

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 & 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 & 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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