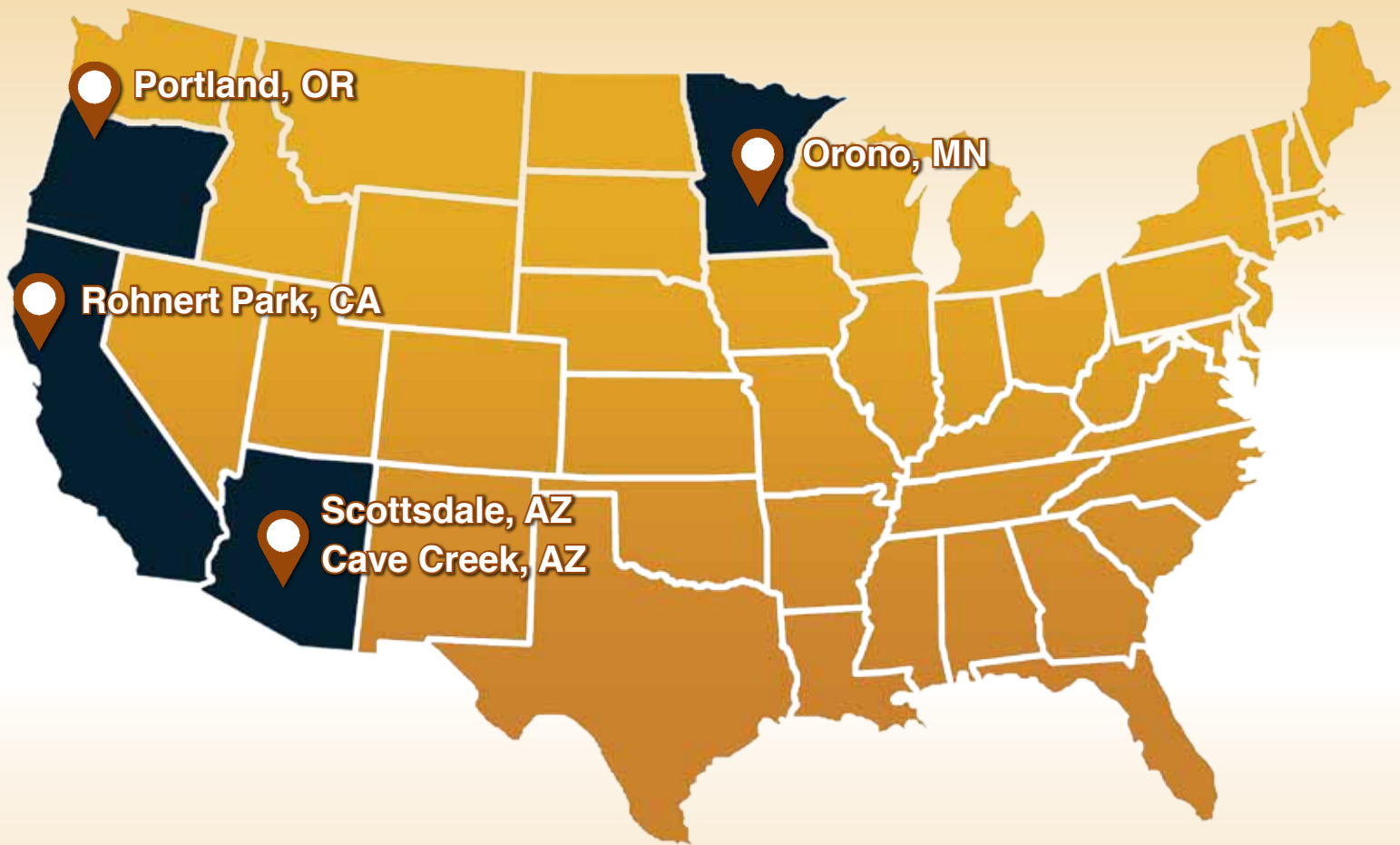


SELLING TO THE HIGHEST BIDDER SUBJECT TO LOW MINIMUM BIDS

**PRIME COMMERCIAL & RESIDENTIAL PROPERTIES**



<b>Scottsdale, AZ</b>	Scottsdale Airpark — (2) Taxi-Way Development Sites	<b>October 4</b>
<b>Cave Creek, AZ</b>	(2) Commercial Development Sites	<b>October 4</b>
<b>Portland, OR</b>	100% Leased Office Building in Northwest District	<b>October 6</b>
<b>Orono, MN</b>	11.73 Acre Residential Development Site	<b>October 11</b>
<b>Rohnert Park, CA</b>	Business Park Development Site	<b>October 11</b>

# TWO JET HANGER DEVELOPMENT SITES – SCOTTSDALE AIRPARK

## MINIMUM BID \$1 MILLION PER LOT – AUCTION: OCTOBER 4 AT 10AM



### 7919 & 7947 E McClain Dr Scottsdale, AZ

- Two contiguous lots for sale at the Scottsdale Municipal Airport
- Private taxiway access to airport at Gate 6
- Taxiway restrictions 100,000lb weight
- 2.6 Total Acres (56,634sf each lot)
- Existing site plan for two hangers with shared 13,000 SF staging area.
- Zoning: I-1 (Industrial Park, Scottsdale)
- 8,249 foot runway 100' wide
- Easy access to Scottsdale Road
- Abundant nearby, retail, restaurant & lodging amenities

Scottsdale Airport is one mile from the Scottsdale Quarter/Kierland area and provides a 8,249' runway, 100' wide accepting aircraft up to 100,000 lbs. The airport has two fixed base operators: Signature Flight Support (next door) and Ross Aviation.

The Scottsdale Airpark is located in North Scottsdale and next to the North Scottsdale retail corridor and Kierland Shopping Center providing world class shopping, entertainment, recreation and hospitality.

**ON-SITE INSPECTION:**  
10:00 AM - September 21

# 100% LEASED OFFICE BUILDING IN PORTLAND'S NW DISTRICT

## MINIMUM BID: \$750,000 – AUCTION: OCTOBER 6 AT 10AM



### 2675 NW Thurman Ave Portland, OR

- 4,588 SF fully rebuilt two story office building
- 100% Leased – Gross Income \$110,000
- At the corner of Thurman & 27th Avenues
- Close proximity to Montgomery Park
- Designed for two full floor tenant spaces

Located in the Northwest District's most popular commercial and residential area known for its history and old Portland style buildings both residential and commercial packed tightly together along with sleek new condominiums, just blocks away is the famous Montgomery Park office complex. This building fully rebuilt and expanded in 2007.

This two story building is designed for two tenants. Both floors feature private perimeter offices with glass panels next to solid doors for providing natural light to the center workspace, two of the second floor offices have balconies, conference rooms, kitchens, ADA restrooms and open work spaces.

**ON-SITE INSPECTION:**  
10:00 AM - September 15, 23, 30

# CAREFREE MARKETPLACE COMMERCIAL DEVELOPMENT SITES

MINIMUM BID: \$185,000 PER LOT – AUCTION: OCTOBER 4 AT 10AM



## 34207 & 34211 N Black Mtn Pkwy Cave Creek, AZ

- 34207 N. Black Mountain – 2.4 Acres
- 24211 N. Black Mountain – 1.93 Acres
- Black Mountain Commerce Park
- Black Mountain Parkway is just south of Carefree Highway, west of Cave Creek Road, and behind Carefree Marketplace
- City of Phoenix Zoning C-2/C-3
- Water, sewer and electric to sites

Located in Phoenix with a Cave Creek mailing address. These two commercial development sites are perfectly located immediately south of the Carefree Marketplace Center in an area surrounded by retail and residential development.

The sites are across a private street from one another with visibility to Black Mountain Parkway and just south of its intersection with Carefree Highway. Phoenix zoning allows for a wide variety of commercial and office uses.

**ON-SITE INSPECTION:**  
1:00 PM - September 21

# ORONO RESIDENTIAL DEVELOPMENT SITE

MINIMUM BID \$700,000 – AUCTION: OCTOBER 11 AT 2PM



## Tamarack Dr Orono, MN

- 11.73 Acres
- On Tamarack Drive, just north of County Road 6, City of Orono
- Zoned RR-1B (one family rural residential – 2 acres)

**ON-SITE INSPECTION:**  
10:00 AM - September 27

# DEVELOPMENT LAND – SANTA ROSA AREA

## MINIMUM BID \$375,000 – AUCTION: OCTOBER 11 AT 2PM

### Business Park Dr Rohnert Park, CA

- Located on Business Park Drive, west of Redwood Drive and east of Dowdell Avenue near the intersection of US 101 and Rohnert Park Expressway.
- Rohnert Park is ten minutes south of Santa Rosa, CA
- The site is immediately west of 220 Business Park Drive (American Self Storage)
- 233' frontage on Business Park Drive
- On Sonoma County B
- Zoned CR – Regional Commercial

Located just south of Santa Rosa in the Rohnert Park, CA Business Park, this 2.46 AC development site is ideal for office, office/warehouse and a wide variety of other commercial development opportunities.

### ON-SITE INSPECTION:

10:00 AM - September 16



### Bidder's Information Packets:

A detailed Bidder's Information Packet has been assembled for each of the properties which contains pertinent information related to the property, the auction and the Terms of Sale. The Packets will be available via email for \$50.00 for each property at info@FineAndCompany.com. The purchase of a Bidder's Information Packet is required in order to bid at the auction.

### Buyer's Premium:

A seven percent (7%) Buyer's Premium will be added to the final bid price, per the Terms of Sale.

### Terms Of Sale:

This auction is being conducted subject to the Terms of Sale, as stated in the Bidder's Information Packets, and the Purchase and Sale Contract.

### Broker Participation Invited:

A 2% referral fee, as stated in the Terms of Sale, will be paid to the REALTOR®/Broker whose registered buyer closes on this property. Please refer to the Buyer/Broker registration requirements in the Terms of Sale, for details.

### Disclaimer:

The Seller, Broker and Auctioneer and their agents assume no liability for inaccuracies, errors or omissions in the auction marketing materials, including the Bidder's Information Packet. All square footage, dimensions, real estate taxes, common areas, if any, are approximate. All materials are subject to inspection and verification by all parties relying on them. This offering is subject to prior sale and may be withdrawn, modified or cancelled without notice at any time.

### Certified Funds Required to Bid:

**Scottsdale, AZ, lots:** \$75,000 per lot  
**Cave Creek, AZ, lots:** \$25,000 per lot  
**Portland, OR, property:** \$50,000  
**Orono, MN, lot:** \$50,000  
**Rohnert Park, CA, lot:** \$20,000

In cooperation with: John A. Weaver, Arizona RE Broker #SEO10470000,  
Robert Daniel CA REB-01236092, Bill Reif Oregon REB 200710001, and the Steffes Group, Inc.,  
24400 Highway MN22, Litchfield MN - MN R.E. Lic: 146031 & 81527, MN Auctioneer Lic: MN14-51

