



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

7946 E McClain Dr, Scottsdale, AZ



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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Property Photos – Warehouse

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## Site Information



The owner plans to do a major renovation of the building starting in mid December. 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. The owner is willing to create access to the taxiway and install hangar doors but the lease rate will be adjusted based on a tenant's requirements and the cost of the project.

Site Features	Building Features	Warehouse Features
±15,726 building	Masonry block construction	±18' clear height
Fully fenced and secured yard that has room to expand	Constructed in 1997	Three 14' wide grade level loading doors
The yard could be opened up to create access to the taxiway	Power TBD (tenant to verify)	Evaporative cooling
25 parking spaces in front of the building	<b>Office Features</b>	One restroom
A little over a mile to Loop 101	±3,223 SF of office/showroom space (per CoStar)	<b>Miscellaneous</b>
1.29 acre site	Six private offices	APN 215-47-013
Zoned I-1, City of Scottsdale	One restroom	2024 taxes – \$30,368.32
Prime location within Scottsdale Airpark		Should be ready for occupancy by 2/1/25

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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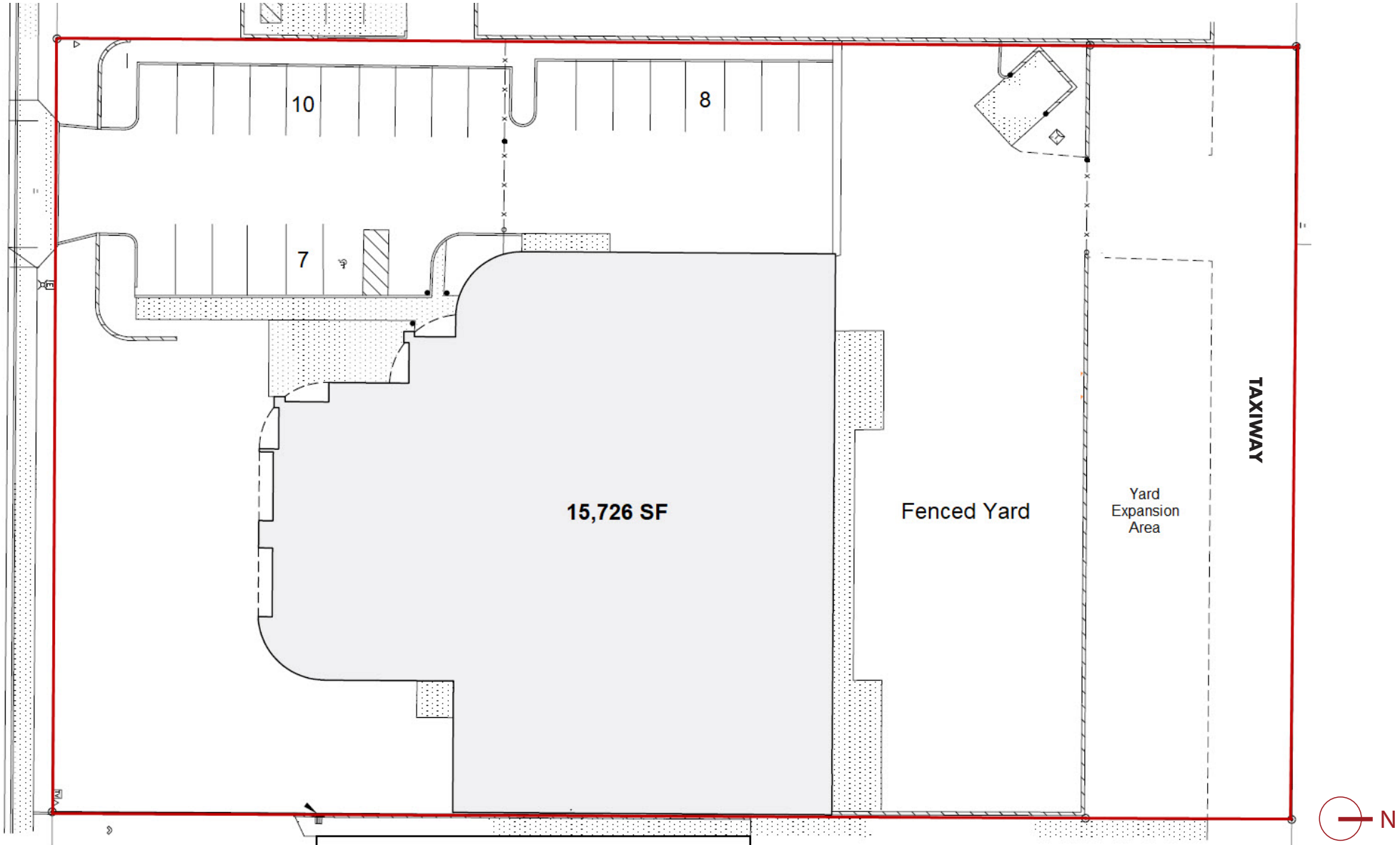
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## Site Plan



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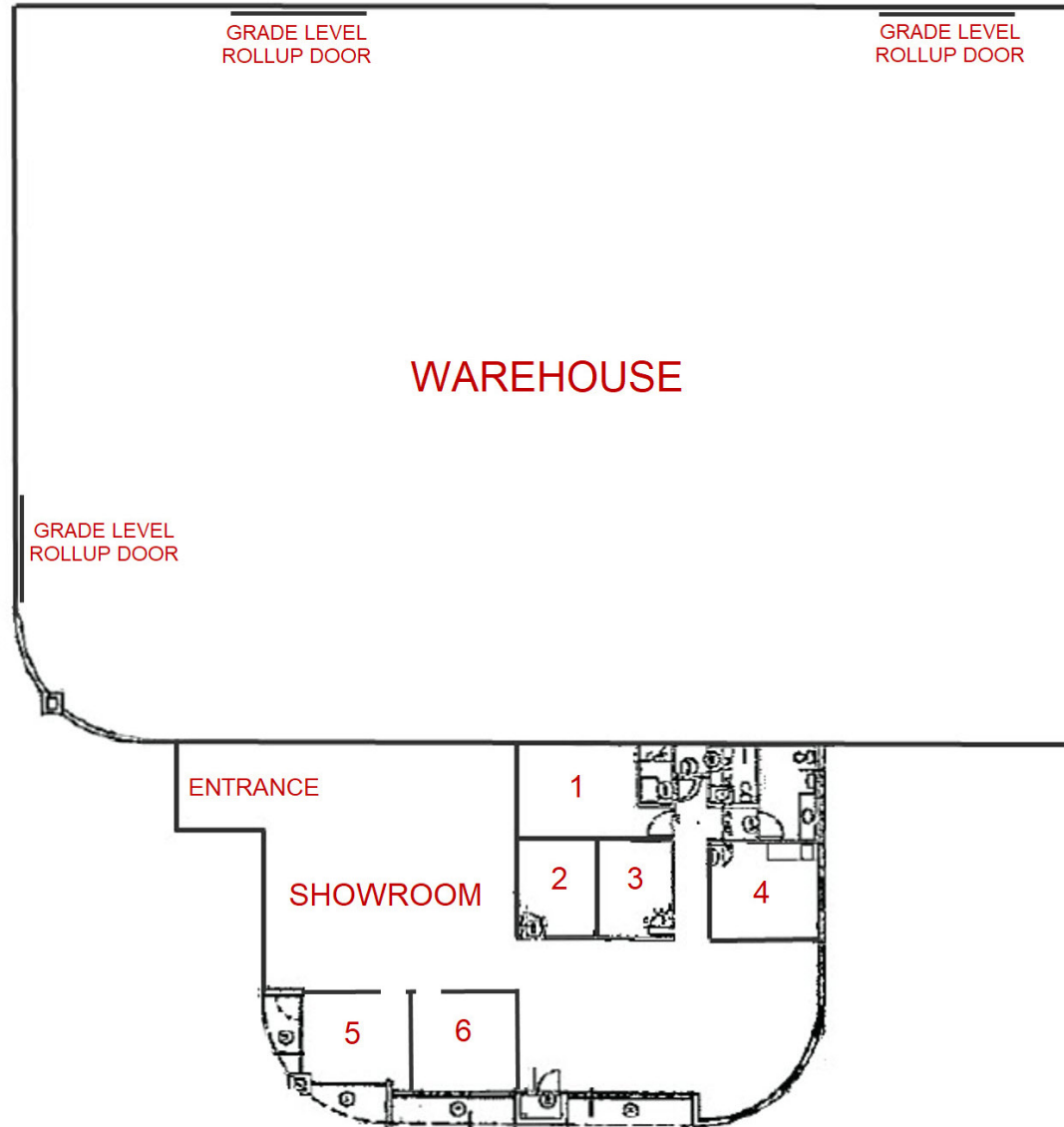
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## Floor Plan

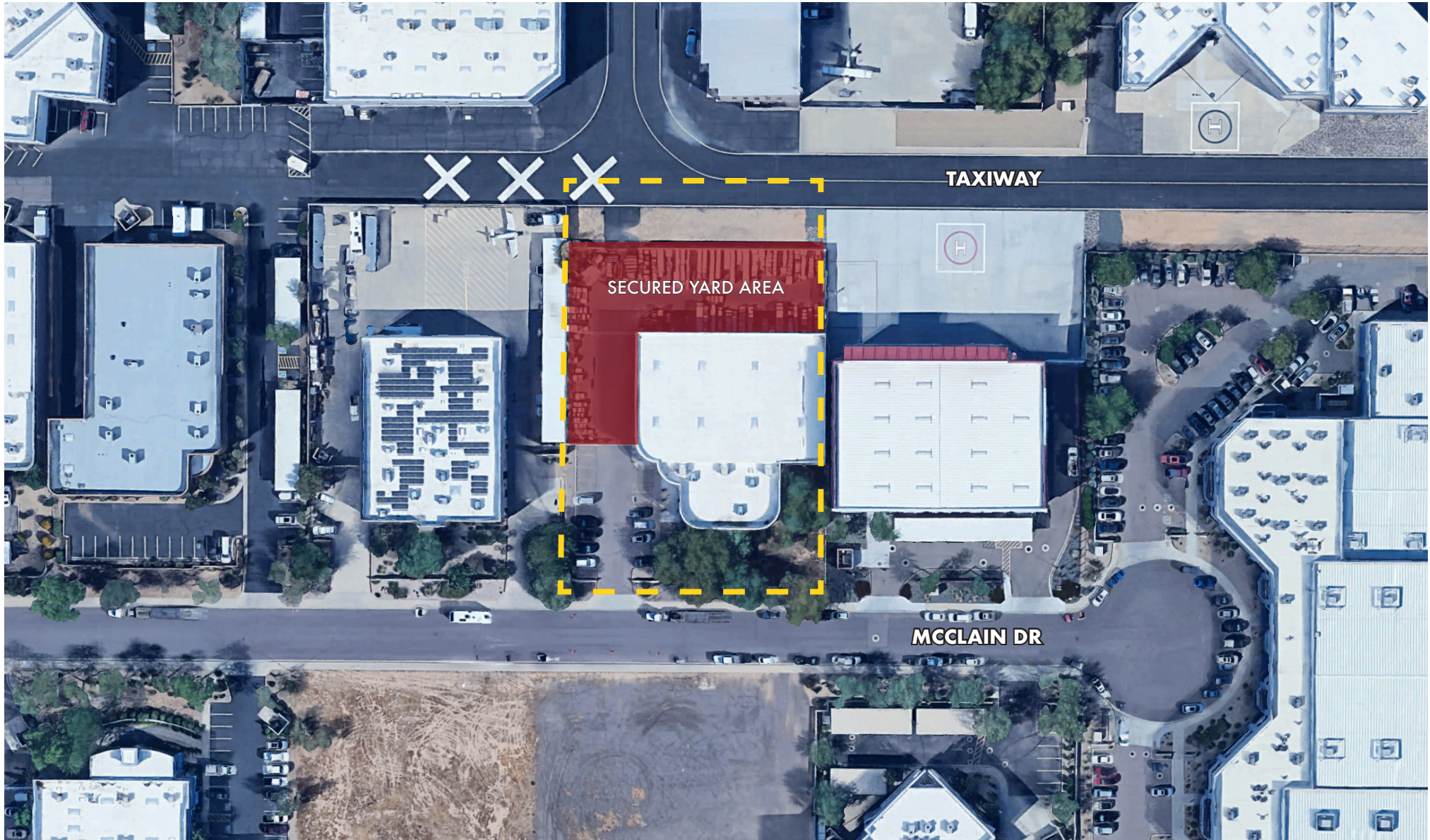


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Aerial Photo

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