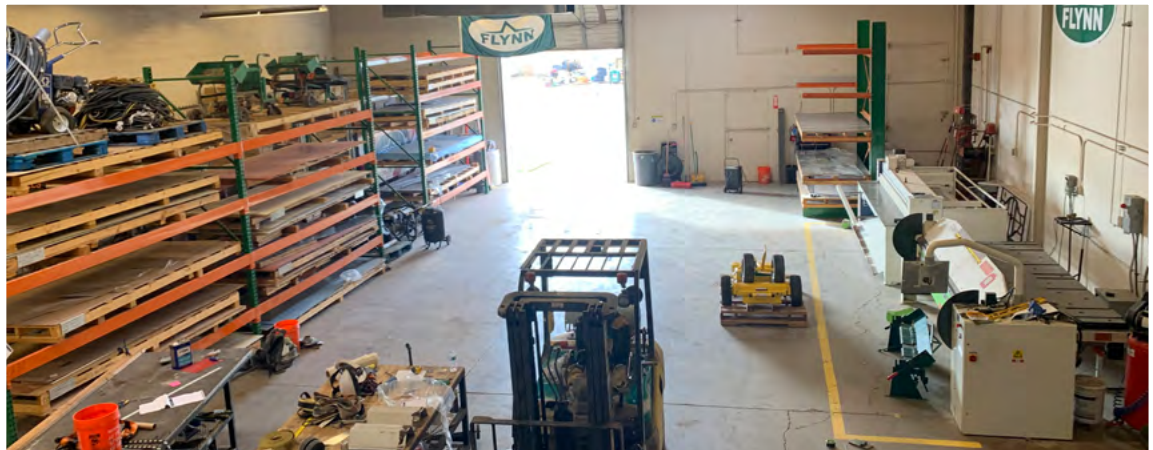
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PROPERTY FEATURES

- $\pm 12,000$ SF Total office/warehouse building on ± 1.63 acres
- Suite C & D (Available)
 $\pm 6,000$ SF office/warehouse with $\pm 2,592$ sf of office with modern finishes (bonus mezzanine not included in square footage)
- ± 0.74 acres of fenced, secured yard
- $\pm 14'$ - $\pm 16'$ clear height (evap cooled)
- Two (2) grade level loading doors
- Fire sprinklered
- 400 amps 120/208v (SES)
Power distribution throughout the warehouse
- Gas available
- Zoned I-1 : City of Scottsdale
- Less than a mile from Tempe Marketplace
- Master lease expires August 31, 2022
- Sublease Rate: \$8,500/month gross



AERIAL



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outline not to scale

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