

INVESTMENT OPPORTUNITY



±12,550 SF OFFICE / WAREHOUSE BUILDING | SINGLE TENANT NNN LEASE

17465 N 93rd STREET | SCOTTSDALE, ARIZONA 85255



Randy Shell
Designated Broker

C 480 694 4100
randy@shellcommercial.com

Shell Commercial Real Estate
16410 N 91st Street | Suite 112
Scottsdale, Arizona 85260

480 443 3992



shellcommercial.com

The above is subject to prior sales and leasing. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied as to the accuracy of this information.

17465 N 93rd STREET | SCOTTSDALE, ARIZONA

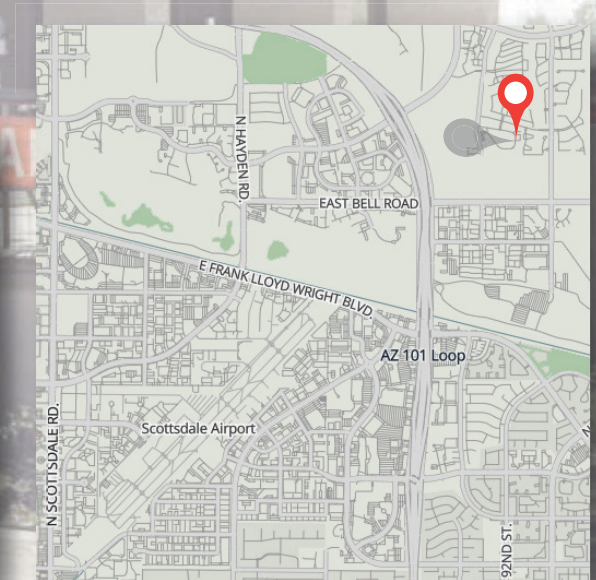
- **Location:** 17465 N 93rd Street, Scottsdale, AZ 85255 | Parcel# 217-55-724
- **Details:** Single-tenant, NNN lease
- **Lease Term:** Five (5) years. Automatically renewed for three (3), five (5) year renewal terms
- **NOI (4/20 - 3/21):** \$235,585.00 (est.)
- **Price:** \$3,900,000.00; 6.04 cap (est.)
- **Property:** Built in 2018, 12,550± sf contemporary building on 43,736± sf land parcel with fenced, secured yard. Located in the prestigious DC Ranch Corporate Center, Scottsdale, Arizona
- **Zoning:** I-1 Light Industrial, City of Scottsdale



Tenant Details:

Tenant, Arizona Outdoor Specialists, Inc. is an affiliate of REI CO-OP (Recreational Equipment, Inc.). Founded in 1938, REI has over \$18 million members, more than 13,000 employees, and 162 stores in 39 states.

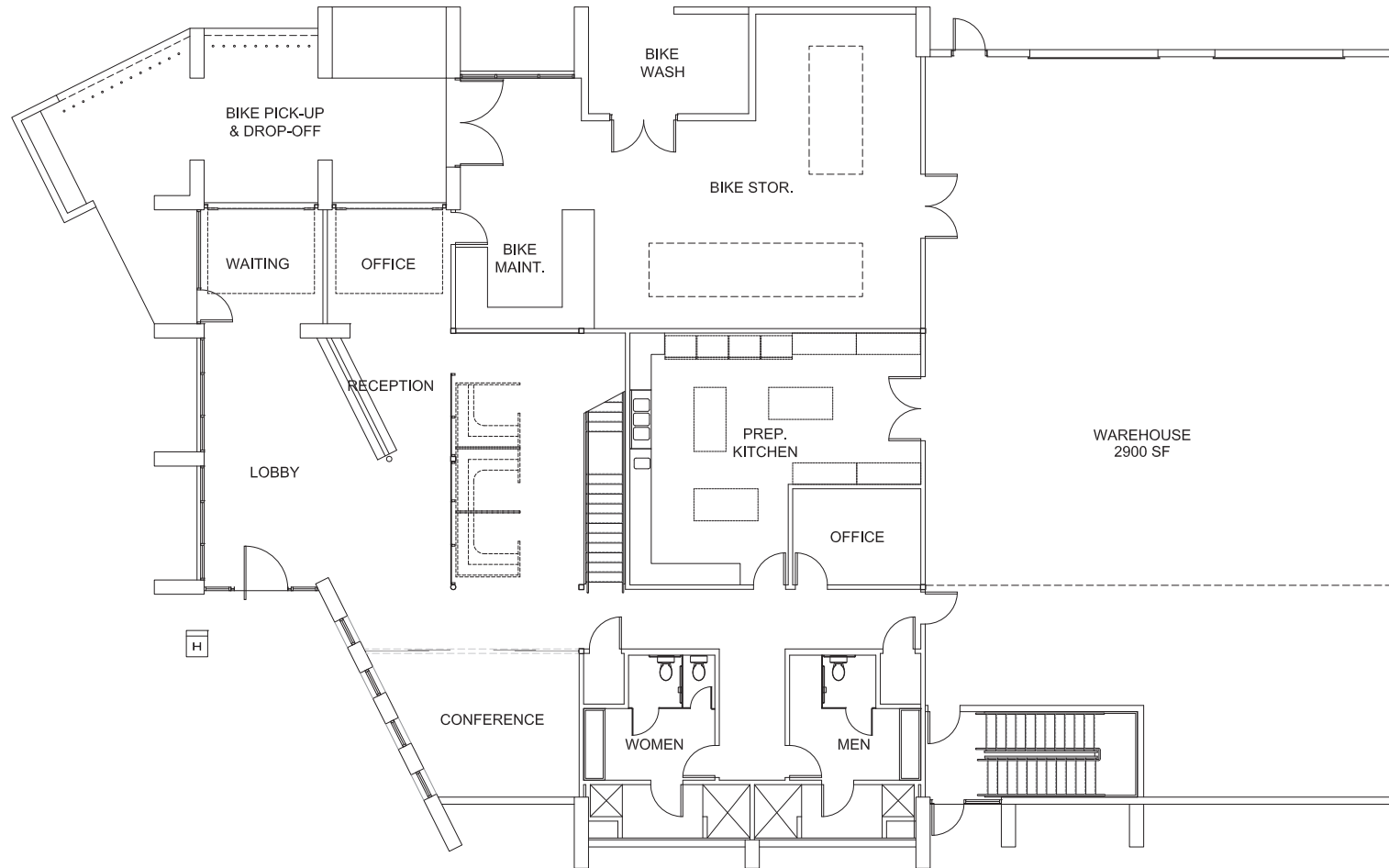
Visit www.rei.com for more information.



FLOOR PLAN

FIRST FLOOR

17465 N 93rd STREET | SCOTTSDALE, ARIZONA



1st FLOOR PLAN
SCALE: 3/16" = 1'-0"

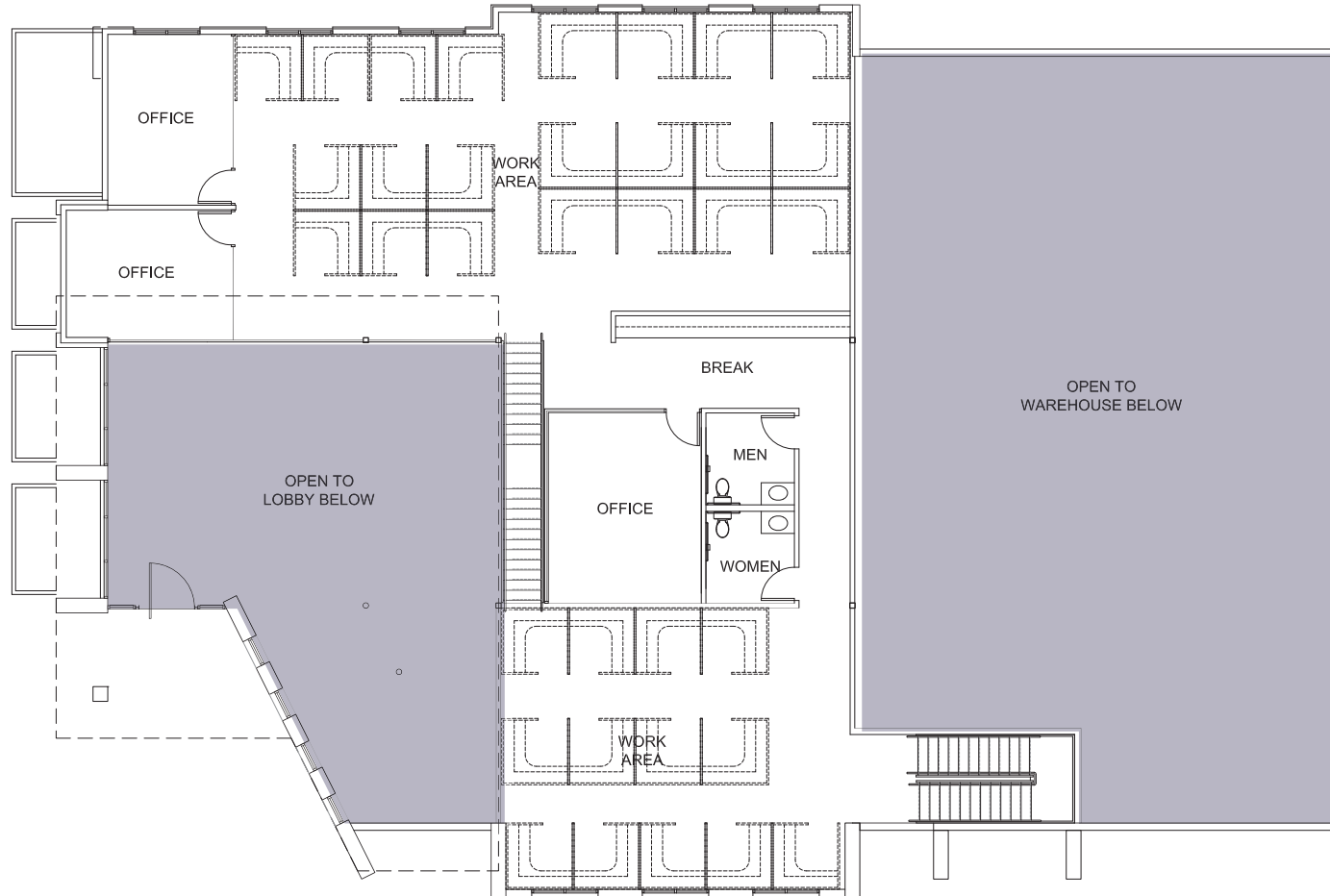
NOT TO SCALE

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. This information has been secured from sources deemed reliable, however, we make no warranties as to its accuracy.

FLOOR PLAN

SECOND FLOOR

17465 N 93rd STREET | SCOTTSDALE, ARIZONA



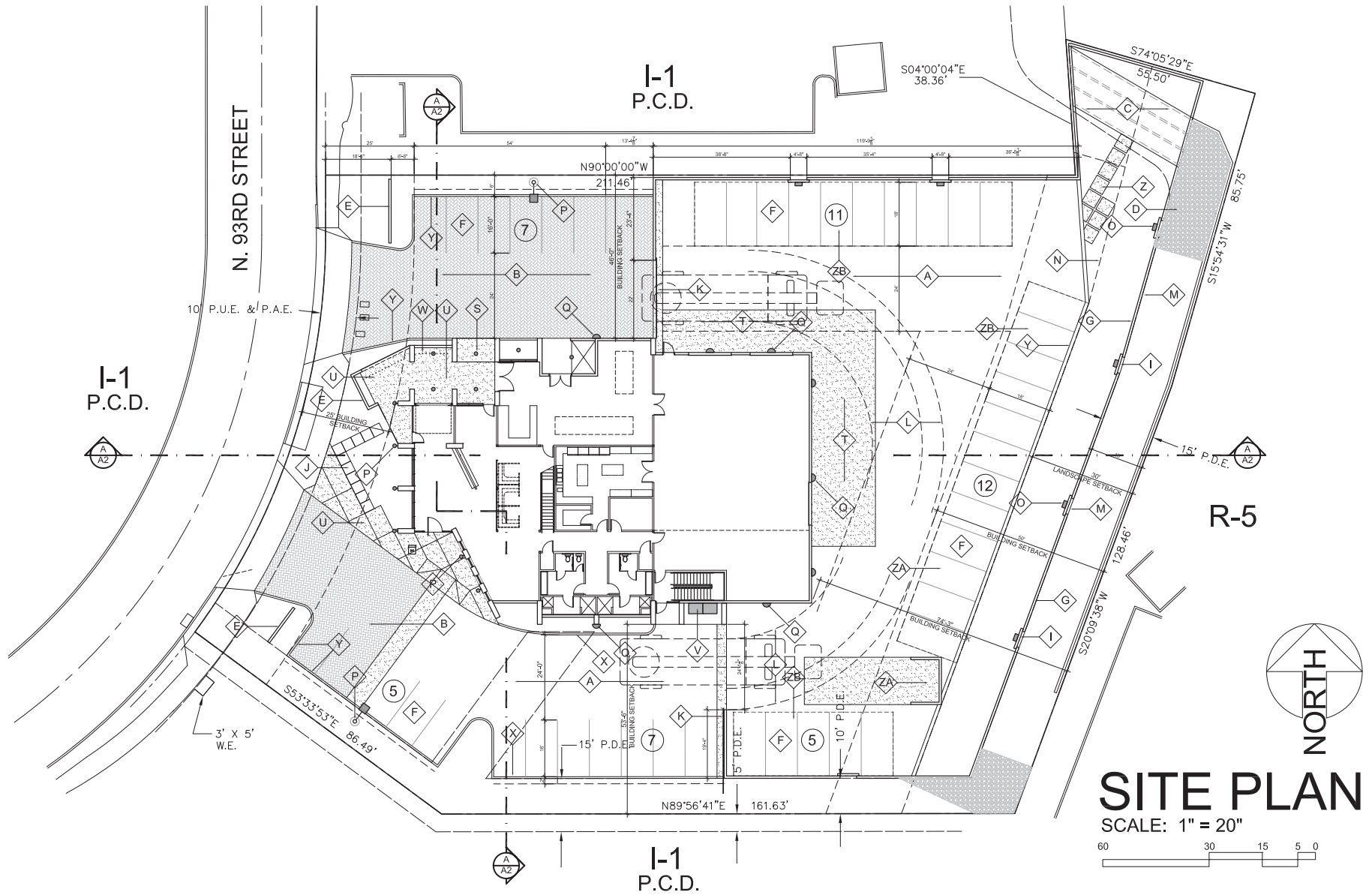
2nd FLOOR PLAN
SCALE: 3/16" = 1'-0"

NOT TO SCALE

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. This information has been secured from sources deemed reliable, however, we make no warranties as to its accuracy.

SITE PLAN

17465 N 93rd STREET | SCOTTSDALE, ARIZONA



The above is subject to prior sales and leasing. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied as to the accuracy of this information.

LOCATION MAP

17465 N 93rd STREET | SCOTTSDALE, ARIZONA



The above is subject to prior sales and leasing. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied as to the accuracy of this information.