

Office / Warehouse For **SALE OR LEASE**

6,263 ± sf

16410 North 91st Street - Suite 101 & 102



Exceptional Value

Sale Price \$735,000

Lease Price \$0.98 SFM MG

- 5 Offices, Conference Room, 4 air-conditioned work areas.
- 4 offices with fantastic views of West World Polo Field.
- Kitchenette, Server Room, 3 rest rooms with 2 showers.
- Executive Lounge with kitchen, (great for entertaining or for kids after school).
- High-end build out with upgraded Flooring, Paint, Doors, Appliance, Fixtures, Tinted Windows, Blinds, Security System, Video Surveillance System, Cat. 5 phone cables, Cat. 6 Ethernet cables, Coax to dish on roof, dishwasher.
- 63% office / 37% warehouse.
- Two entrances and two mail boxes, Suite 101 & 102.
- 12 parking spaces!
- Warehouse with 22' ceilings & two 14' roll up doors.
- Access for large trucks to roll up doors in back of building.
- Convenient access to loop 101 freeway.
- Close proximity to the best neighborhoods and schools.

Pricing history

- 2004 \$121 / foot plus \$500K of Improvements **\$1.25 million**
 - 2005 \$140 / foot plus \$500K of Improvements **\$1.38 million**
 - 2006 \$160 / foot plus \$500K of Improvements **\$1.5 million**
 - 2007 \$212 / foot plus \$500K of Improvements **\$1.8 million**
 - Jan. 2010 rejected offer of \$900K
 - 2011 asking price \$845K - \$799K
 - 2012 asking price \$799K - \$735K
- This property is now priced less than 40% of its estimated historic high.

For Sale by Owner (will cooperate with brokers)
Delta Marketing Group, Inc.

Call (480) 367-6698 ext. 101

E-MAIL: INFO@DMGI.NET



One difference between premium industrial space and ordinary industrial space is the number of offices with a window view and what that view is. Ordinary office warehouse space in Scottsdale has a single office with a window view, and that view is usually of the building next to you. Our premium space has 4 offices with window views and that view is of the Polo Field at West World.

Another difference between ordinary warehouse space in Scottsdale and premium warehouse space is the clear height. The newer buildings in the McDowell Mountain Business Center have 22' - 24' ceilings which means you can use taller pallette shelving and have 4 - 5 shelves rather than the typical 3 shelves. One to two extra shelves per pallette shelf means you can store more goods with less space.



A premium industrial building with higher clear height also provides an opportunity to build-out offices with higher ceilings and the mezzanine Executive Lounge shown below.





1. McDowell Mountain Business Center
2. West World
3. Scottsdale Airport
4. Scottsdale TPC
5. Scottsdale Sports Complex
6. Horizon Park

7. McDowell Mountain Ranch Aquatic Park
8. Arabian Library
9. Scottsdale Preparatory Academy
10. Notre Dame Catholic High School
11. McDowell Mountain Ranch
12. Coyotes Ice Den

For more information about the McDowell Mountain Business Center and surrounding community please visit:

www.N91st.com



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