

7400 E Adobe Dr - Scottsdale, AZ

STREET ADDRESS	<u>7400 E Adobe Dr</u>	OFFICE	<u>2,480 SF</u>
CITY/STATE/ZIP	<u>Scottsdale, AZ 85255</u>	LAND SIZE (ACRES)	<u>4 +/- Acres</u>
MAJOR X-ROADS	<u>N Scottsdale Rd & Pinnacle Peak Rd</u>	ZONING	<u>C-4 (City of Scottsdale)</u>

SPECIAL FEATURES

- Hard to find, heavy commercial site in North Scottsdale
- Site totally paved & fenced with site lighting

OFFICE SPECIFICATIONS

SQ. FT.	<u>2,480 SF</u>
RESTROOMS	<u>1M + 1F, Plus 1 M/F for outside employees</u>

UTILITIES

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

FOR LEASE / SALE

RENTAL RATE	<u>\$8,000 /Mo./NNN</u>
SALE PRICE	<u>Submit</u>

TAXES

AMOUNT	<u>\$58,585.76</u>
YEAR	<u>2010</u>

PARCEL #	<u>212-02-022-A</u>
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EXCLUSIVE REPRESENTATIVE

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