

- North Scottsdale Location -

# 20,400 SF - Industrial Complex

**FOR SALE / LEASE**

\*\* Plus (2) 5,600 SF "T" Storage Structures & 3,600 SF Covered Work Area \*\*

7475 E Williams Dr - Scottsdale, AZ



Office/Showroom & Lot Entrance



## FEATURES:

- ◆ Building - **20,400 SF** (2 Structures)
- ◆ Office - 6,200 SF (3,400 SF Showroom)
- ◆ Warehouse - 14,200 SF
- ◆ Lot - 4.7 Acres (Paved & Fenced)
- ◆ Clearance - 16'
- ◆ Loading - (2) 12' x 20' - Ground Level  
- (1) 12' x 30' - Ground Level
- ◆ Power - 600Amp, 120/208V - 3 Phase
- ◆ Zoned - S-S (City of Scottsdale)
- ◆ Extras - (2) **5,600 SF** "T" Storage Structures  
- (1) **3,600 SF** Covered Work Area  
- Fire Sprinkled



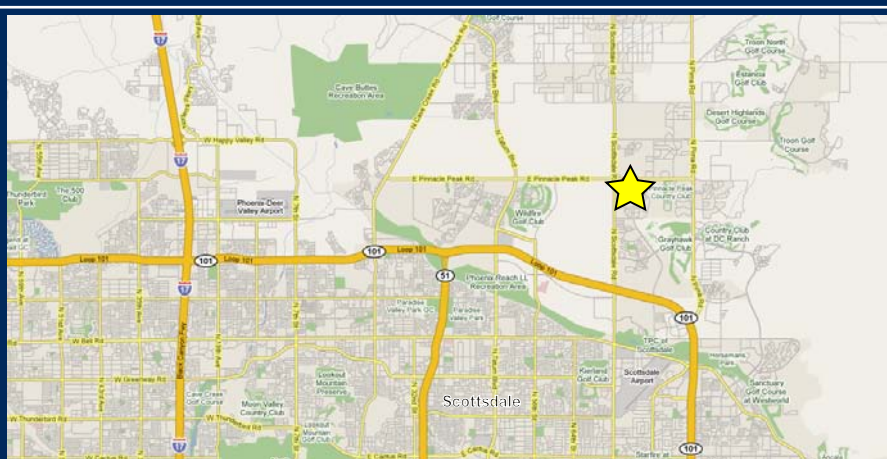
14,200 SF Warehouse



6,200 SF Office/Showroom



Office/Showroom



For more information please contact:

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Vice President

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# DAUM

COMMERCIAL REAL ESTATE SERVICES

**7475 E Williams Dr - Scottsdale, AZ**

STREET ADDRESS	<u>7475 E Williams Dr</u>	BUILDING SIZE	<u>20,400 SF (2 Structures)</u>
CITY/STATE/ZIP	<u>Scottsdale, AZ 85255</u>	LAND SIZE (ACRES)	<u>4.7 Acres</u>
MAJOR X-ROADS	<u>N Scottsdale Rd &amp; Pinnacle Peak Rd</u>	ZONING	<u>S-S (City of Scottsdale)</u>

**BUILDING SPECIFICATIONS – 14,200 SF WAREHOUSE**

CONSTRUCTION	<u>Masonry</u>	AMP	<u>600 Amps</u>	GRND. LEVEL	<u>(2) 12'x20', (1) 12'x30'</u>
CLEARANCE	<u>16'</u>	VOLT	<u>120/208 V</u>	TRUCKWELLS	<u>NA</u>
ROOF TYPE	<u>Steel + Insulation</u>	PHASE	<u>3</u>	WAREHOUSE LIGHTING	<u>High Pressure</u>
SKYLIGHTS	<u>No</u>	SPRINKLERS	<u>Yes</u>		

**SPECIAL FEATURES**

- Large paved & fenced site
- (2) 5,600 SF "T" storage structured (Fire sprinkled with lighting)
- (1) 3,600 SF covered work area (Fire sprinkled with lighting)

**OFFICE SPECIFICATIONS**

SQ. FT.	<u>6,200 SF</u>	RESTROOMS	<u>1M + 1F</u>
AIR COND	<u>Yes</u>	HEAT	<u>Yes</u>

**OFFICE FEATURES**

- 3,400 SF Showroom

**LAND**

YARD	<u>4.7 Acres (Fenced &amp; paved)</u>
PARKING	<u>As needed</u>

**UTILITIES**

POWER CO	<u>APS</u>
GAS CO	<u></u>
WATER CO	<u>City of Scottsdale</u>
SEWER CO	<u>City of Scottsdale</u>

**SALE INFO**

PRICE \$2,490,000.00

**LEASE INFO**

PRICE \$15,000.00 /Mo.  
TYPE NNN

**TAXES**

AMOUNT \$54,441.96  
YEAR 2008

PARCEL # 212-02-007

**INSPECTION & POSSESSION**

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