FOR LEASE > OFFICE/WAREHOUSE/FLEX SPACE

7327 E Tierra Buena Lane

SCOTTSDALE, AZ



Property Features

- ±21,108 gross SF total
- ±7,000 SF of office
- ±14,000 SF of warehouse
- Year built 1996
- I-1 zoning
- Lot size ±52,263 SF
- 50 parking spaces, including 8 covered
- 20' clear height in warehouse
- Walking distance to Scottsdale Quarter
- Evaporative and A/C cooled warehouse
- 2-story volume lobby entrance
- Corner lot
- Architectural steel stairs to second floor
- Class A tenant improvement finishes
- Executive bathroom on second floor
- 1600 Amps 120/208 V 3-Phase
- 14' x 14' electric overhead doors
- RE Taxes 2015: $36,985

Lease Rate

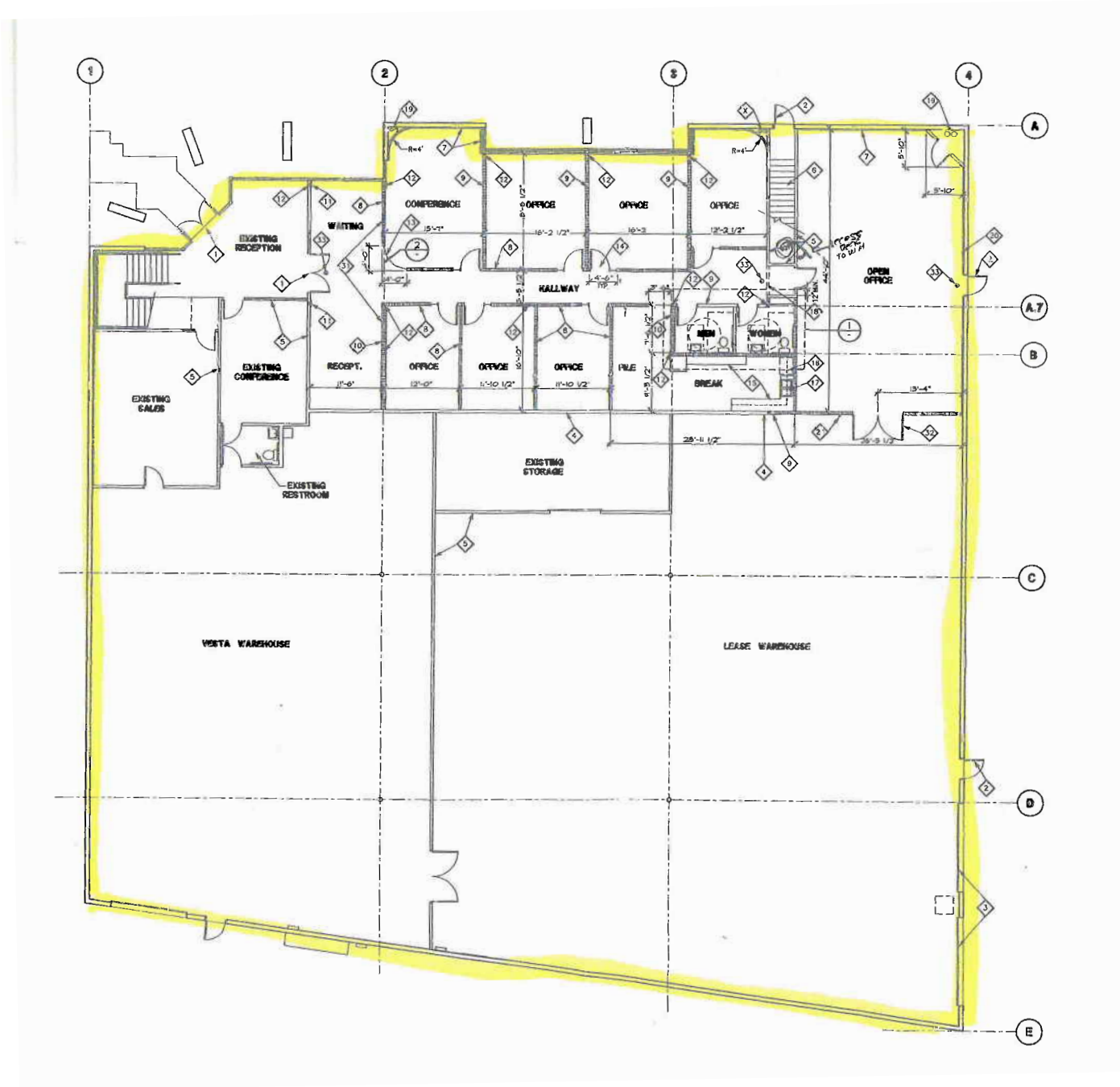
$19,000/month NNN ($.90/SF NNN)



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7327 E Tierra Buena Lane > 1st Floor, Floor Plan, ±18,109 SF





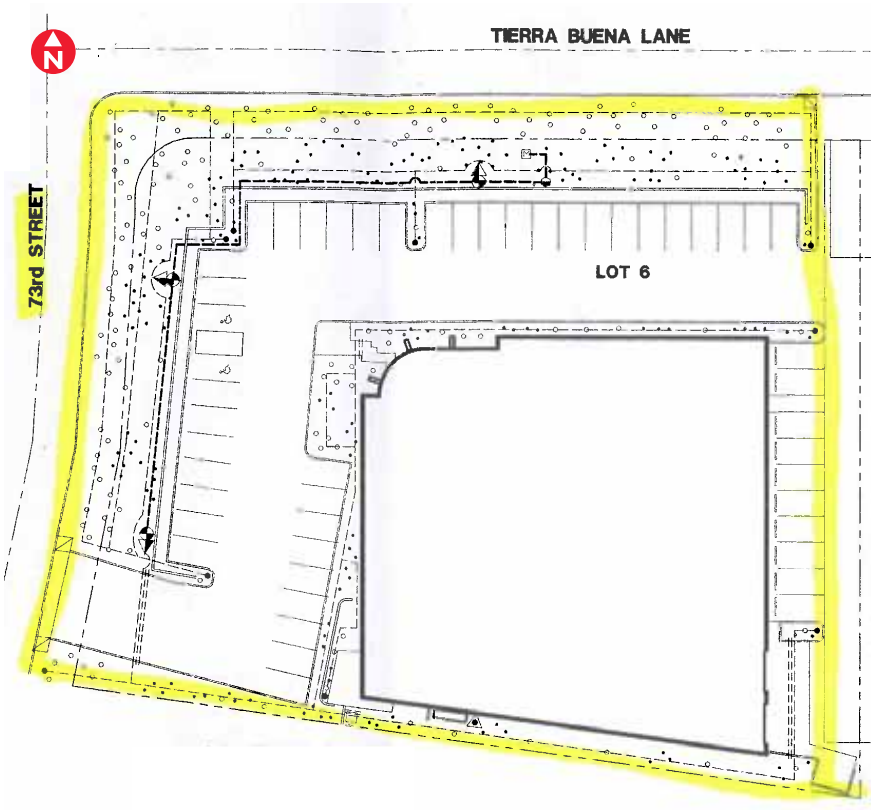




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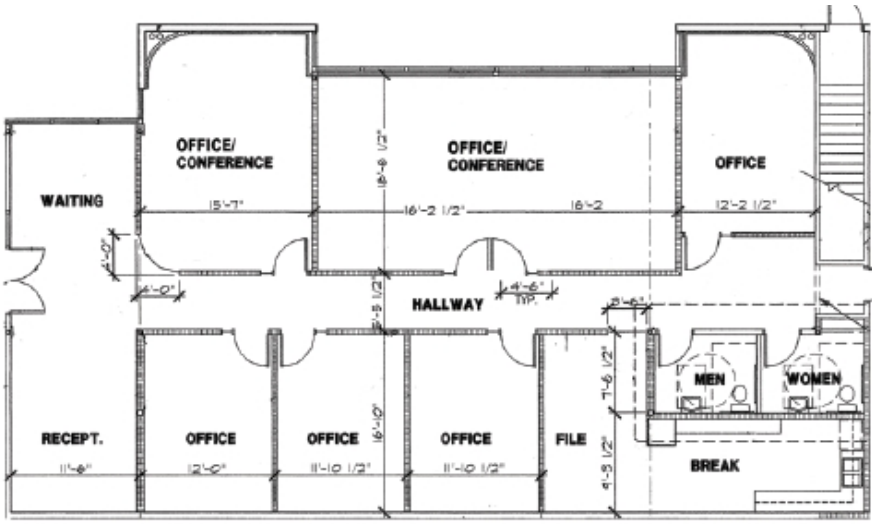
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7327 E Tierra Buena Lane > Site Plan & 2nd Floor, Floor Plan



Second Floor
(Suite 201)
±2,999 SF

Approximate Operating Expenses	
RE Property Taxes (2015)	$36,985
Property Insurance	6,900
Landscaping / Maintance	4,700
Water, Sewer	2,050
Pest Control	1,380
Trash Removal	1,500
Repair & Maintenance	5,500
Property Management Fee	6,000
Total	**$65,015 ($.26/SF/mo)**







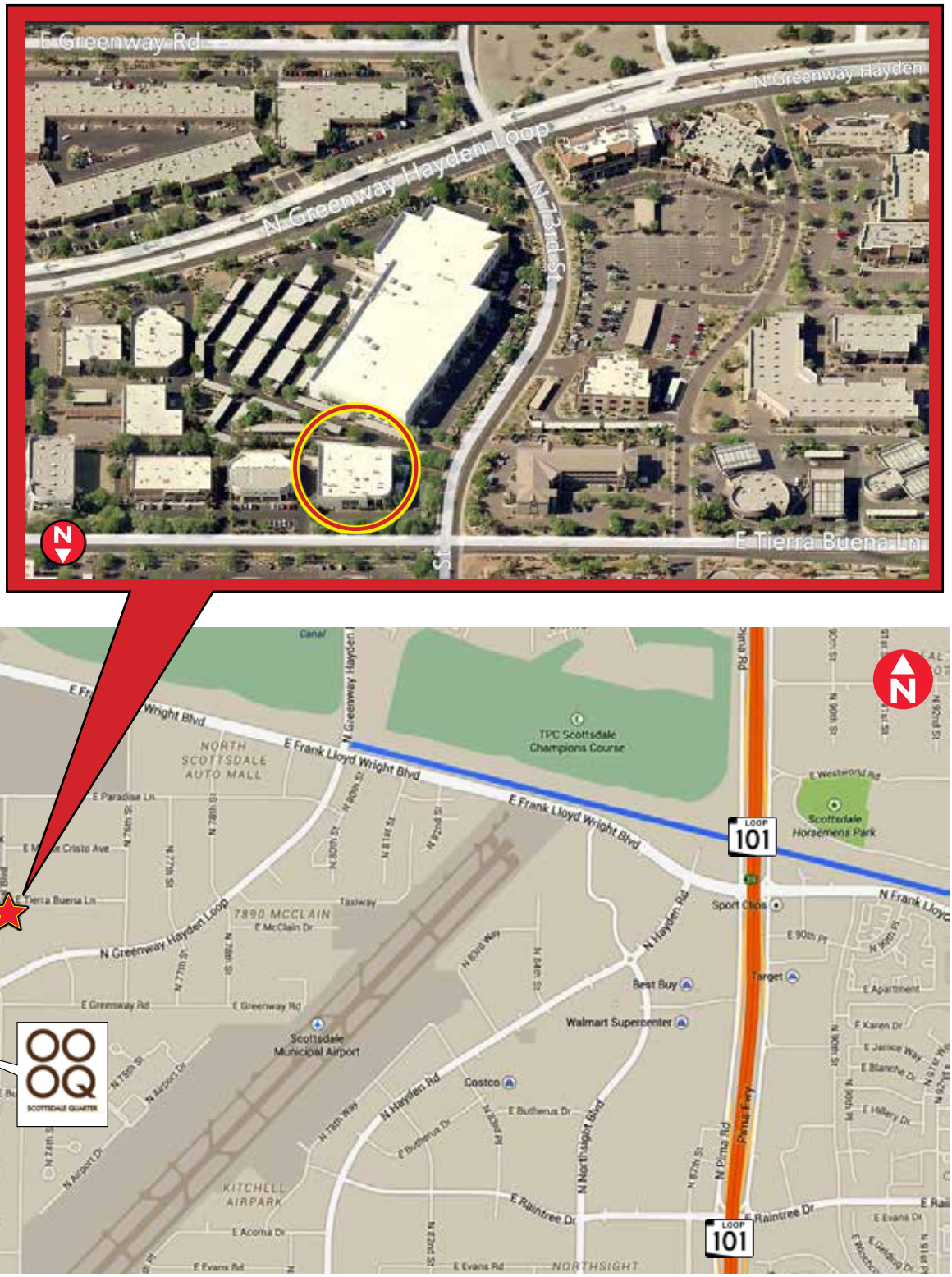


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7327 E Tierra Buena Lane > Map & Overhead View



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