

SCOTTSDALE AIRPARK

AERO

MULTI-TENANT FLEX BUILDING FOR SALE

14455 N HAYDEN ROAD | SCOTTSDALE ARIZONA 85260

±46,642 SF



FOR MORE INFORMATION PLEASE CONTACT:



RANDY SHELL
Designated Broker
randy@shellcommercial.com
C 480.694.4100



AMANDA WRIGHT
Senior Associate
amanda@shellcommercial.com
C 480.236.0037



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

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.

Scottsdale Airpark Submarket

Purchase Price: \$16,290,000.00 (\$349.25/sf)

Proforma NOI: \$895,930 (6/01/26 – 05/31/27)

Size: ±46,642 sf Multi-Tenant Flex Building

Occupancy: ±87.39% occupied / ±12.61% Vacancy – Suite 102

Land: ±4.384 Acre Lot (±190,962 SF) (Maricopa County Assessor)

Features:

- Six-Tenant Building
- Each suite separately metered
- Two (2) suites with rollup doors
- Roof Re-Foamed in 2024 with warranty
- Numerous new HVAC units installed in 2024
- Three-Building campus with high quality tenants
- Monument Signage
- Professionally managed
- Easy access from the Loop 101 Freeway at Raintree Drive.
- Minutes from Scottsdale Municipal Airport, one of the busiest single runway airports in the nation.

Parking: (4.22/1,000sf) - 197 Total spaces including 7 Handicap and 44 Covered Reserved

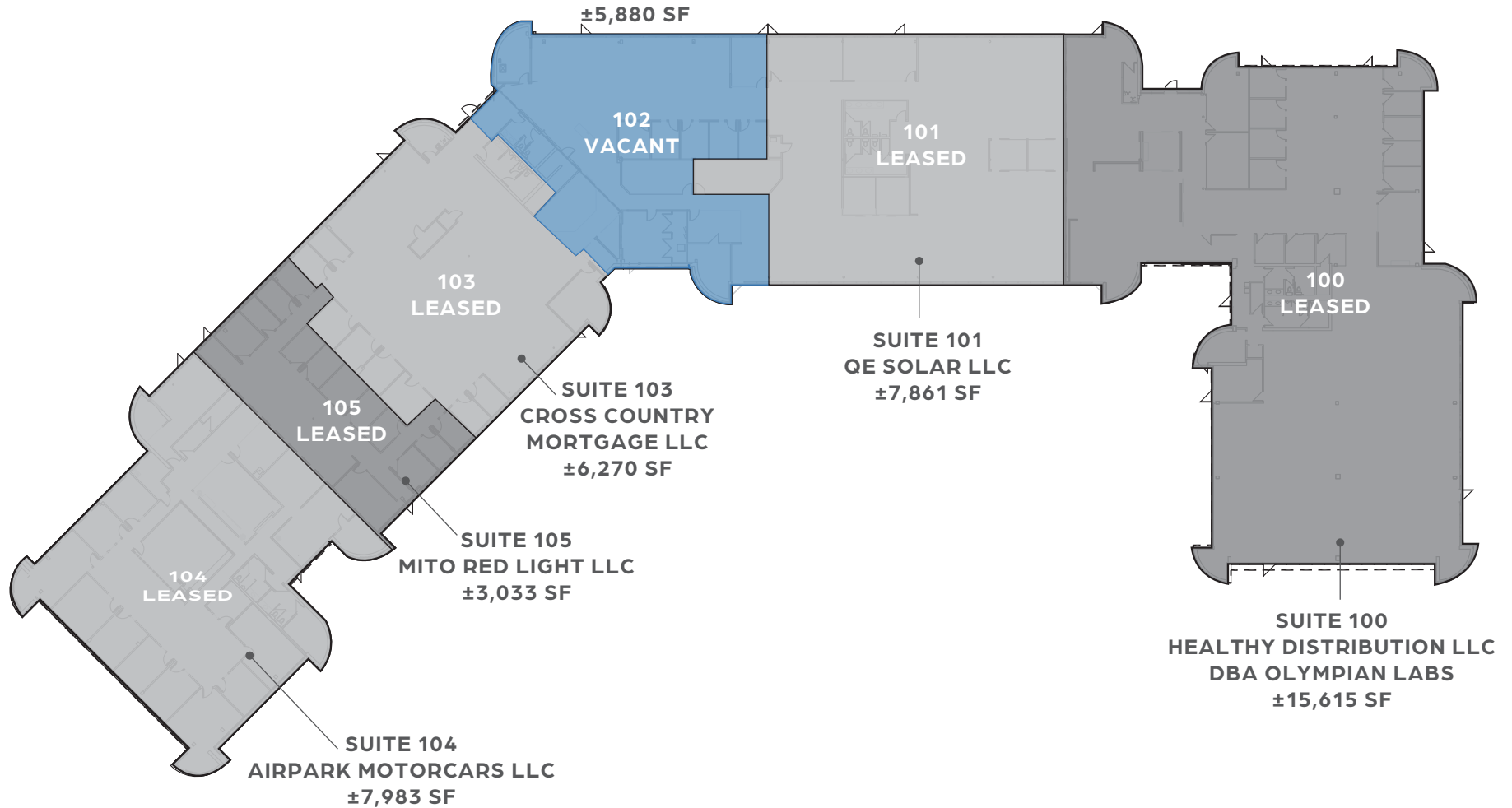
Parcel#: 215-54-176

2025 Taxes: \$87,599.06 (\$1.88/sf)

Zoning: I-1, Light Industrial, City of Scottsdale



±46,642 SF



NOT TO SCALE

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. This information has been secured from sources deemed reliable, however, we make no warranties as to its accuracy.



SUBJECT
PROPERTY



NOT TO SCALE

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. This information has been secured from sources deemed reliable, however, we make no warranties as to its accuracy.





