

McDowell Mountain Business Park

OWNER-USER / INVESTMENT OPPORTUNITY

±34,758 SQ. FT.



SALE PRICE
\$5,350,000

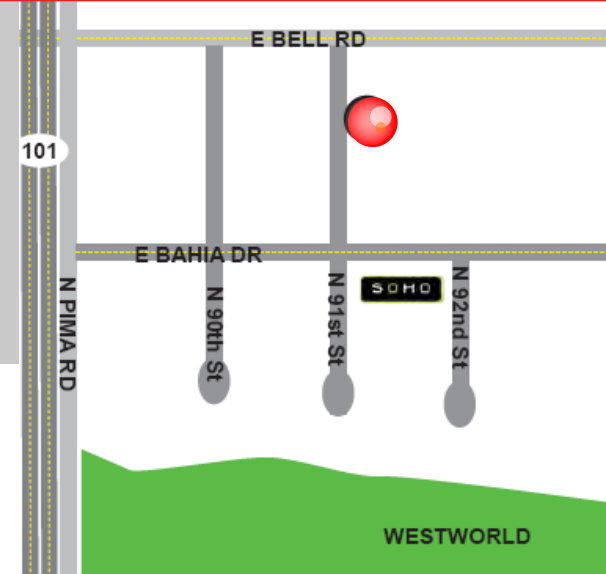
16641 N 91st Street | Scottsdale, Arizona 85260

OWNER-USER / INVESTMENT:

±34,758 sf Office/Warehouse/Showroom Building

- Approximately ±7,000 sf leased, offsetting operating costs
- Great floor plan flexibility, divisible for multi-tenant occupancy
- Up to ±27,807 for owner/user

Parking Ratio
1:2.36



For additional information, please contact Randy

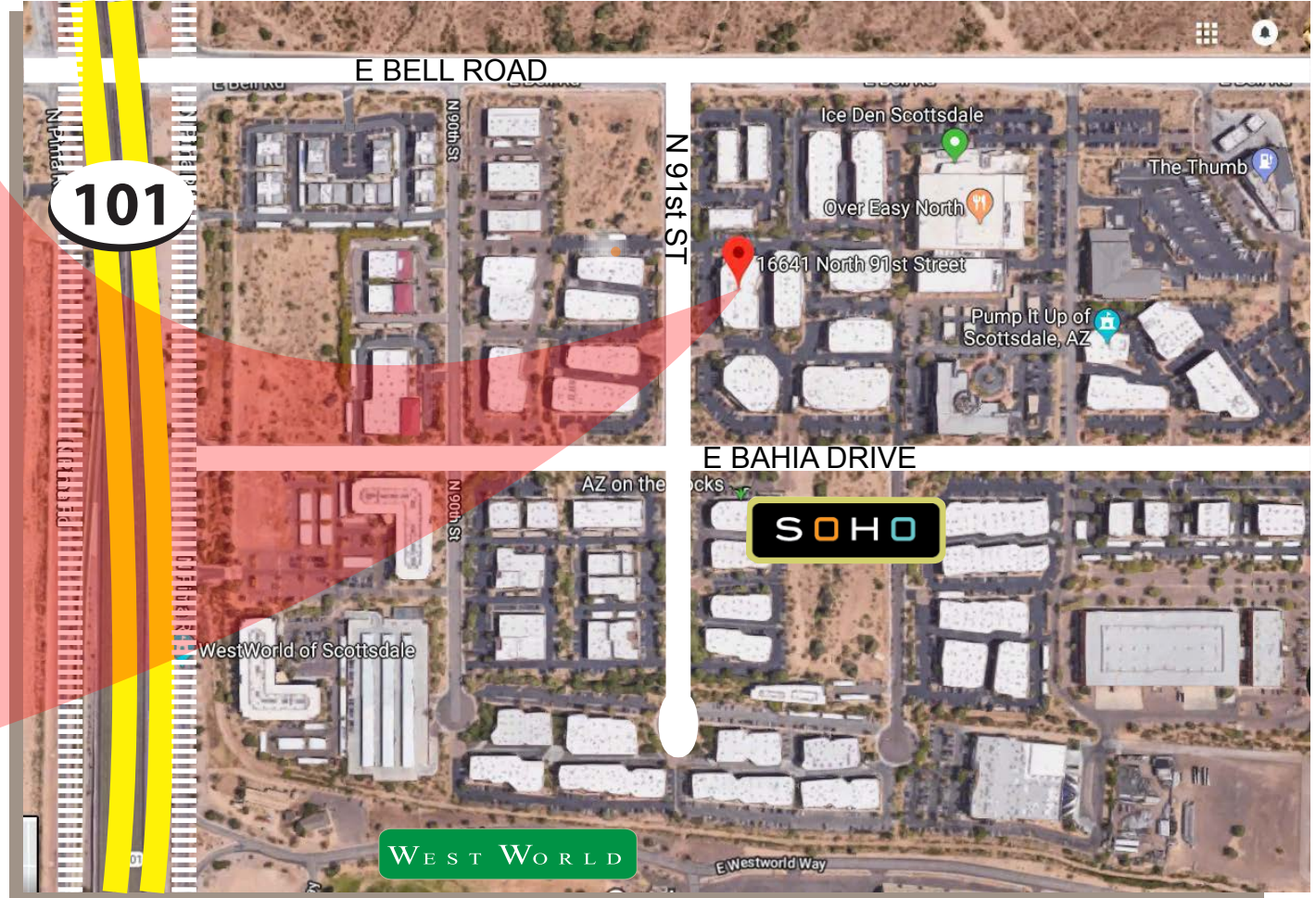


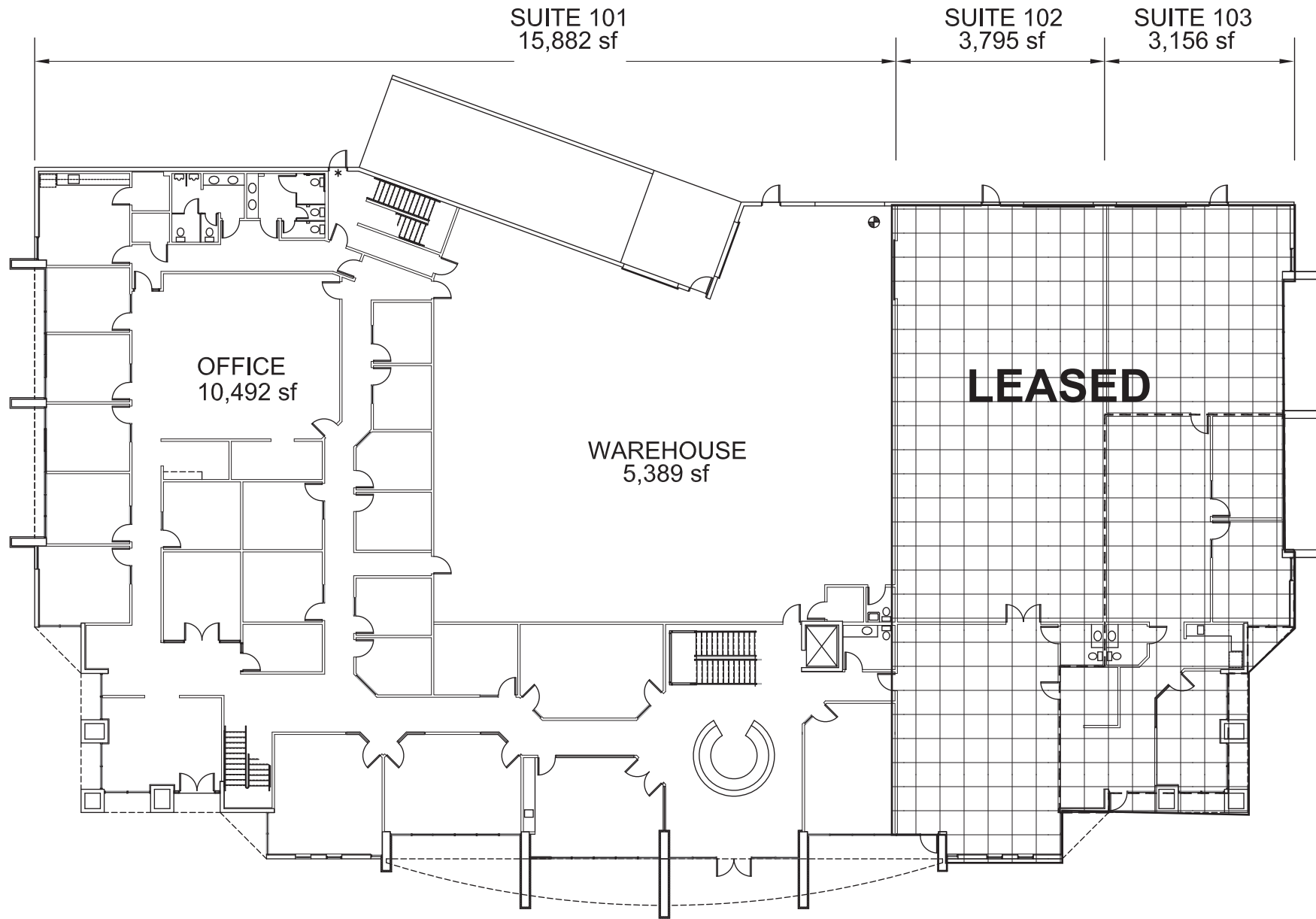
Randy Shell
Designated Broker
C 480.694.4100
O 480.443.3992
randy@shellcommercial.com

 **SHELL**
Commercial Investment Real Estate
480 443 3992



16641 N 91st Street | Scottsdale, Arizona 85260
McDowell Mountain Business Park





SUITE 101
15,882 sf

SUITE 102
3,795 sf

SUITE 103
3,156 sf

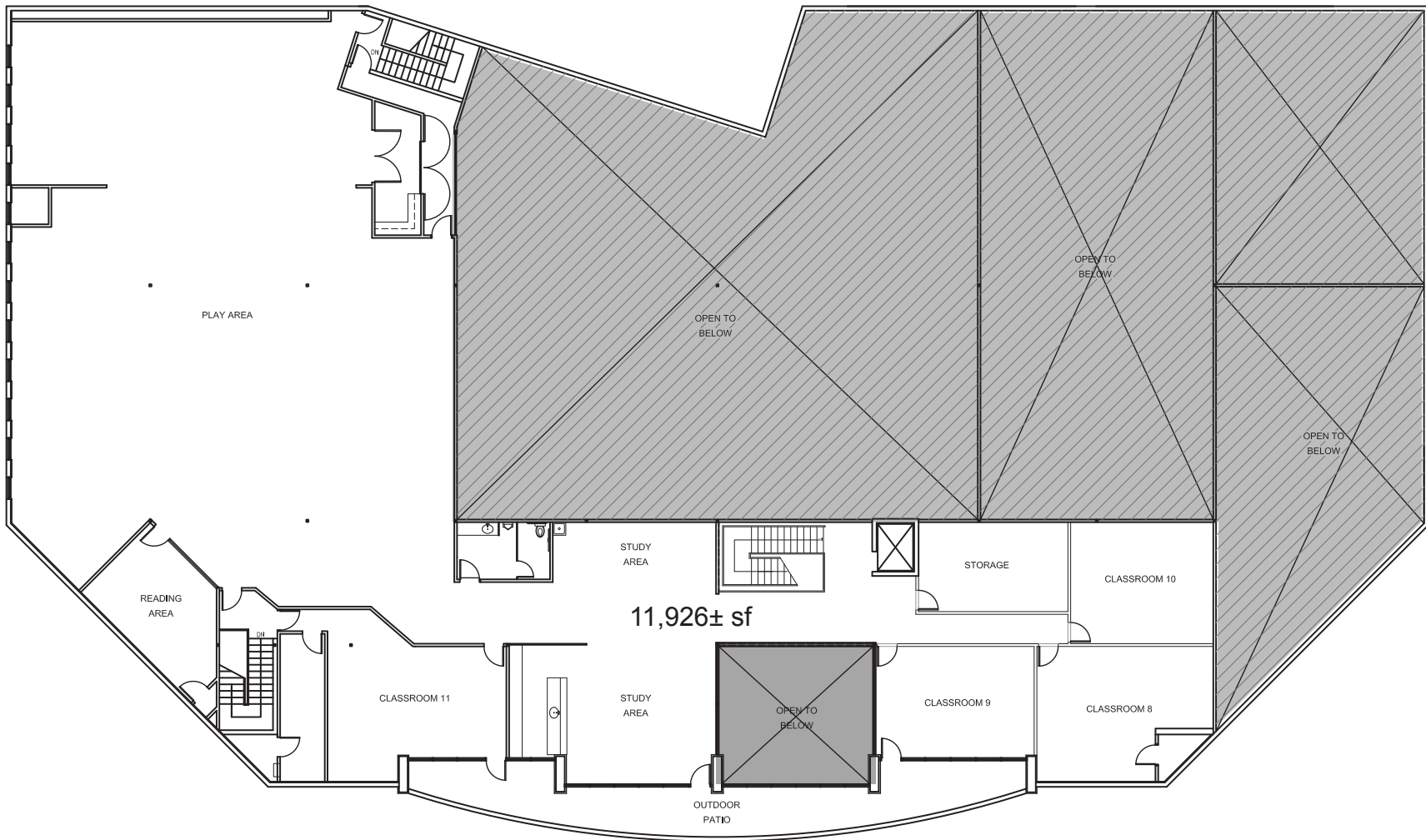
OFFICE
10,492 sf

WAREHOUSE
5,389 sf

LEASED



FIRST FLOOR PLAN



SECOND FLOOR PLAN
 SCALE 1/8" = 1'-0"

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.