

# SCOTTSDALE AIRPARK AVIATION SITE

THE LARGEST UNDEVELOPED LAND PARCEL IN THE SCOTTSDALE AIRPARK



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# RARE OPPORTUNITY TO OWN OR GROUND LEASE THE LARGEST UNDEVELOPED SITE IN SCOTTSDALE AIRPARK

14800-14930 N. 78TH WAY



## SITE FEATURES

- 8.9 Acres ( $\pm$ 386,049 SF)
- Scottsdale Airpark Runway Access
- NW - 78th Way & Raintree Drive
- APN #'s: 215-56-247B & 215-56-421B
- Zoning: I-1, City of Scottsdale
- 705 Lineal Feet of Direct Runway/Taxi Way Frontage
- Strategically Located Midfield of the Airport
- Thru the Fence Access to Taxi Way Bravo (By Permit)
- Site is adjacent to the Scottsdale Municipal Airport Control Tower
- Full U.S. Customs and Border Protection Service Available 9 a.m. - 7 p.m. Seven Days A Week
- 168,126 Takeoffs & Landings occurred in 2017, making Scottsdale one of the busiest corporate jet facilities in the state

## DEVELOPMENT POTENTIAL:

I-1 industrial allows for up to .8 building coverage or  $\pm$ 322,489 square feet of buildings on the property, subject to City of Scottsdale approvals. Building square footages for aviation uses will be determined by individual site design, ramp requirements, building configuration, etc. The property may also be suitable for a mixed use development including aviation, hotel, restaurant, automotive, showroom, and retail uses. The City of Scottsdale is currently planning infrastructure modifications to the area which may lead to additional traffic and visibility for the property.

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