



PIMA CENTER

Available Lease - Suite 3
2,540 SF (up to $\pm 5,700$ SF)

9035 East Pima Center Parkway
Scottsdale, Arizona 85258

*Ideal for Small Contractor
Plug & Play Opportunity!*



PROPERTY FEATURES:

- ◆ 44,291 SF Building
- ◆ 2,540 SF Available
- ◆ ± 853 SF Office Space
- ◆ Built in 2006
- ◆ SW Gas Available in 90th Street
- ◆ 1 Grade Level Door
- ◆ 16' Clear Height
- ◆ 200A, 277/480V 3P, 4W Power Per Bay
- ◆ Fully Sprinklered Warehouse
- ◆ Professional Business Park Setting



For more information contact:

RICK COLLINS
480.362.9503

rcollins@rossbrown.com

CURTIS BROWN
480.362.9501

cbrown@rossbrown.com

**ROSS
BROWN**

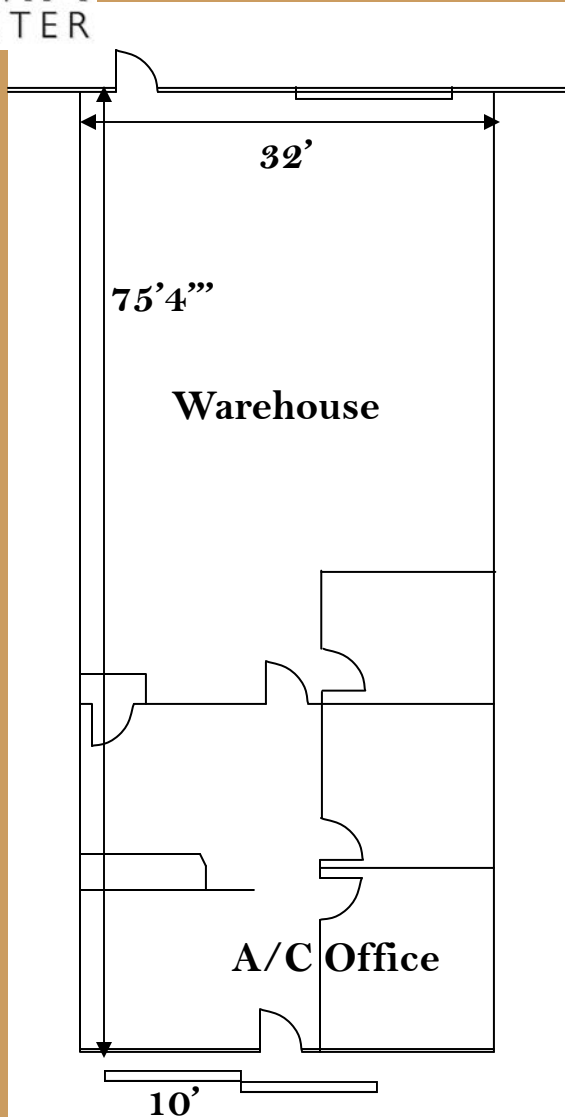
The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein.

A REAL ESTATE SERVICES COMPANY



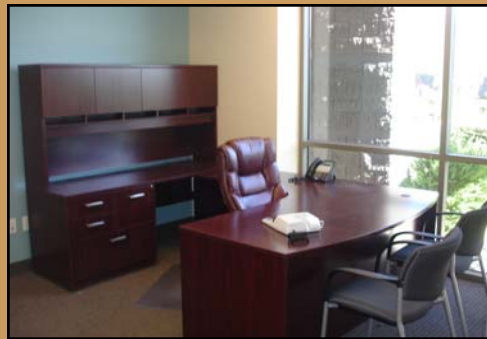
**PIMA
CENTER**

2,540 SF Floor Plan



LOCATION FEATURES:

- ◆ Part of a 209-acre master planned mixed use business park
- ◆ Two full diamond interchanges on Loop 101
- ◆ Superior ingress/egress to surrounding surface streets
- ◆ Immediate access to Northeast Scottsdale amenities



PIMA CENTER

“PLUG AND PLAY” OPPORTUNITY

-CALL FOR LIST OF FFE!



RICK COLLINS
480.362.9503
rcollins@rossbrown.com

CURTIS BROWN
480.362.9501
cbrown@rossbrown.com



A REAL ESTATE SERVICES COMPANY