



RARE FREESTANDING ±15,726 SF INDUSTRIAL OFFICE/WAREHOUSE BUILDING WITH TAXIWAY ACCESS FOR LEASE

7946 E McClain Dr, Scottsdale, AZ



Owned by Cascade Range Investments LLC

8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

MARK REIN
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Property Photo

R&G
REIN & GROSSOEHME
COMMERCIAL REAL ESTATE



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Property Photos - Exterior



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Property Photos – Interior

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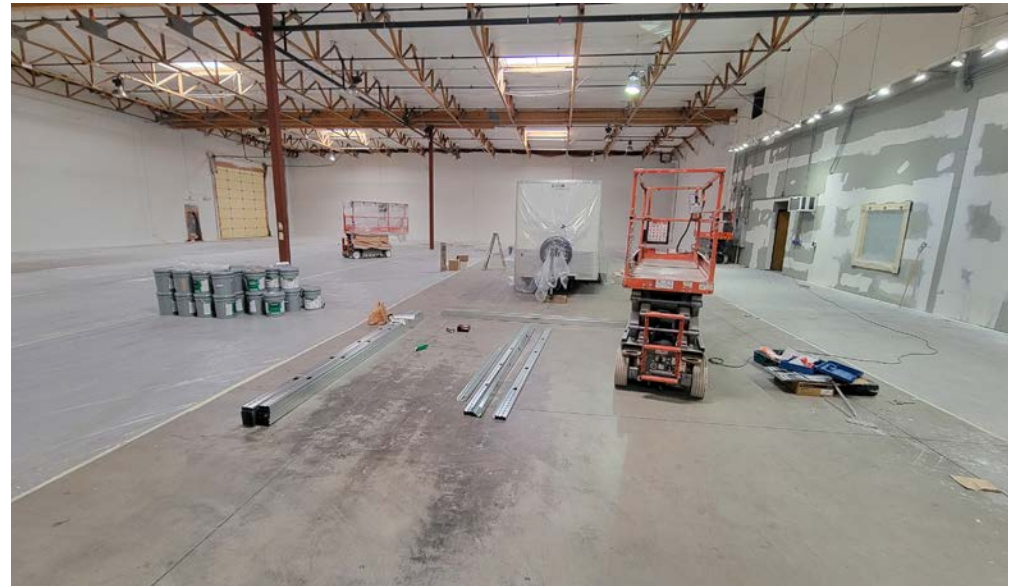
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Property Photos – Warehouse



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Site Information



The owner is in the process of doing a major renovation of the building. The owner typically does an over-the-top job of renovating his buildings and they look like new when he is done. The building adjoins to the Scottsdale Airport taxiway.

Site Features	Building Features	Warehouse Features
±15,726 building	Masonry block construction	±18' clear height
Fully fenced and secured yard	Constructed in 1997	Three 14' wide grade level loading doors
25 parking spaces in front of the building	Power TBD (tenant to verify)	Evaporative cooling
A little over a mile to Loop 101	Office Features	One large office
1.29 acre site	±3,223 SF of office/showroom space (per CoStar)	One restroom
Zoned I-1, City of Scottsdale	Five private offices	New LED lighting
Prime location within Scottsdale Airpark	Large conference room	Miscellaneous
Lease Rate: \$1.75 NNN	Large break room	APN 215-47-013
	Men's & Women's restrooms	2024 taxes – \$30,368.32
	New LED lighting	Should be ready for occupancy by 2/1/25
	New vinyl plank flooring in the common areas & new carpet in the offices & conference room	

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.

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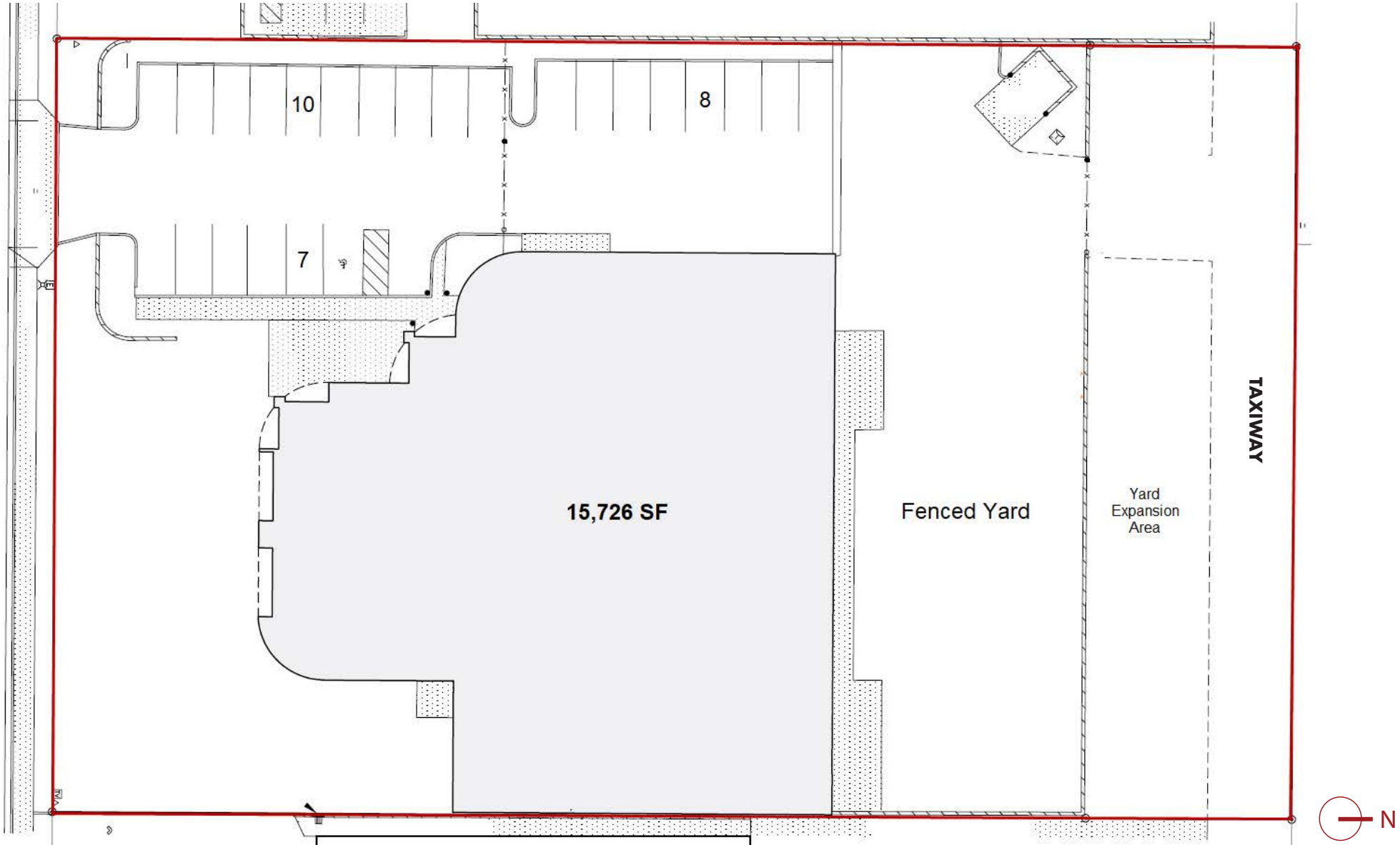
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Site Plan



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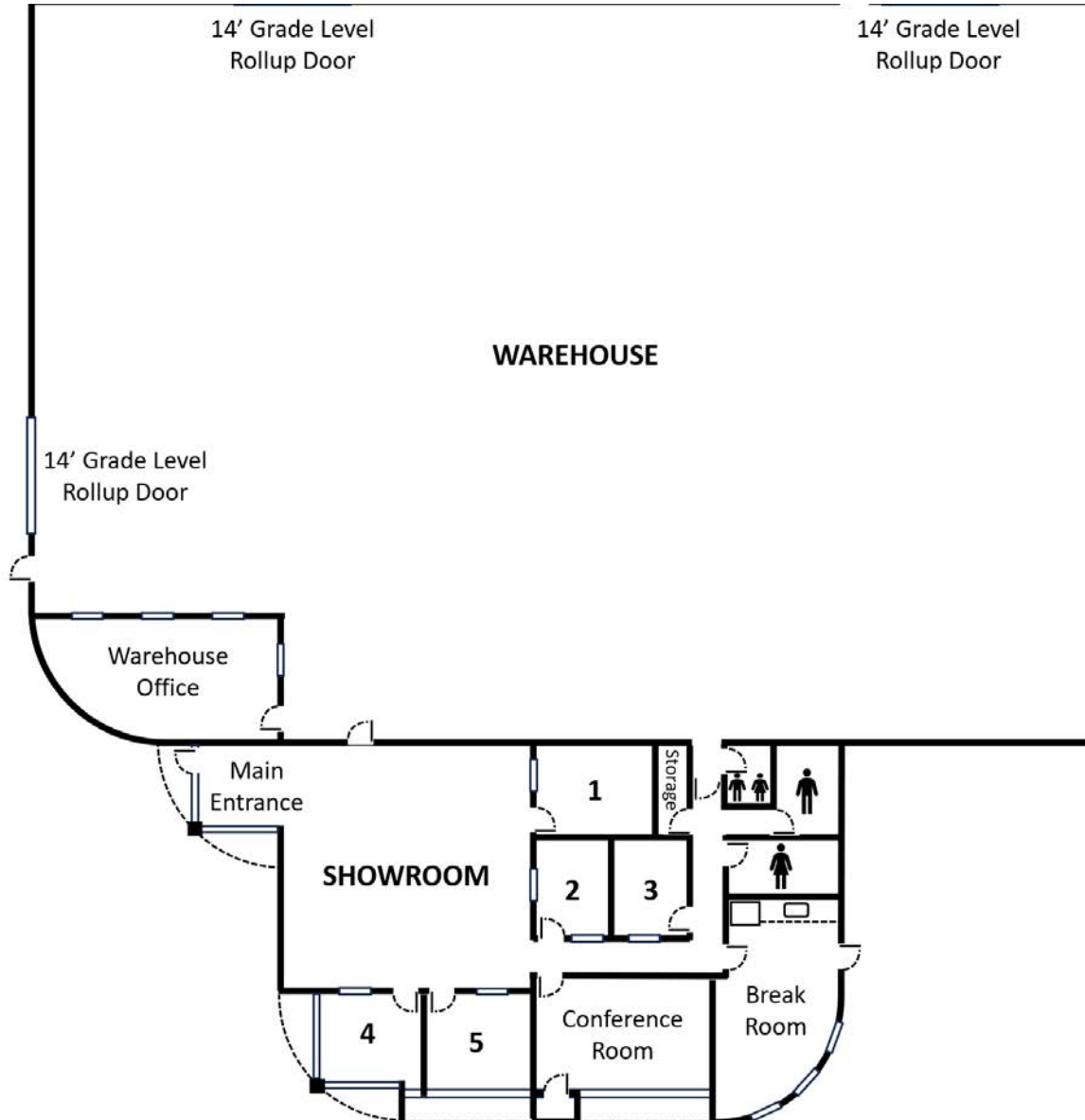
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Floor Plan



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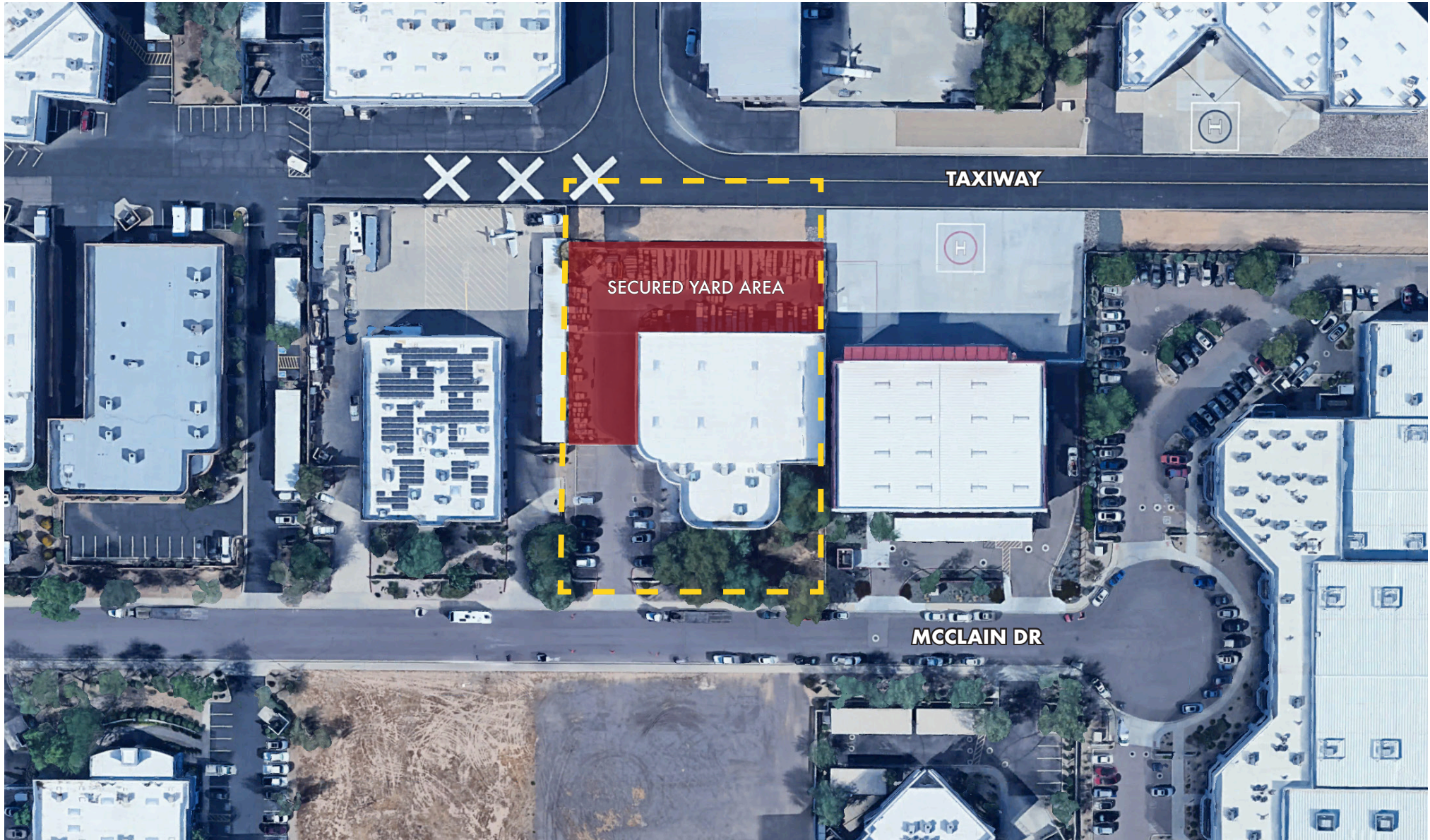
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Aerial Photo

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Location Maps



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