

FOR SALE OR LEASE

7860 E McCLAIN DRIVE

**ROSS
BROWN**



**Available to
Owner User**



SITE FEATURES - 7860 E MCCLAIN DRIVE, SCOTTSDALE, ARIZONA 85260

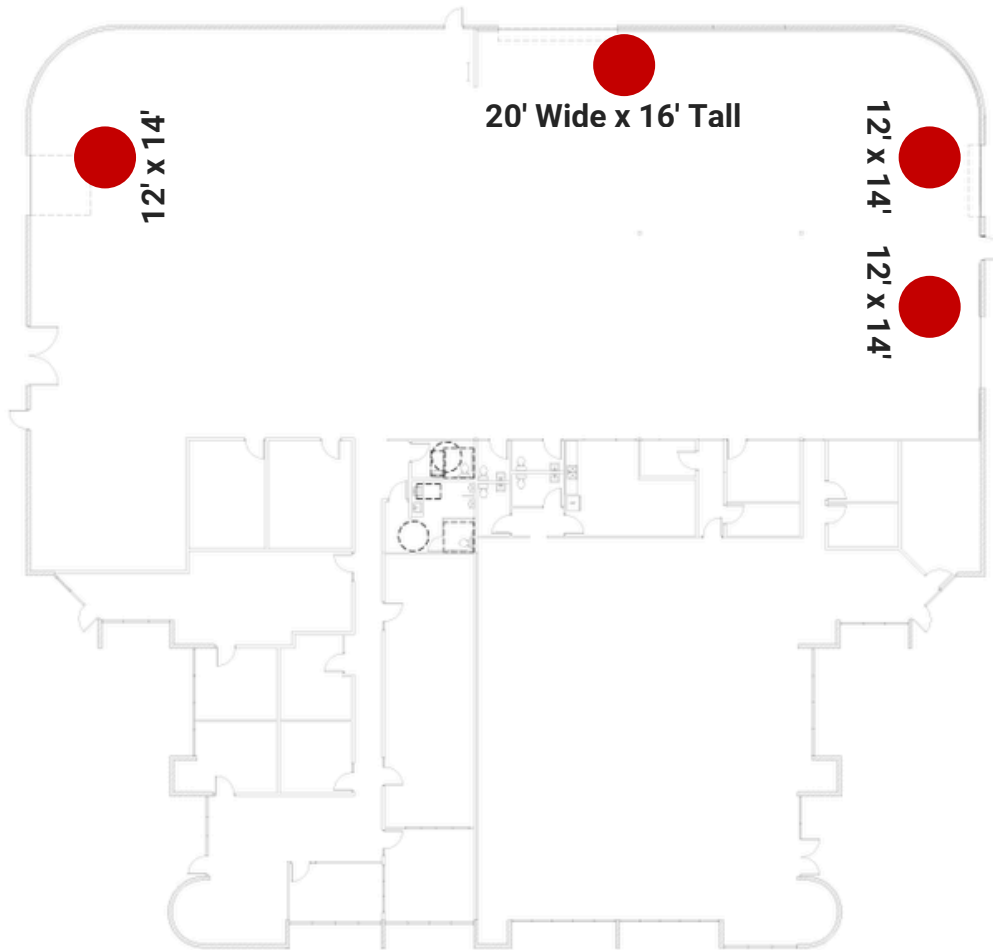
- +/- 22,110 SF Freestanding Industrial Building
- 1.50 AC Lot
- 20' Clear Height
- Built in 1995
- Improvements Underway
- Heavy Power
- Vacant and Available Immediately to Owner User
- Scottsdale Airpark Location
- 100% HVAC
- Oversized Grade Level Doors (4)
- MTM Tenant in 5,220 SF in Southeast Suite
- 24 Covered Parking Spaces
- 58 Total Parking Spaces

SITE PHOTOS

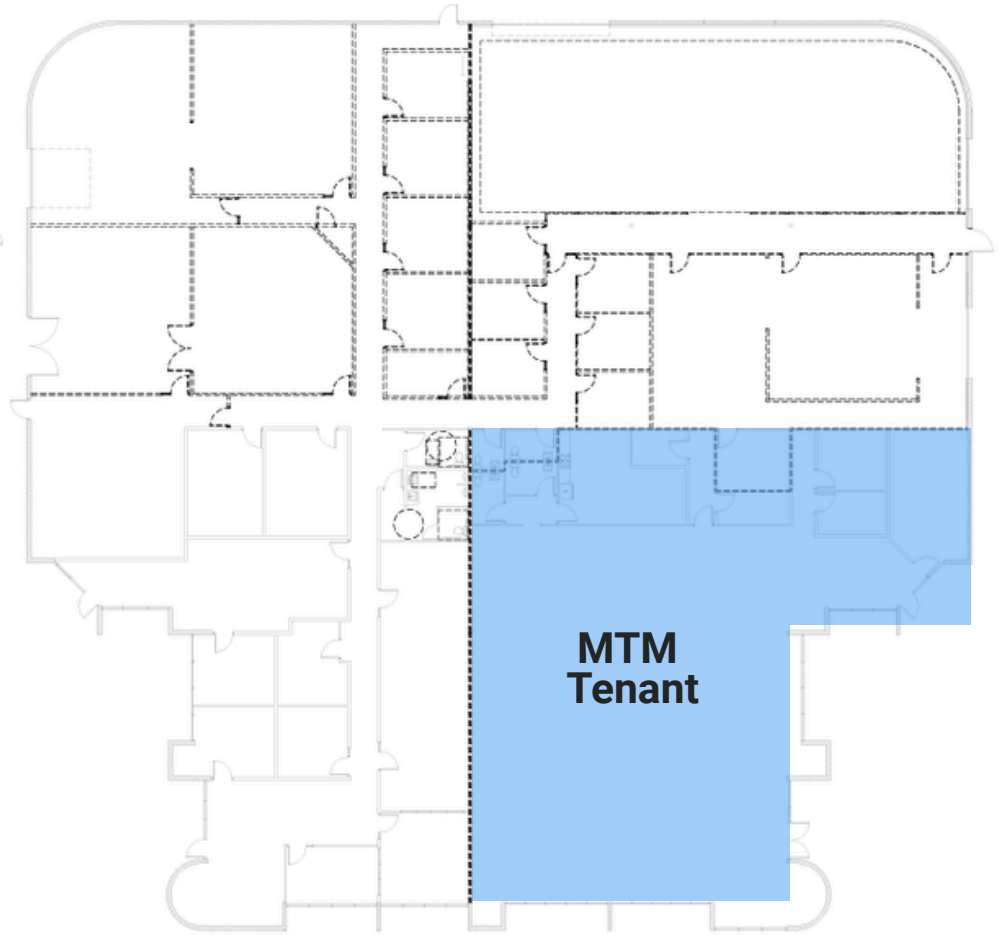


 **Grade Level Loading**

Under Construction Floor Plan



As-Built Floor Plan



**Remaining Space
Available to User**



**ROSS
BROWN**

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