14641 N 74th Street

Scottsdale, Arizona 85260

ONE OF SCOTTSDALE AIRPARK'S LAST LARGE TAXIWAY PARCELS AVAILABLE!!!

FOR SALE Reduced! \$11,750,000

FANTASTIC OPPORTUNITY!!!

±45,000 sf Office / Warehouse | ±13,350 sf Hangars | ±10,500 Possible New Hangar

PROPERTY HIGHLIGHTS

Location:

Year Constructed:

14641 N 74th Street | Scottsdale Airpark Property Description: Two-story freestanding commercial building with existing hangar/office and land for additional hangar 1995

Parcel Numbers: Zoning: Availability:

#215-56-042 & 215-56-043A I-1 City of Scottsdale Occupied. Will vacate upon sale or short-term lease-back





Randy Shell Designated Broker

C 480 694 4100 randy@shellcommercial.com



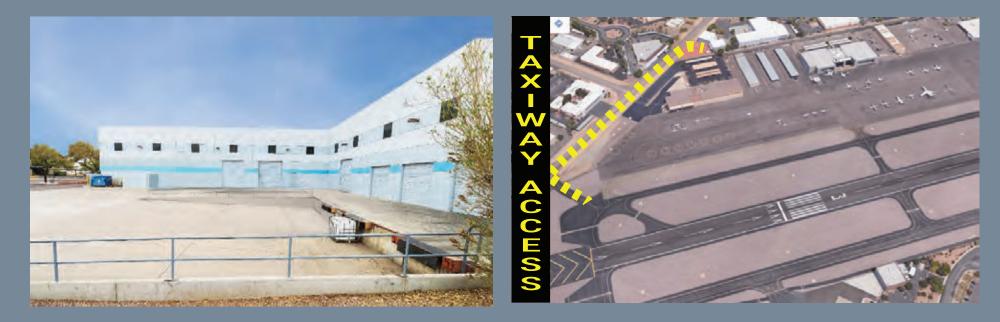
Tom Cassidy Associate Broker

C 480 208 9550 tom@shellcommercial.com

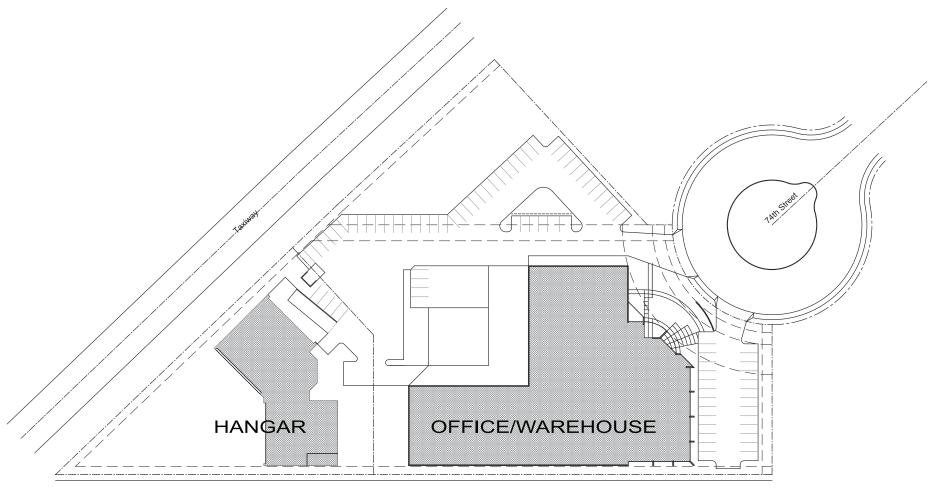
HANGAR BUILDING



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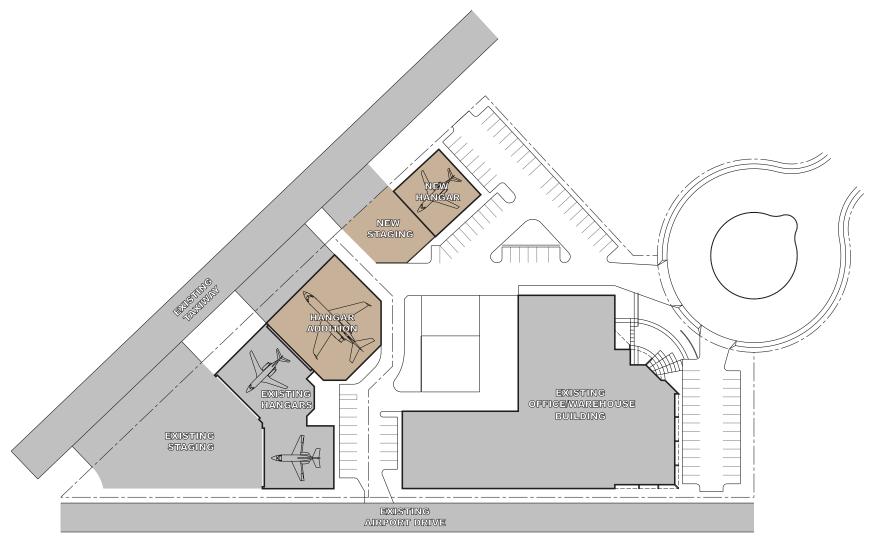


EXISTING SITE PLAN



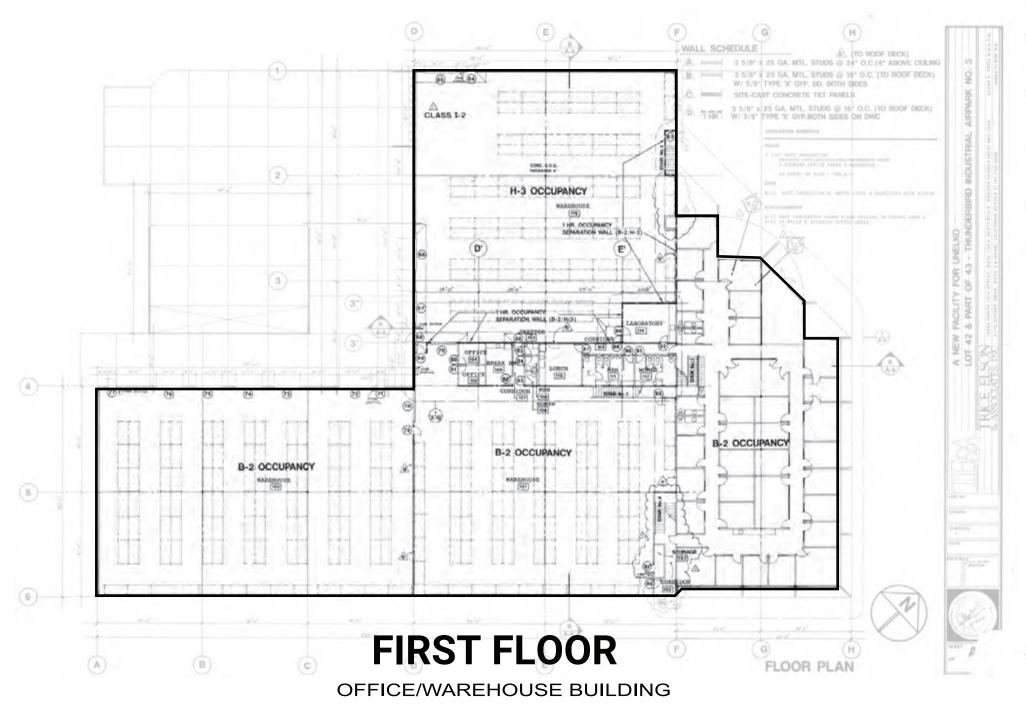
Airport Drive

CONCEPTUAL SITE PLAN

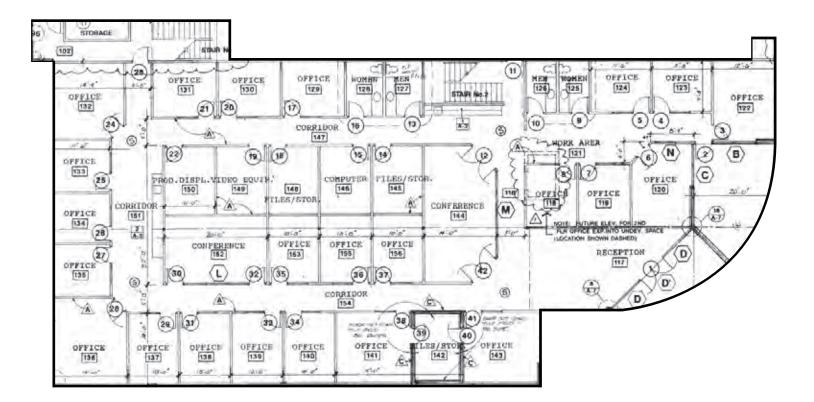


SITE PLAN

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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.





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n and the description shown is based on a Commitment issued by Commonwealth Land Title Insurance under HBOQ28F-011-KGA dated February X 2018 and the Second	 Schebenuere Participation of the Patient Them. The United States of America The Control of the United States of America The Control of the United States of America Theory No. 18 of Deads, page 531 and in Book 135 of Deads, Theory No. 18 of Deads (States of America Theo	DEDECRIPTION And and part of 164 3, of THUNGENBRU INDUSTRIAL AND
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- The basis of bearin of South 01 degree THUNDERBIRD INDU. records of Maricope
- All title information for Title Insurance Company, Order Nu that all easements said title commitm or otherwise known as to their effect

The number of strip follows: Regular: 90 <u>Handicapped: 4</u> Total: 94

- Totai: 94
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GENERAL LAND OFFICE F SUBDIVISION OF "THUND OF MAPS, PAGE 9, MAR SUBDIVISION OF "THUND 118 OF MAPS, PAGE 10, SUBDIVISION OF "THUND 145 OF MAPS, PAGE 28 SPECIAL WARRANTY DEE RECORD OF SURVEY IN RECORDS RECORD OF SURVEY IN I

