



# 8350 E. EVANS RD

Scottsdale, AZ 85260 - INDUSTRIAL SPACE FOR LEASE

## JAMES LIEBERTHAL, SIOR

Associate Broker

480.529.6400 (Mobile/Text)

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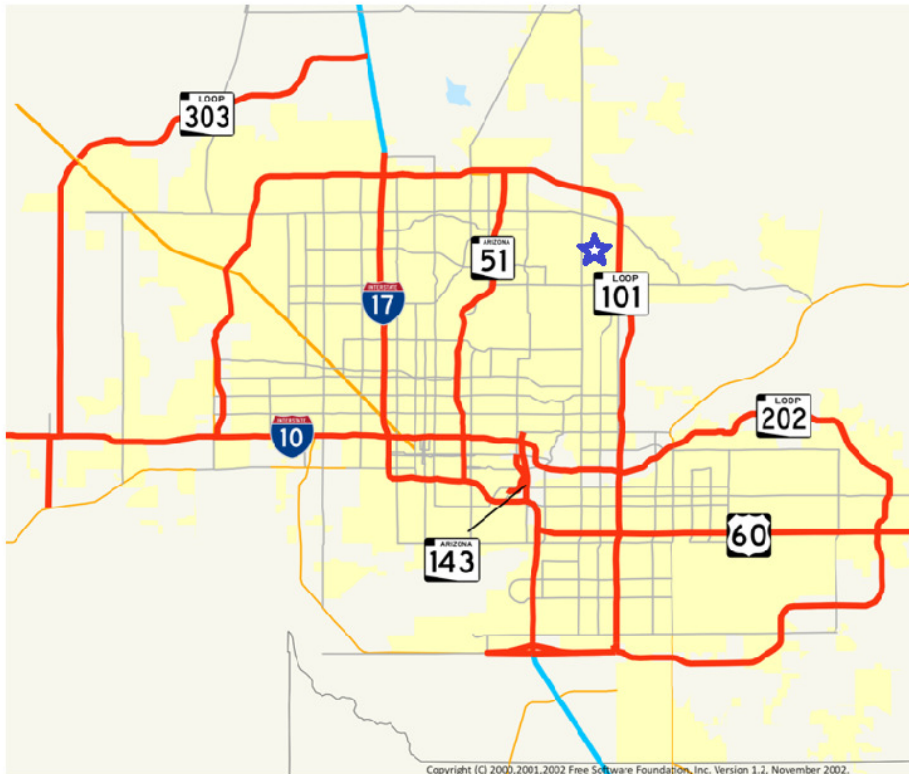


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## INDUSTRIAL PROPERTY FOR LEASE



### PROPERTY HIGHLIGHTS

- HIGHLY DESIRABLE PROPERTY LOCATION
- EASY ACCESS TO 101 FREEWAY
- BUILDING SIGNAGE OPPORTUNITY
- ±10' X 10' OVERHEAD DOOR | ±14' CLEAR HEIGHT
- RING CIRCULATION FOR EASY GRADE LEVEL LOADING
- TENANT FRIENDLY OWNERSHIP
- NEARBY AMENITIES: WESTWORLD, POST OFFICE, SCOTTSDALE RESTAURANTS AND SHOPPING

**SUITE B4 - ±1,379 SF**

\$1.72 SF/MO Modified Gross

Open Office/Showroom, Restroom & Evap Cooled Warehouse\*

*\*Landlord willing to install brand new A/C Unit in warehouse (pending credit & lease term) Lease Rate for A/C: \$1.77 SF/MO Modified Gross*

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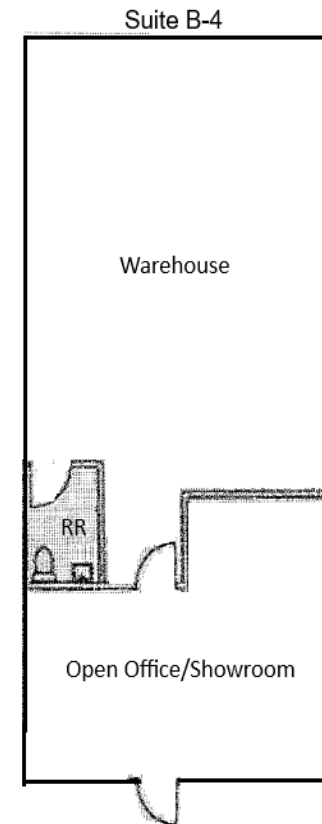
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## BUILDING LOCATION & FLOORPLAN



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## INTERIOR PHOTOS - SUITE B-4



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