



8350 E. EVANS RD

Scottsdale, AZ 85260 - INDUSTRIAL SPACE FOR LEASE

JAMES LIEBERTHAL, SIOR

Associate Broker
480.529.6400 (Mobile/Text)
jiml@cutlercommercial.com | www.jimlieberthal.com

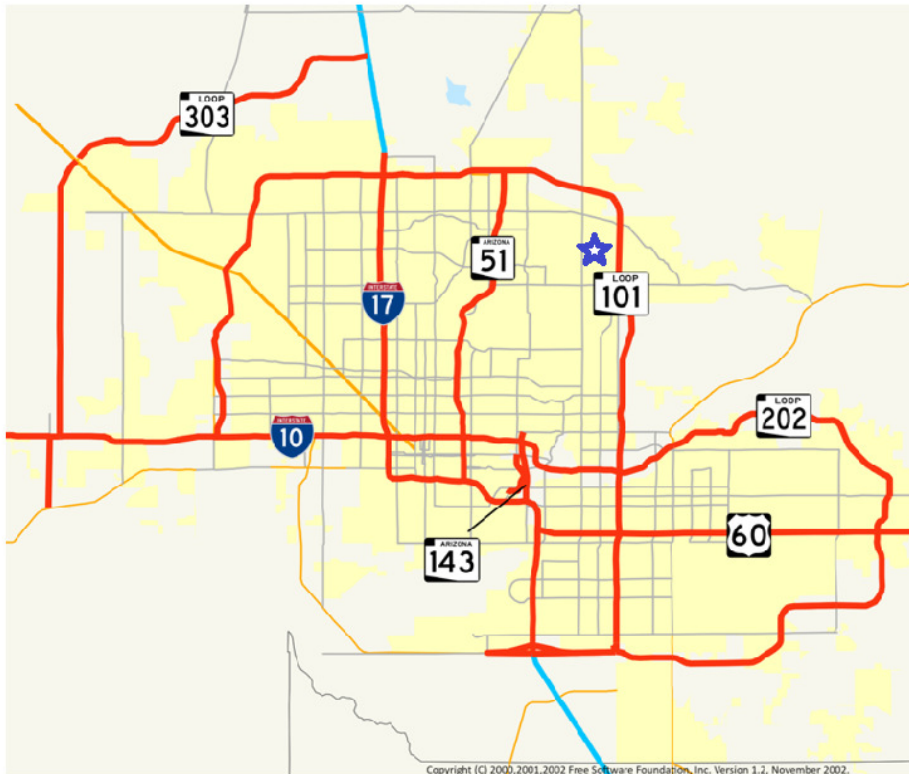


All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

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INDUSTRIAL PROPERTY FOR LEASE



PROPERTY HIGHLIGHTS

- HIGHLY DESIRABLE PROPERTY LOCATION
- EASY ACCESS TO 101 FREEWAY
- BUILDING SIGNAGE OPPORTUNITY
- ±10' X 10' OVERHEAD DOOR | ±14' CLEAR HEIGHT
- RING CIRCULATION FOR EASY GRADE LEVEL LOADING
- TENANT FRIENDLY OWNERSHIP
- NEARBY AMENITIES: WESTWORLD, POST OFFICE, SCOTTSDALE RESTAURANTS AND SHOPPING

AVAILABLE MAY 2026

SUITE B4 - ±1,379 SF

\$1.75 SF/MO Modified Gross

Open Office/Showroom, Restroom & Evap Cooled Warehouse

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // cutlercommercial.com

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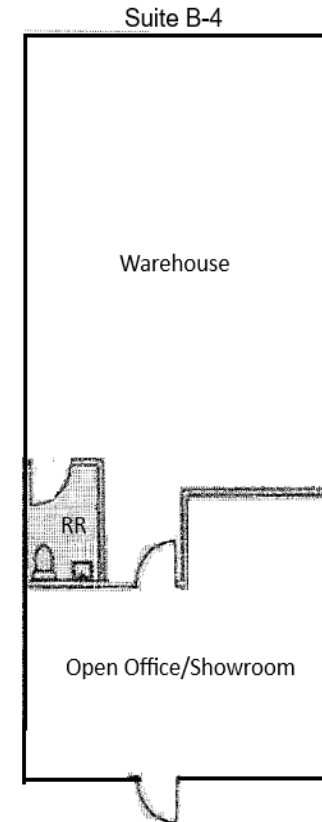


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BUILDING LOCATION & FLOORPLAN



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INTERIOR PHOTOS - SUITE B-4



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