

SITE DATA

Parcels #: 215-07-021 A & 215-07-022D
 Zoning: I-1/ PCD (unless otherwise noted on plan)
 Net Site Area*: +/- 4,157,363 S.F. (95.4 AC.) (not incl. Parcel 3)
 Building Area: 1,275,300 SF
 Total Bldg Coverage: 30.7%

PARCEL 1 (North)

Site Area*: ±2,416,436 S.F. (55.5 AC)
 Building Area:
 Industrial 577,800 S.F.
 Office 94,000 S.F.
 Pad 6,000 S.F.
 Total Bldg Area: 677,800 S.F.
 Lot Coverage: 28.0%
 F.A.R.: .27

Parking Required:

Industrial @ 1:500 SF 1,156 spaces
 Office @ 1:300 SF 314 spaces
 Restaurant Pad @ 1:120 SF 50 spaces
 +Patio @ 1:350 SF (less 1st 350 SF) 3 spaces
 Total Required: 1,523 spaces
 Parking Provided: 1,557 spaces

PARCEL 2 (South)

Site Area*: ±1,740,927 S.F. (40.0 AC.)
 Building Area:
 Industrial 548,300 S.F.
 Commercial (Office) 49,200 S.F.
 Total Bldg Area: 597,500 S.F.
 Lot Coverage: 34.3%
 F.A.R.: .34

Parking Required:

Industrial @ 1:500 SF 1,097 spaces
 Office @ 1:300 SF 164 spaces
 Total Required: 1,261 spaces
 Parking Provided: 1000 spaces

PARCEL 3 (Southeast)

Site Area*: ±754,035 S.F. (17.3 AC.)

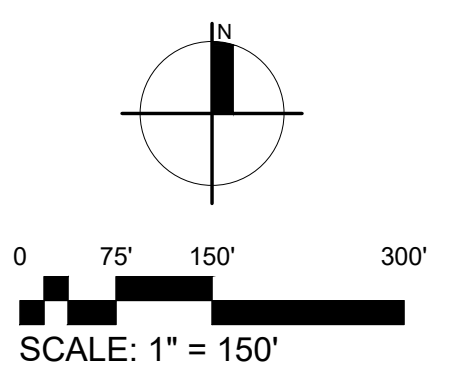
*Note: All site areas are approximate and will need to be verified by Civil Engineer

BELL 101

Proposed Industrial Park

NEC Loop 101 & Bell Road

Scottsdale, AZ



08-25-2022
 22024-ST10



Butler Design Group, Inc
 architects & planners