

FOR LEASE

7443 E Butherus Dr. Scottsdale, AZ 85260

**Industrial
Leasing Opportunity**

Leasing Brochure

±2,095 SF Warehouse & Showroom in Prime Scottsdale Airpark | Zoned I-P



MATTHEWS™

Exclusively Listed By

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| Property Overview

\$1.94 PSF Gross

Lease Rate

Address	7443 E Butherus Dr. Scottsdale, AZ 85260
Property Type	Warehouse and Showroom
Utilities	Tenant Responsibility
Roof/Structure	Landlord Responsibility
CAM	Landlord Responsibility
Taxes	Landlord Responsibility
Rental Tax (2.2%)	Tenant Responsibility
Year Built	1978
3234 - RBA	±2,095 SF
Lot Size	±0.98 AC
Clear Height	±11'
Zoning	I-P
Roll Up Door	1, 7'w x 10' h
Bathroom	1



Investment Highlights

Flexible Industrial Use

Warehouse/showroom configuration supports a range of industrial and showroom users at 7443 E Butherus Dr.

Functional Small-Bay Layout

The $\pm 2,095$ SF building includes 11' clear height, one restroom, and one 7' x 10' roll-up door for efficient daily operations.

Low-Coverage

Situated on a ± 0.98 AC parcel, the property offers a notably low building coverage ratio for a $\pm 2,095$ SF industrial asset.

Industrial Zoning In Place

I-P zoning supports industrial occupancy, and the existing warehouse and showroom buildout provides immediate functional utility.

Scottsdale Industrial Location

Located in Scottsdale, AZ 85260, the property offers a presence within an established Scottsdale industrial submarket.



CUBESMART
self storage

Didant Fire Protection
Onco360 ONCOLOGY PHARMACY
Dillon West PRECISION By your side for a healthier world
UNIVERSAL LASER SYSTEMS Technology Beyond Ordinary™

North Scottsdale Airpark
±59,000 Total Employees
Arizona's 2nd Largest Employment Center

StorQuest
SELF STORAGE



Frank Lloyd Wright Blvd ± 42,000 VPD

N Scottsdale Rd ± 52,000 VPD

Mindtree
Software Company
±200 Total Employees

K & S
AVIATION
Knowledge & Safety



± 84,000 VPD



DELTA DENTAL
Headquarters
±200 Total Employees

Subject Property

COSTCO
WHOLESALE
Top 2% of National Locations
Source: AlphaMap

ExtraSpace
Storage

PINNACLE
BUSINESS SOLUTIONS

The Pinnacle Business Center
±650 Total Employees
Multi-Tenant Class A Office Building



Scottsdale Airport
±165,000 Annual aircraft operations
Located within the Scottsdale Airpark,
Arizona's second-largest employment center

Walmart
Supercenter

E Thunderbird Rd ± 22,940 VPD

CUBESMART
self storage

Vanguard
Corporate Campus
±2,900 Total Employees
One of Scottsdale's Largest Employers

e **equitymethods**
Headquarters
±125 Total Employees

MARKET OVERVIEW

7443 E Butherus Dr.
Scottsdale, AZ 85260



Scottsdale, AZ

Market Overview

Scottsdale continues to be one of the most desirable markets in the Phoenix metro, supported by strong population growth, high household incomes, and a diversified economy. The city benefits from a stable real estate market, a highly educated workforce, and a business-friendly environment that continues to attract corporate investment, entrepreneurs, and affluent households.

Beyond its residential appeal, Scottsdale has become a major employment center with strengths in healthcare, technology, financial services, tourism, and advanced business services. Its proximity to Greater Phoenix’s expanding industrial and manufacturing base, combined with continued commercial development, strong consumer spending, and ongoing infrastructure investment, supports long-term economic growth and sustained demand across both the residential and commercial markets.

243,006

Total Population

\$11.6B

Annual Retail Sales

59,000+

Employees in the
Scottsdale Airpark

#1 Metro in the U.S. for Manufacturing Growth

Phoenix Business Journal

Population	1-Mile	3-Mile	5-Mile
2020 Population	4,662	71,947	190,930
2025 Population	8,065	81,528	211,934
2030 Population Projection	9,047	86,079	222,917

Households	1-Mile	3-Mile	5-Mile
2020 Households	2,352	32,546	84,612
2025 Households	4,173	37,328	94,838
2030 Household Projection	4,700	39,551	100,070

Income	1-Mile	3-Mile	5-Mile
Avg Household Income	\$151,548	\$138,180	\$146,772



Phoenix, AZ MSA

Phoenix has emerged as one of the nation's fastest-growing industrial markets, driven by strong population growth, expanding logistics networks, and increasing corporate investment. Its strategic location provides efficient access to major Southwest population centers, while proximity to key trade points of

entry in Southern California and Mexico offers a significant advantage for distribution and supply chain operations. This connectivity, combined with a business-friendly environment and growing manufacturing base, continues to support industrial demand and long-term market growth.

Source: U.S. Census Bureau, Greater Phoenix Economic Council | **2025 Dataset**

5.25M+
Total Population

#5 U.S. Market
For Industrial Growth

1.3%
Annual Growth



Phoenix Industrial Performance

\$5.1B+
Sales Volume

11.6%
Vacancy Rate

6.7%
Market Cap Rate

\$188
Price Per
Square Foot

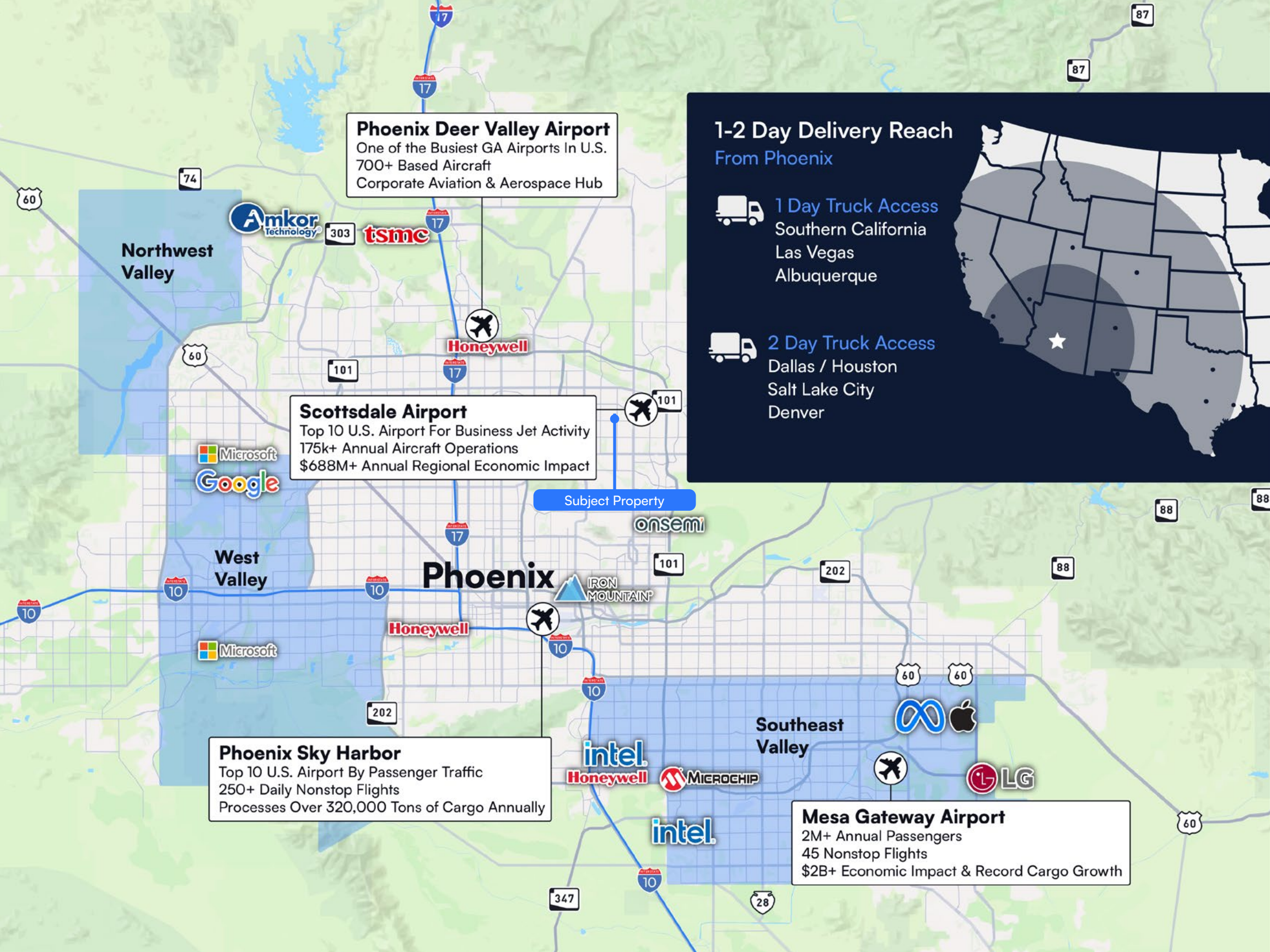
21.8M
Square Feet
Under Construction

\$13.10
Asking Rent
Per Square Foot

Phoenix's industrial market continues to demonstrate strong investment activity and sustained tenant demand, supported by its role as a key Southwest logistics and manufacturing hub. While elevated development levels reflect ongoing confidence in the market, fundamentals remain supported by long-term population growth, supply chain expansion, and continued corporate investment.

Source: CoStar Group | 2025 Dataset





Phoenix Deer Valley Airport
One of the Busiest GA Airports In U.S.
700+ Based Aircraft
Corporate Aviation & Aerospace Hub

Scottsdale Airport
Top 10 U.S. Airport For Business Jet Activity
175k+ Annual Aircraft Operations
\$688M+ Annual Regional Economic Impact

Phoenix Sky Harbor
Top 10 U.S. Airport By Passenger Traffic
250+ Daily Nonstop Flights
Processes Over 320,000 Tons of Cargo Annually

Mesa Gateway Airport
2M+ Annual Passengers
45 Nonstop Flights
\$2B+ Economic Impact & Record Cargo Growth

**1-2 Day Delivery Reach
From Phoenix**

 **1 Day Truck Access**
Southern California
Las Vegas
Albuquerque

 **2 Day Truck Access**
Dallas / Houston
Salt Lake City
Denver

Employment

Phoenix's employment market continues to demonstrate strong, broad-based growth, supported by sustained population inflows and ongoing business expansion. The region benefits from a diversified economic base, which has helped position it among the top U.S. metros for job growth and long-term economic stability. Continued corporate investment and workforce growth are expected to support steady employment expansion across the market.

2025 Statistics

2.5M+

Total Workforce Base

1.4%

Employment Growth

Household Growth

38K Housing Units Added
in 2024 • **Highest in the U.S.**

60K+ New Residents
(2024-2025)

Source: BLS, BEA, Census, AZOEO, GPEC, CoStar Group | **2025 Dataset**

Top Employers

Employees in Greater Phoenix

 46,000+ Employees

 41,000+ Employees

 35,000+ Employees

 35,000+ Employees

 35,000+ Employees

 12,000+ Employees

 12,000+ Employees



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Disclaimer & Confidentiality Agreement

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