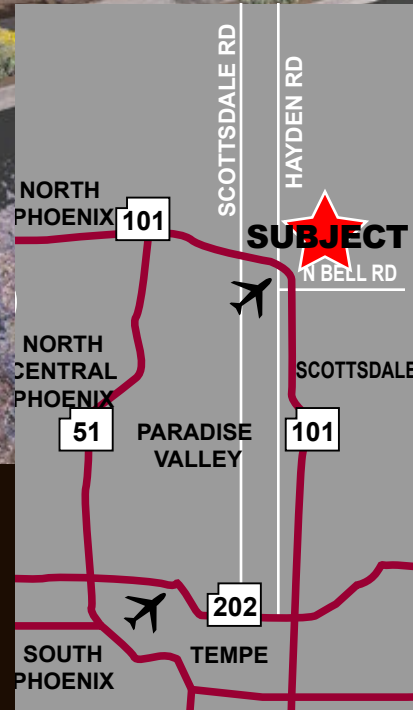


Freestanding Office & Office/Warehouse Buildings For Sale in DC Ranch

COMING SOON
Estimated Completion
January 2020



RANDY SHELL
randy@shellcommercial.com

SHELL
480-443-3992

Verde Grove
AT DC RANCH

All information contained herein 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.

Verde Grove

AT DC RANCH

Palo Brea Bend

A

B

C

D

A

OFFICE

\$225/SF

B

OFFICE/WAREHOUSE

\$198/SF

C

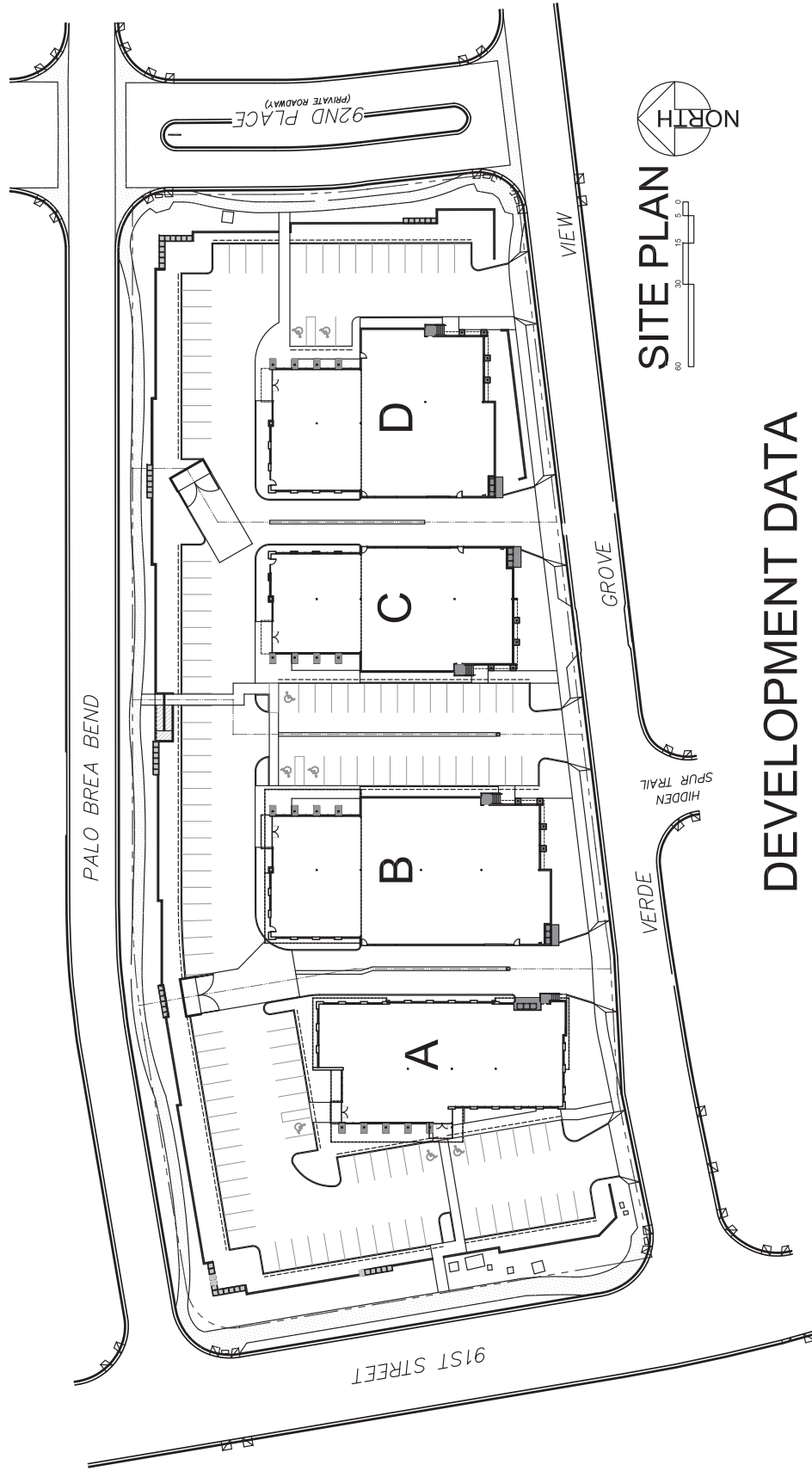
OFFICE/WAREHOUSE

\$198/SF

D

OFFICE/WAREHOUSE

\$198/SF



SITE PLAN

DEVELOPMENT DATA

A	Lot Area: 44,488 sf (1.02 acres)	C	Lot Area: 27,763 sf (0.64 acres)	D	Lot Area: 39,068 sf (0.90 acres)
Building Areas:	Building Areas:	Building Areas:	Building Areas:	Building Areas:	Building Areas:
1st FLOOR 8,002 sf	1st FLOOR 11,442 sf	1st FLOOR 8,332 sf	1st FLOOR 9,779 sf	1st FLOOR 2,951 sf	1st FLOOR 2,951 sf
2nd FLOOR 7,447 sf	2nd FLOOR 2,951 sf	2nd FLOOR 2,344 sf	2nd FLOOR 2,344 sf	2nd FLOOR 2,951 sf	2nd FLOOR 2,951 sf
TOTAL 15,449 sf	TOTAL 14,393 sf	TOTAL 10,676 sf	TOTAL 10,676 sf	TOTAL 13,004 sf	TOTAL 13,004 sf
Parking Spaces: 54 spaces	Parking Spaces: 31 spaces	Parking Spaces: 24 spaces	Parking Spaces: 24 spaces	Parking Spaces: 29 spaces	Parking Spaces: 29 spaces

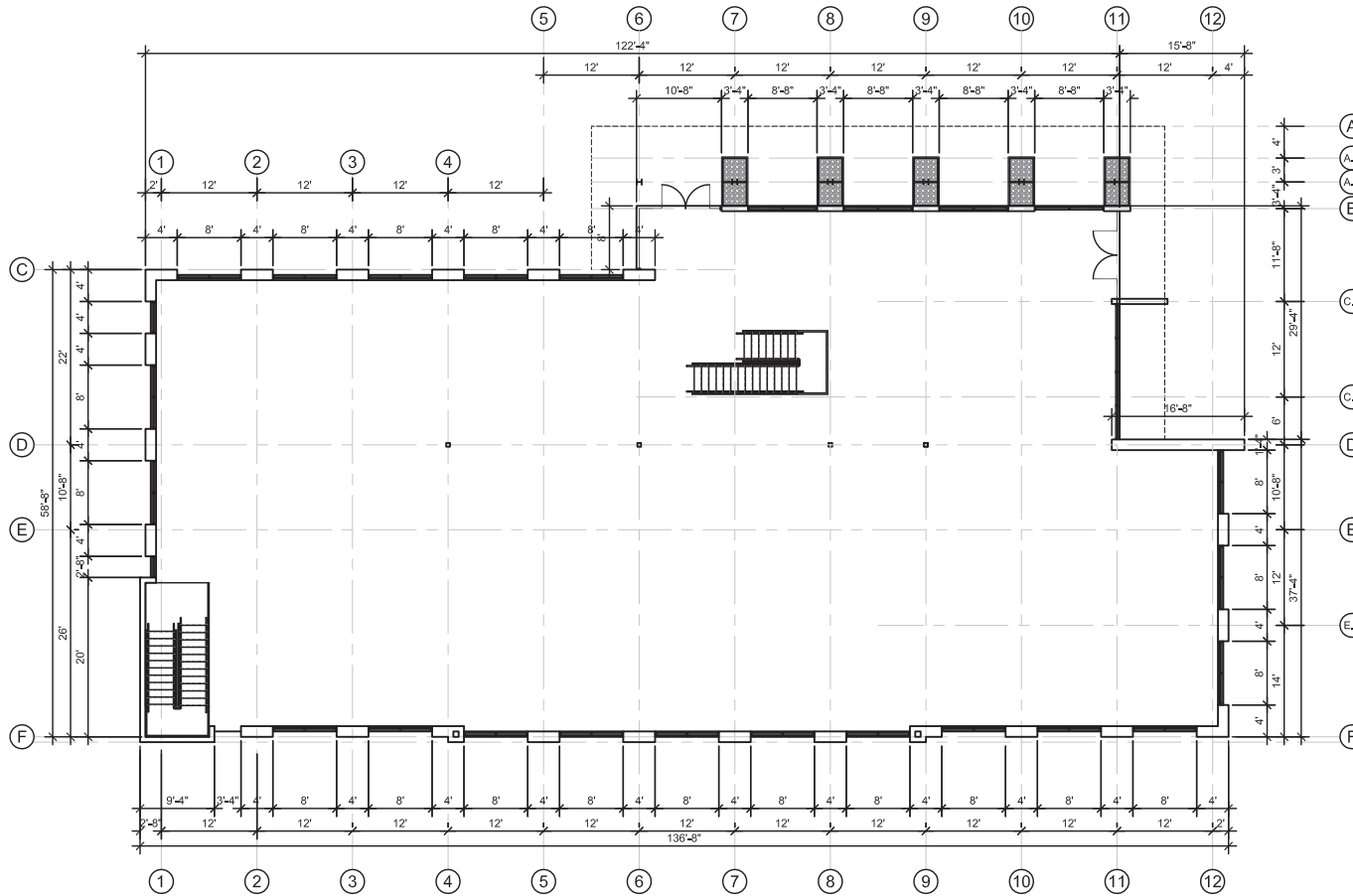
Verde Grove

AT DC RANCH

Located in the Prestigious DC Ranch Master Planned Community



- Close to Market Street at DC Ranch Retail Center
- Second-story views of the McDowell Mountains & Silverleaf Golf Course
- Comprehensive CC&Rs assuring quality design integrity
- Close proximity to Loop 101 full-diamond interchange
- Located near approximately four million square feet of retail and restaurants
- Minutes from Scottsdale Airport
- Contemporary Architecture



CAPITAL INDUSTRIAL HOLDINGS, LLC
 DC RANCH CORPORATE CENTER - LOTS 1, 2 & 3
 9112 E. VERDE GROVE VIEW

DATE: 8.13.18
 REVISION:

NORTH 1st FLOOR PLAN A
 SCALE: 1/8" = 1'-0"



james
 elson
 architect

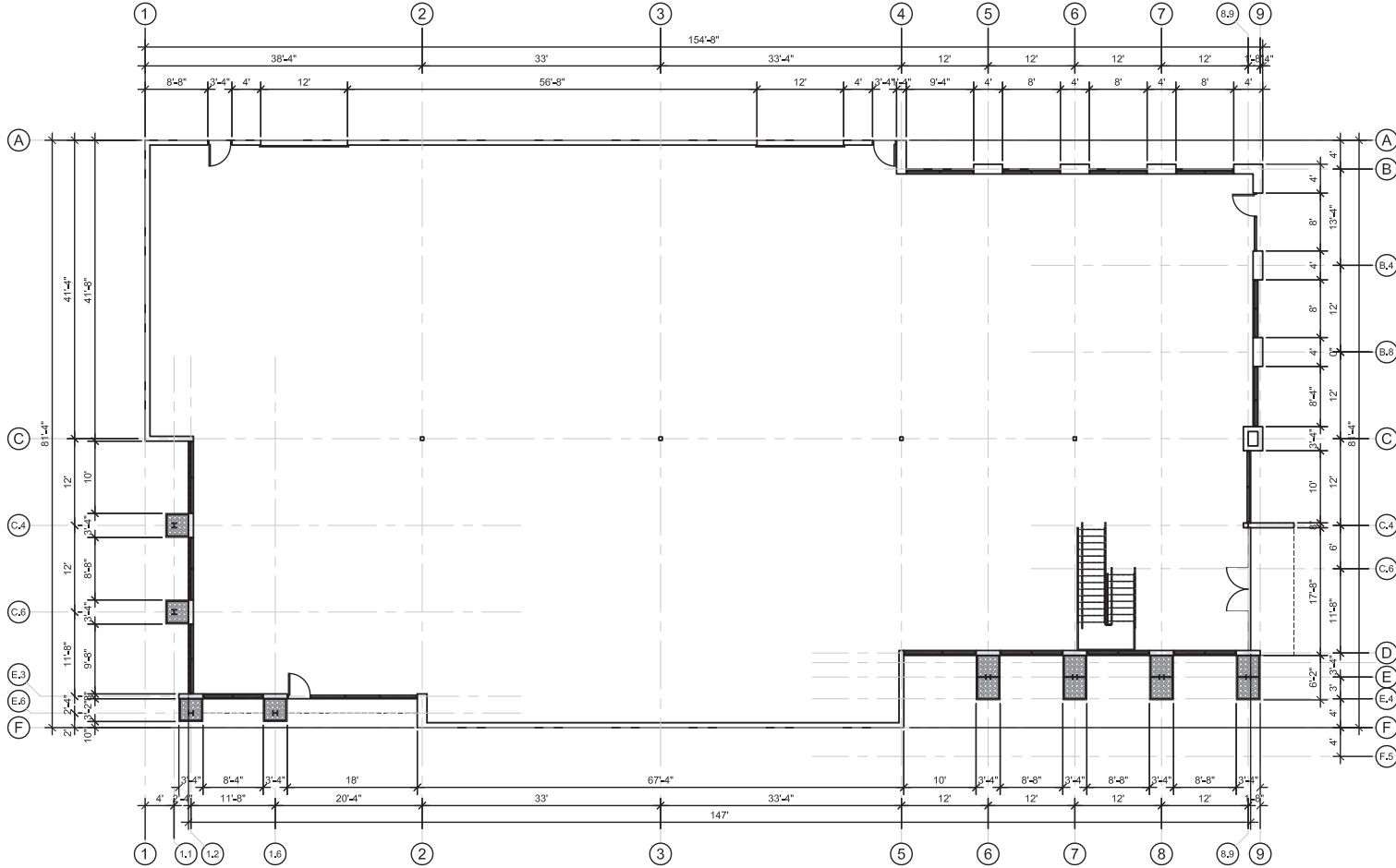
16420 north 92nd street
 suite two hundred five
 scottsdale, arizona
 85260

602-963-6311 ext
 450, 516, 9342 ext
 j4747a@aql.com
 jokiraz@hotmail.com

EXPIRES 9.30.2020

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A1
 FIRST
 FLOOR
 PLAN A



NORTH 1st FLOOR PLAN B
SCALE: 1/8" = 1'-0"



EXPIRES 9.30.2020

CAPITAL INDUSTRIAL HOLDINGS, LLC
DC RANCH CORPORATE CENTER - LOTS 1, 2 & 3
9112 E. VERDE GROVE VIEW

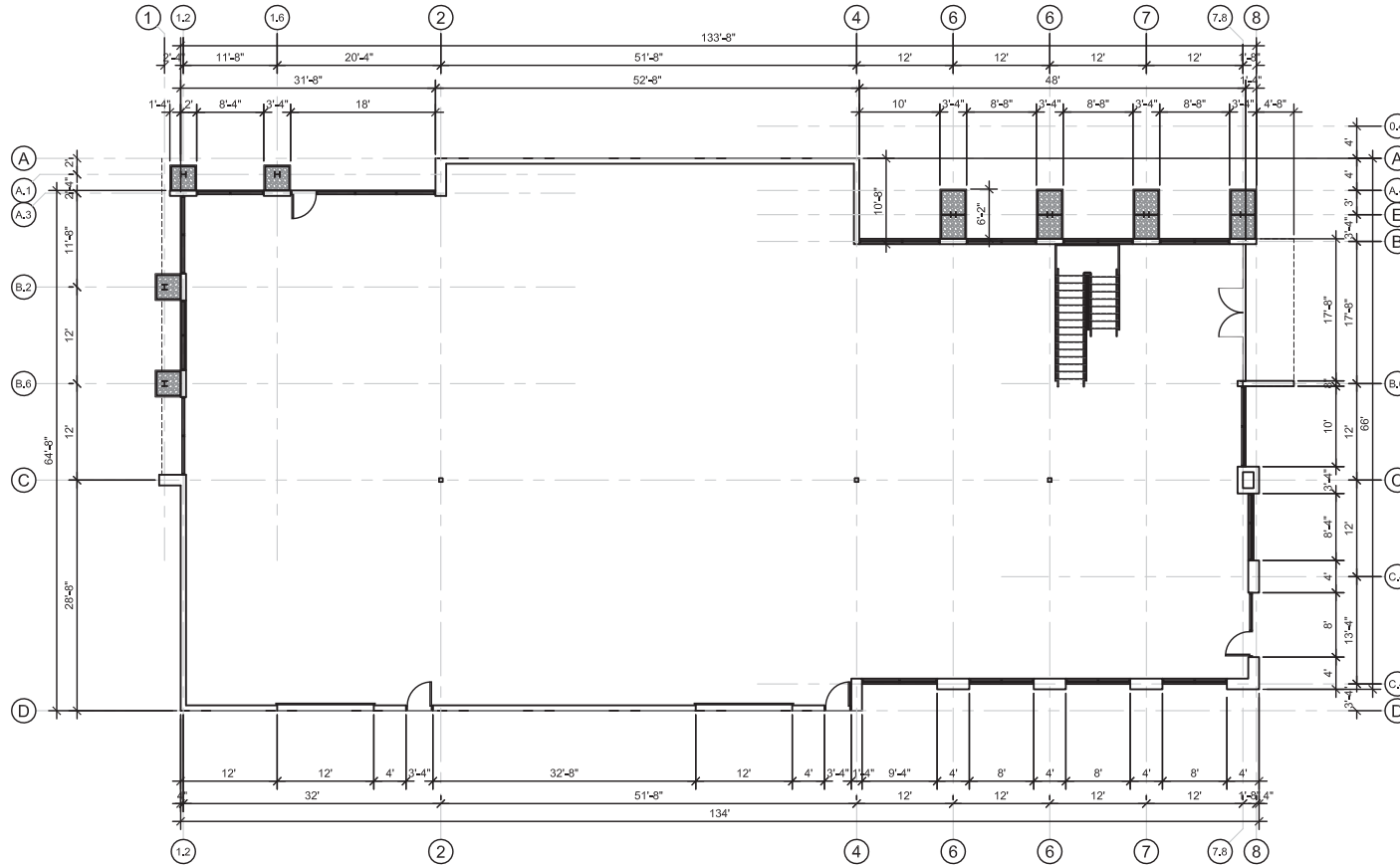
DATE: 8.13.18
REVISED:

james
elison
architect

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suite 100 hundred five
scottsdale, arizona
85200

002_003_5311.rvt
480_515_9342.rvt
j4747e@jel.com
j4747e@hotmail.com

A2
FIRST
FLOOR
PLAN B



NORTH 1st FLOOR PLAN C
SCALE: 1/8" = 1'-0"



CAPITAL INDUSTRIAL HOLDINGS, LLC
DC RANCH CORPORATE CENTER - LOTS 1, 2 & 3
9112 E. VERDE GROVE VIEW

DATE: 8.13.18
REVISED:

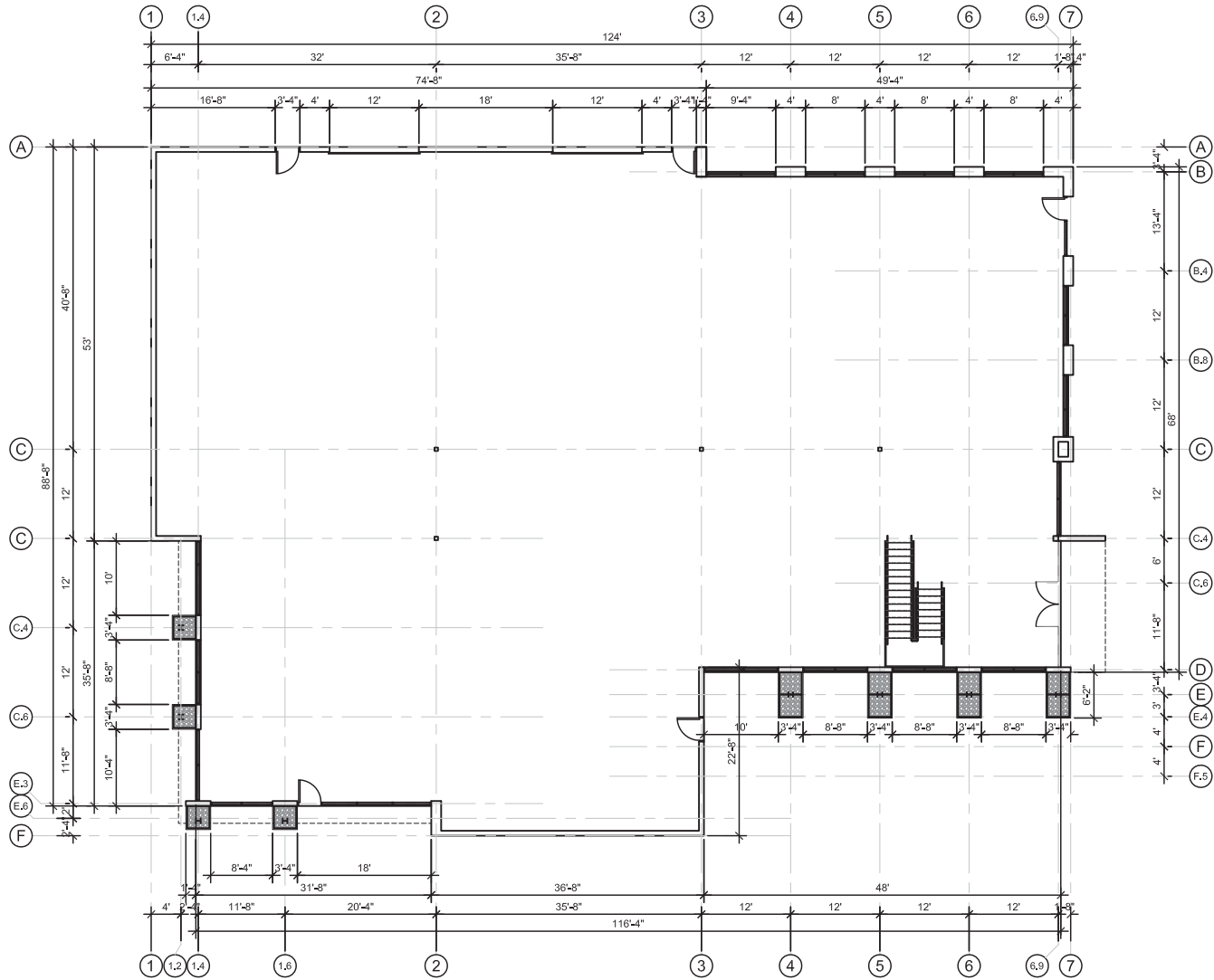
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j4747e@ael.com
jokersaz@hotmail.com

EXPIRES 9.30.2020

A3
FIRST
FLOOR
PLAN C



NORTH
1st FLOOR PLAN D
SCALE: 1/8" = 1'-0"

CAPITAL INDUSTRIAL HOLDINGS, LLC
DC RANCH CORPORATE CENTER - LOTS 1, 2 & 3
9112 E. VERDE GROVE VIEW

DATE: 8.13.18
REVISED:

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elison
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EXPIRES 9.30.2020

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jre@jre.com

Verde Grove AT DC RANCH

“Shell Specs”



BUILDING SPECIFICATIONS FOR 'SHELL' BUILDING DC RANCH CORPORATE CENTER

SOFT COSTS, GENERAL CONDITIONS:

DEVELOPMENT REVIEW SUBMITTAL AND FEES
TOPOGRAPHICAL SURVEY
ARCHITECTURAL AND ENGINEERING DRAWINGS AND SERVICES FOR:
ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, CIVIL ENGINEERING,
INCLUDING GRADING AND DRAINAGE PLANS, AND LANDSCAPE DESIGN
CONSTRUCTION STAKING
BLUEPRINTING
SOILS REPORT
NATIVE PLANT SURVEY AND PERMIT
CONSTRUCTION MATERIALS TESTING (MASONRY GROUT, CONCRETE AND SOILS COMPACTION)
SCOTTSDALE PLAN REVIEW AND BUILDING PERMIT
GRADING AND DRAINAGE PERMIT AND REVIEW FEES
LANDSCAPING OFFSITE PERMIT AND DRAWING
OFFSITE PERMITS AND PLAN REVIEW
1" WATER METER AND WATER RESOURCE FEE (DOMESTIC) & 1" LANDSCAPE METER.
SEWER AND WATER DEVELOPMENT FEES
TELEPHONE HOOK-UP TO ONE CENTRAL LOCATION
WRITTEN FIVE YEAR ORIGINAL GUARANTEE OF TERMITE PRE-TREATMENT
BUILDERS RISK INSURANCE

CONCRETE

CONCRETE SLABS MIN. 4" (MIN. 3,000 P.S.I.)
CONCRETE FOOTINGS (MIN. 2,500 P.S.I.) - AS REQUIRED BY STRUCTURAL AND SOILS ENGINEER.

MASONRY:

8 x 8 x 16 CMU EXTERIOR WALLS, SAND BLASTED CENTER SCORED & SPLIT FACE CMU
PER SCOTTSDALE D.R. SUBMITTAL
MASONRY SITE SCREEN WALLS PER SCOTTSDALE D.R. & BUILDING PERMIT APPROVALS
(1) DOUBLE REFUSE ENCLOSURE (COMBINED USE FOR TWO BUILDINGS) W/ STEEL GATES
(2) 28'-8" EXTERIOR WALL HEIGHT

METALS:

STEEL ROOF SUPPORT COLUMNS, LINTELS AND STRUCTURAL STEEL BEAMS AT SLOPED ROOF AREAS
STEEL BAR JOISTS & BEAMS, WITH STEEL 'B' DECK AT MEZZANINES
ROOF LADDER AND SCUTTLE

WOOD AND PLASTICS:

PANELIZED ROOF SYSTEM, 1/2" O.S.B SHEATHING, 2" X 4" SUB-PURLINS, SLOPED TO ROOF DRAINS
22' MIN. CLEAR HEIGHTS AT ROOF AT WAREHOUSE AREAS

THERMAL AND MOISTURE PROTECTION:

FLAT ROOF AREAS SLOPED TO ROOF AND OVERFLOW DRAINS W/ A.B.S. INTERNAL LEADERS
STANDING SEAM, PRE-FINISHED METAL W/ UNDERLAYMENT PROVIDED AT SLOPED ROOF AREAS
CAULKING AND SEALANTS AT ALL EXTERIOR JOINTS INCLUDING H.M. DOORS AND STOREFRONTS
2" URETHANE ROOFING W/ ELASTOMERIC COATING & 10 YEAR ORIGINAL LIMITED ROOF WARRANTY

“Shell Specs”

DOORS AND WINDOWS:

12' X 14'- 0" OVERHEAD SECTIONAL MANUALLY OPERATED OVERHEAD DOOR (INSULATED)
AS INDICATED ON DRAWINGS
PAIR OF NARROW STYLE, ANODIZED ALUMINUM ENTRY DOORS W/ 1/4" DARK GRAY, LOW- E GLASS, WITH
OFFSET CLOSURES, WEATHER-STRIPPING, THRESHOLD AND LOCKSET HARDWARE.
1" INSULATED, SOLAR GRAY LOW-E GLASS IN 1 3/4" x 4 1/2" BUTT GLAZED ANODIZED ALUMINUM FRAMING AT
EXTERIOR GLAZING SYSTEM
3070 STEEL MAN DOORS AS INDICATED ON PLANS

FINISHES:

EXTERIOR PAINT, 2 COATS @ EXTERIOR DOORS (EXTERIOR MASONRY WALLS PAINTED) & EXTERIOR SOFFITS.
FIBERGLASS ACOUSTICAL INSULATION W/ WHITE SCRIM FACE

MECHANICAL:

PLUMBING:

COPPER WATER DISTRIBUTION W/ MAIN SHUT OFF VALVE (ROUGH-IN ONLY)
4" A.B.S. SEWER (ROUGH-IN ONLY)

H.V.A.C.:

MECHANICAL EQUIPMENT CURBS PROVIDED PER MECHANICAL DRAWINGS
MECHANICAL EQUIPMENT SHALL BE PROVIDED BY **BUYER** AS PART OF TENANT IMPROVEMENTS.

FIRE PROTECTION:

SPRINKLER SYSTEM TO BE 6" WET ORDINARY HAZARD GROUP # (2).45 OVER 3000 SF.
BACK FLOW PREVENTOR AND TAP PER CITY REQUIREMENTS

DIVISION #16 - ELECTRICAL:

METER & DISTRIBUTION TO BE INSTALLED BY BUYER WITH TENANT IMPROVEMENT
BUILDING A - 1600 AMP, 120V/240V 3 PHASE SERVICE ENTRANCE SECTION
BUILDINGS B, C & D -800 AMP 277/480, 3 PHASE SERVICE
UNDERGROUND CONDUIT TO EACH BUILDING
PHONE CONDUIT WITH PULL STRING TO PROPERTY LINE PER U.S. WEST REQUIREMENTS TO ONE LOCATION
SITE LIGHTING, **L.E.D.** WALL PACKS & EXTERIOR DOWNLIGHTING W/ PHOTO CELL SENSOR
PER SITE LIGHTING PLAN & ELECTRICAL DRAWINGS.

