

16424 N 91st Street
BUILDING 1 | SCOTTSDALE, ARIZONA 85260



PRESENTED BY

SHELL
Commercial Investment Real Estate

FOR SALE OR LEASE

\$2,175,000

Lease Rate \$1.25/SF NNN



±12,837 SF 100% A/C OFFICE/WAREHOUSE BUILDING | TWO-LEVEL WITH PRIVATE OUTDOOR PATIO | END UNIT

Main: 480.443.3992
www.shellcommercial.com
16410 N 91st St. | Suite 112
Scottsdale, AZ 85260

FOR MORE INFORMATION, PRICING OR TO SCHEDULE A SHOWING CONTACT

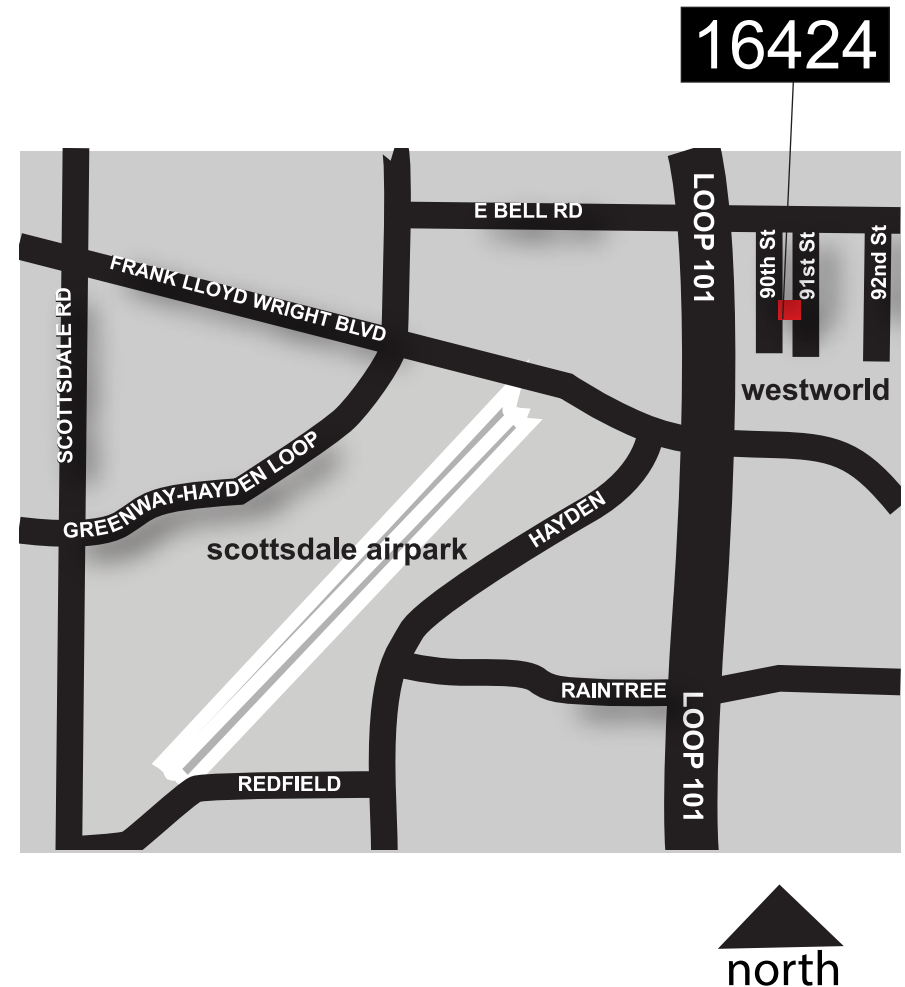


RANDY SHELL
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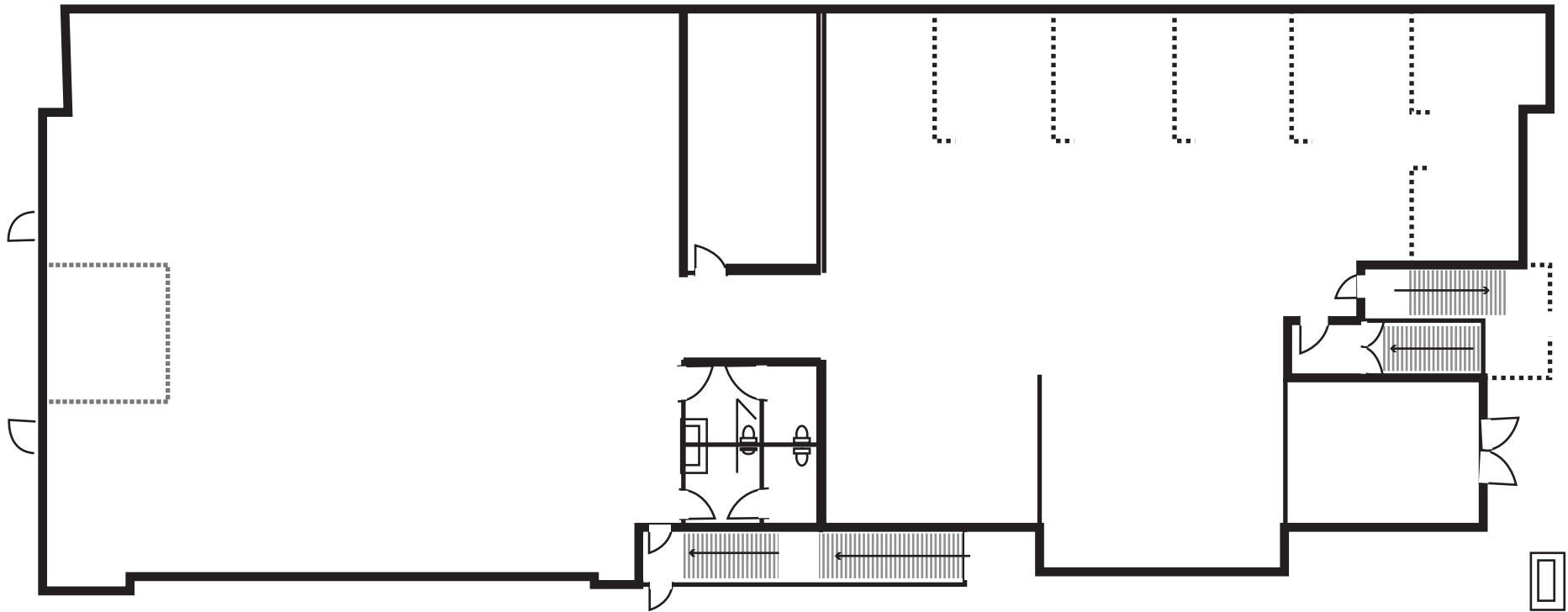
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FEATURES

- ±12,837 SF Ideal light manufacturing facility
- LGE design/build in 2004
- Part of 'The Center at McDowell Mountain' Condominiums
- Two-level office with private outdoor patio
- 100% Air-conditioned | 2,000 amp electrical
- End unit for privacy | Adjacent to landscape buffer area
- Zoned I-I City of Scottsdale (CC&Rs)



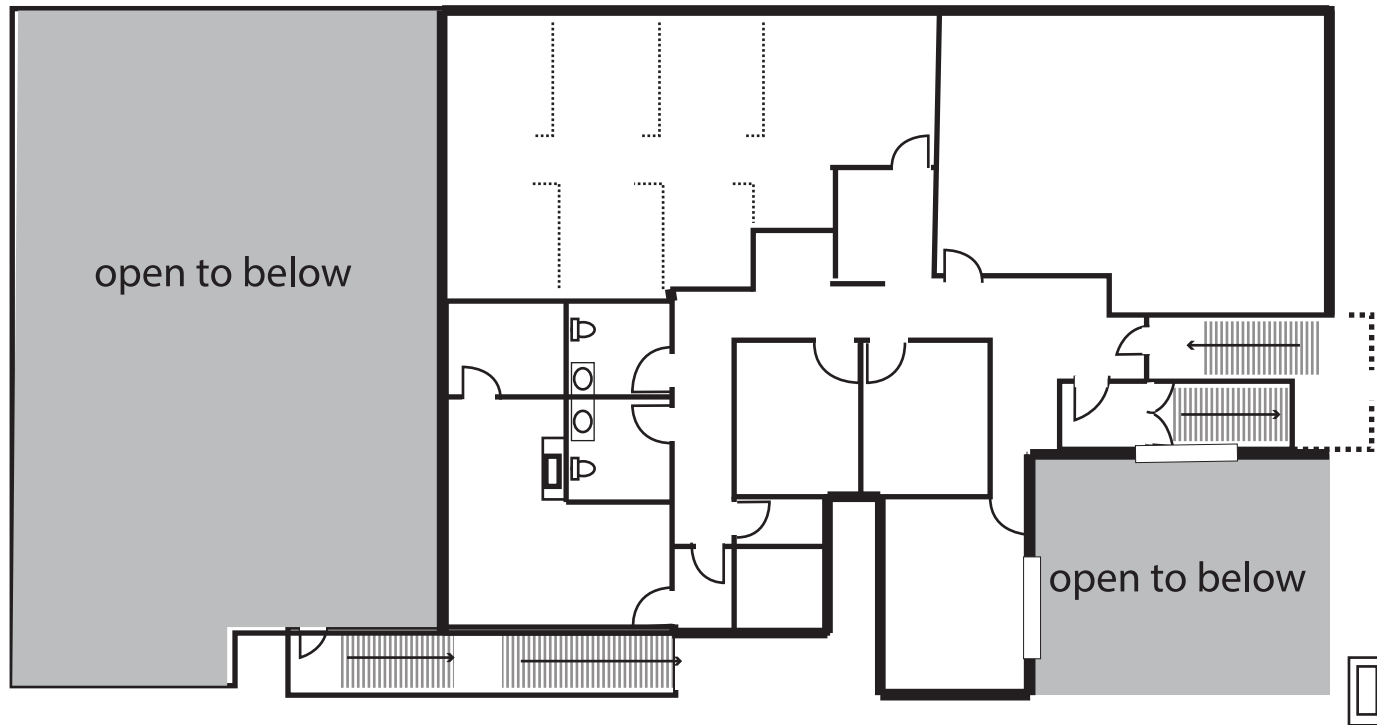
FIRST FLOOR



NOT TO SCALE

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SECOND FLOOR



NOT TO SCALE

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AERIAL

