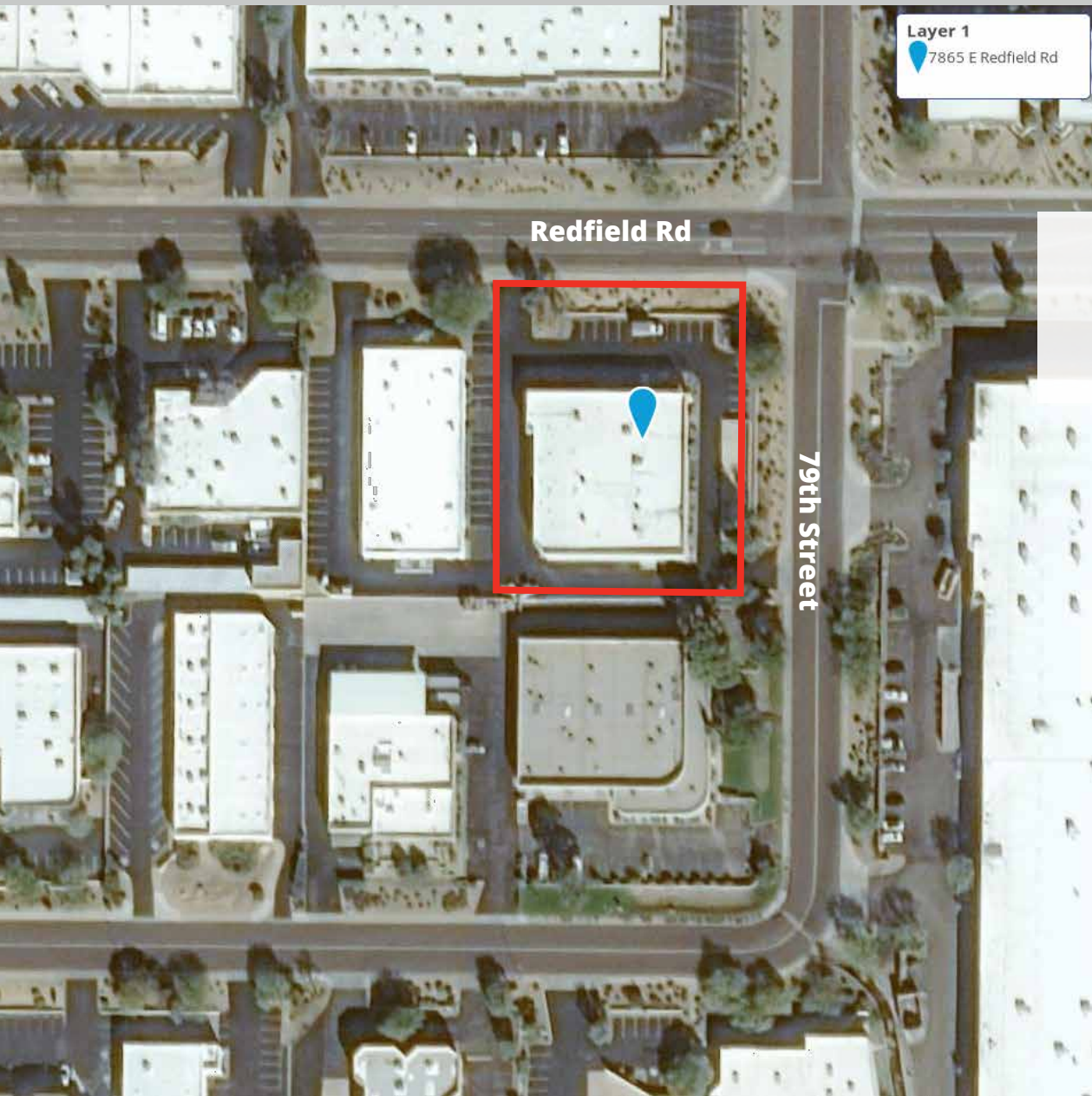




For Sale or Lease

7865 Redfield Road,
Scottsdale, Arizona

Showroom/Warehouse/ Manufacturing Space

- Sale Price: \$2,900,000
- Rental Rate: \$15,000/mo (\$1.10/PSF MG)
- ±13,654 SF on 1.13 acres
- 25 parking spaces
- Located on the NEC of Redfield & 79th Street
- Built in 1991
- Real Estate Taxes: \$26,773 (2020)



Accelerating success.

8360 E Raintree Dr | Suite 130
Scottsdale, AZ 85260
P: +1 480 596 9000
F: +1 480 655 3390
colliers.com/arizona

Jim Keeley, SIOR CCIM

Designated Broker, Scottsdale
+1 480 655 3300
jim.keeley@colliers.com

Photo Gallery



Building Exterior



Warehouse Interior



Truck Bay



Front Entrance



Front Entrance



Office Area



Warehouse Interior with Doors

Property Overview

Address	7865 E Redfield Road, Scottsdale Arizona 85260
Legal Address	APN 215-56-180, Thunderbird Industrial Airpark No. 4
Land Size	Approximately 1.13 acres
Building Size	Approximately 13,654 square feet
Lease Terms	Modified Gross 5 year lease, Tenant to pay real estate taxes
Parking	Paved on-site parking areas; approximately 25 spaces
HVAC and EVAP	The building is cooled by rooftop air conditioning units in offices and evaporative coolers in the warehouse
Sprinkler Systems	The office and warehouse areas have sprinklers installed
Electrical	800 amps, 3 meters
Lighting	High bay fluorescent lighting
Loading	Two 12' x 12' overhead doors
Ceiling Height	17.5' ceiling height (estimated) in warehouse (EVAP cooled) 11.5' ceiling height (estimated) in offices (AC)

Lease Rate: \$15,000/mo

(\$1.10/psf/mo MG)

Real Estate Taxes: \$2,231/mo (2020)

Zoning

- I-1 Industrial Zoning allows for showroom, light manufacturing, aeronautical, light industrial, office and supportive uses to sustain and enhance major employment opportunities.
- Examples of potential uses:
 - Scientific research & development
 - Showroom, Warehouse or Distribution
 - Data processing, hosting and related services

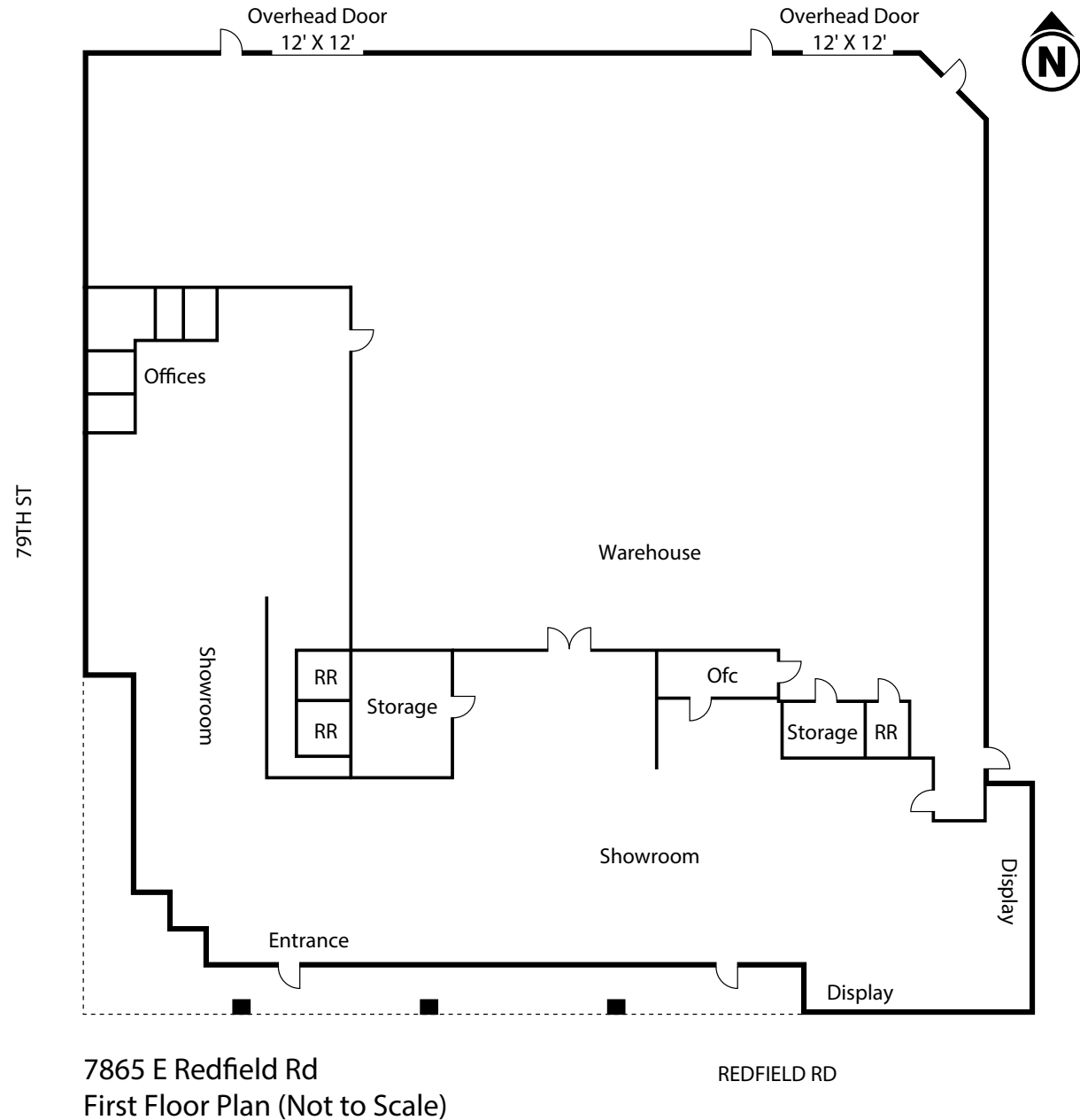
Key Highlights

- Free Standing Building
- 360' drive around ability
- Corner identity



8360 E Raintree Dr | Suite 130
Scottsdale, Arizona 85260
P: +1 480 596 9000
F: +1 480 655 3390
colliers.com\arizona

Jim Keeley, SIOR CCIM
Designated Broker Scottsdale
+1 480 655 3300
jim.keeley@colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2021. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. CC Partners, LLC dba Colliers International Scottsdale