



# SCOTTSDALE COMMERCE CENTER

*A ±8,247 SF industrial/flex space for lease in a premier South Scottsdale campus, located less than one mile from Loop 101*

1465 N HAYDEN RD, SUITE 120, SCOTTSDALE, AZ 85257

*±8,247 SF*

TOTAL SIZE

*45%*

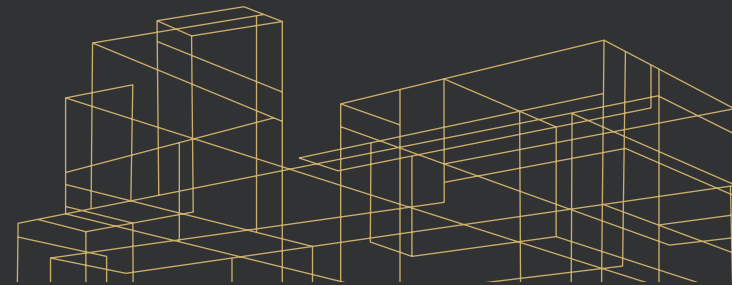
CLIMATE-CONTROLLED WAREHOUSE

# SCOTTSDALE COMMERCE CENTER



## PROPERTY FEATURES

TOTAL SUITE SIZE	±8,247 SF
OFFICE	±4,554 SF
WAREHOUSE	±3,693 SF
CLEAR HEIGHT	16'
GL LOADING	(1) 10'X10'
HVAC	100% HVAC Cooled
ZONING	I-1, City of Scottsdale
AVAILABLE	July 2026
PARKING	3.5/1,000 Surface Parking
LOCATION	Excellent Freeway Access: 1 mile to Loop 101 2 miles to Loop 202
LEASE RATE	\$1.70 PSF
LEASE TYPE	NNN (2026 NNN's estimated \$.45/SF)



# BUILDING 1465

## SUITE 120

**±8,247 SF**

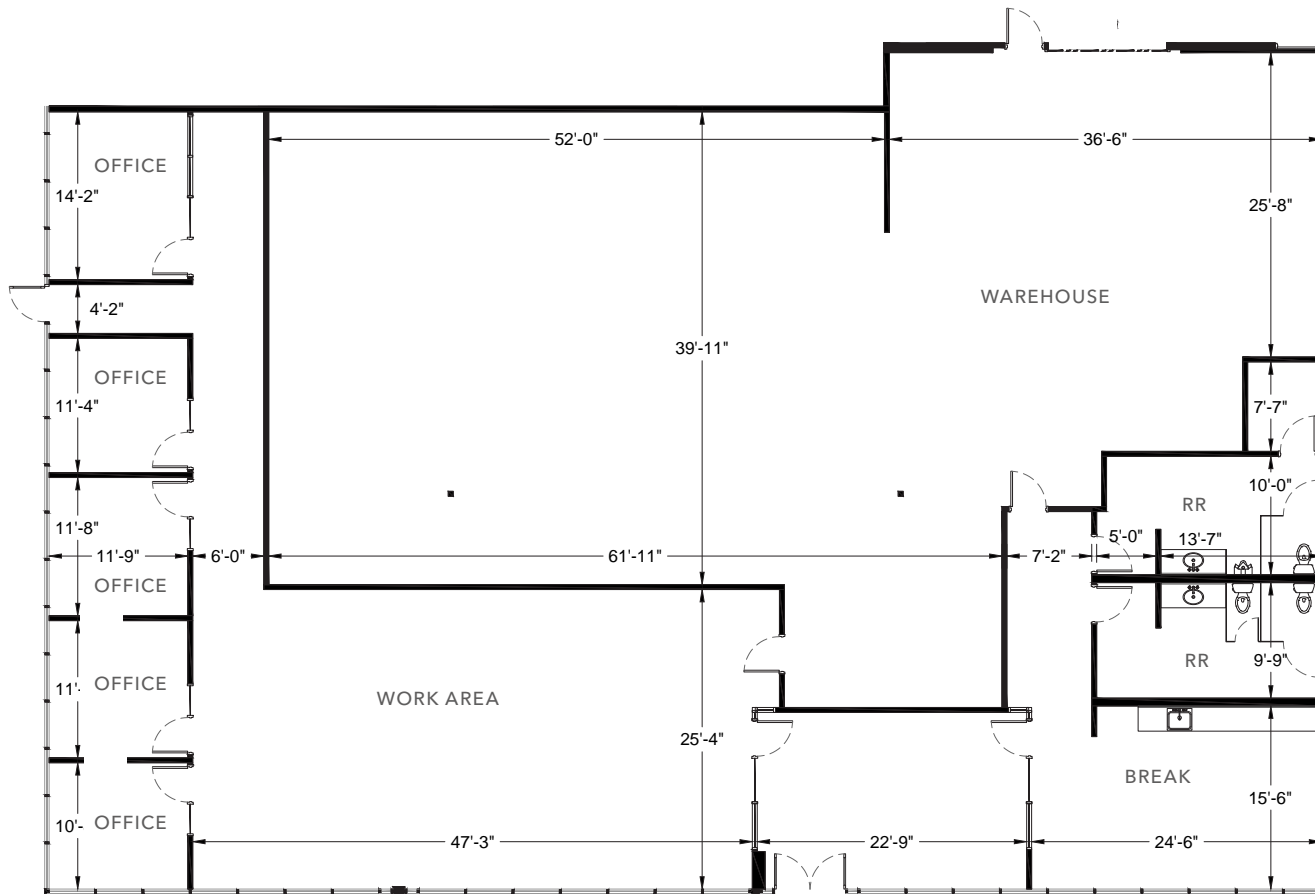
AVAILABLE

**\$1.70**

LEASE RATE (NNN)

**JULY 2026**

AVAILABLE



Reception

±4,554 SF Office Area

Open Flex Space

Break Room

Men's & Women's Restroom

±3,693 SF Warehouse

10' x 10' Roll Door



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*For more information on this property, please contact*

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