

FOR LEASE

7434 E. MONTE CRISTO AVE.
SCOTTSDALE, AZ 85260

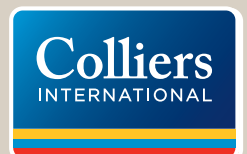
- ▶ **±28,241 SF**
Industrial/Flex Space
- ▶ **Lease Rate:**
\$0.85 NNN



FOR MORE INFORMATION CONTACT:

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FACILITY FEATURES

- › ±28,241 SF Industrial/Flex Space
- › Zoning: I-1 City of Scottsdale
- › Clear Height: 20'
- › Large Secured Fenced Area
- › 64 Parking Spaces
- › Lease Rate: \$0.85 NNN
- › Prime Scottsdale Airpark Location
- › 3 Dock High Doors / 2 Grade Level
- › EVAP Cooled Warehouse
- › 3 Phase Power | 2,000 Amps | 120/208V



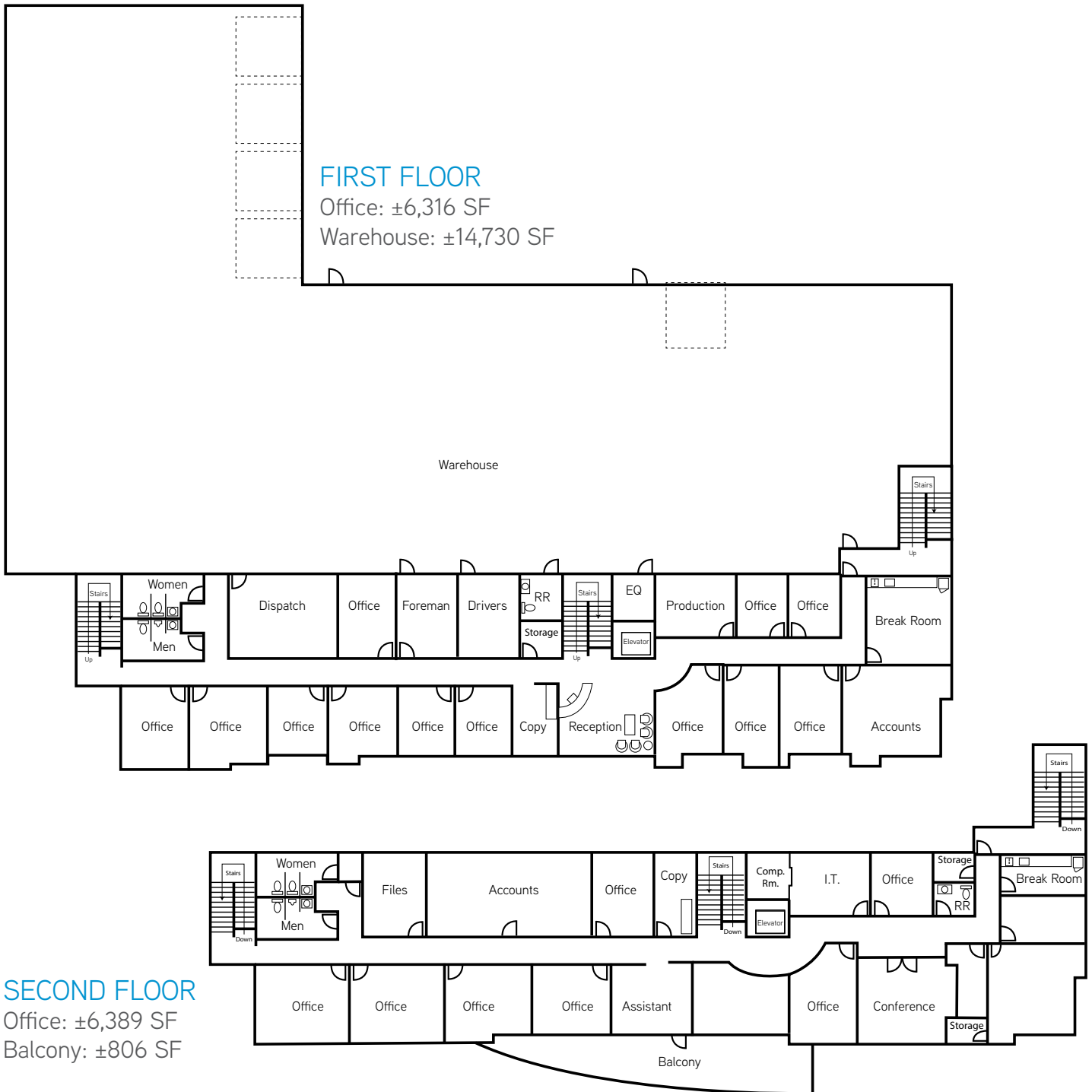
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FLOOR PLANS

FIRST FLOOR

Office: ±6,316 SF

Warehouse: ±14,730 SF



SECOND FLOOR

Office: ±6,389 SF

Balcony: ±806 SF

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> PRIME SCOTTSDALE AIRPARK LOCATION
> ±28,241 SF INDUSTRIAL/FLEX SPACE



Scottsdale Promenade

Lowe's Home Improvement, Nordstrom Rack, Living Spaces of Scottsdale, Urban Exchange, Michael's, Stein Mart, Pier 1 Imports, Cost Plus World Market, T-Mobile, The Coffee Bean & Tea Leaf, Benihana, Carter's, Verizon, Jos. A. Bank, Yume Sushi Grill, The Capital Grille, Buffalo Wild Wings, In-N-Out Burger, Flo's Asian Kitchen, Someburros, Men's Warehouse

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Tommy Bahama Restaraunt, Bar & Store, Mastro's Ocean Club, Michael Kors, The Cheesecake Factory, Athleta, ROCK STAR Gallery, Lucy Activewear, Starbucks, P.F. Chang's, Oils & Olives, TD Ameritrade, North Italia, Banana Republic, Ann Taylor, Peek Kids, Soma, Talbots, Bar NoRTH, Zinc Bistro, The Greene House, J. Crew, Teavana, Lather, Eileen Fisher, Cloe's Corner

Scottsdale Quarter

SOL Cocina, Eddie V's Prime Seafood, Brio Tuscan Grille, West Elm, Paper Source, Pandora, Express, Gap, Pottery Barn, Najla's, Zinburger Wine & Burger Bar, True Food Kitchen, IT'SUGAR, Apple Store, H&M, SEPHORA, Domnick's Steakhouse, Grimaldi's Pizzeria, Drybar Scottsdale, Urban Outfitters, Kendra Scott, The Dr. Marten's Store, Nike, Buckle, Kitty

SCOTTSDALE
AIRPORT

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DEMOGRAPHICS



POPULATION

2017 estimate

3,428
within 1 mile

66,394
within 3 miles

183,505
within 5 miles

2022 projection

3,769
within 1 mile

71,647
within 3 miles

197,693
within 5 miles



AVERAGE
HOUSEHOLD
INCOME

2017

\$92,958
within 1 mile

\$116,243
within 3 miles

\$115,334
within 5 miles