

3451 EAST HARBOUR DRIVE

PHOENIX, AZ

A CUSHMAN & WAKEFIELD **PRIVATE CAPITAL GROUP** INVESTMENT OPPORTUNITY



±19,800 SF FREE STANDING INDUSTRIAL BUILDING • PREMIER INFILL SKY HARBOR LOCATION • 100% LEASED • 0.5 YEAR WALT

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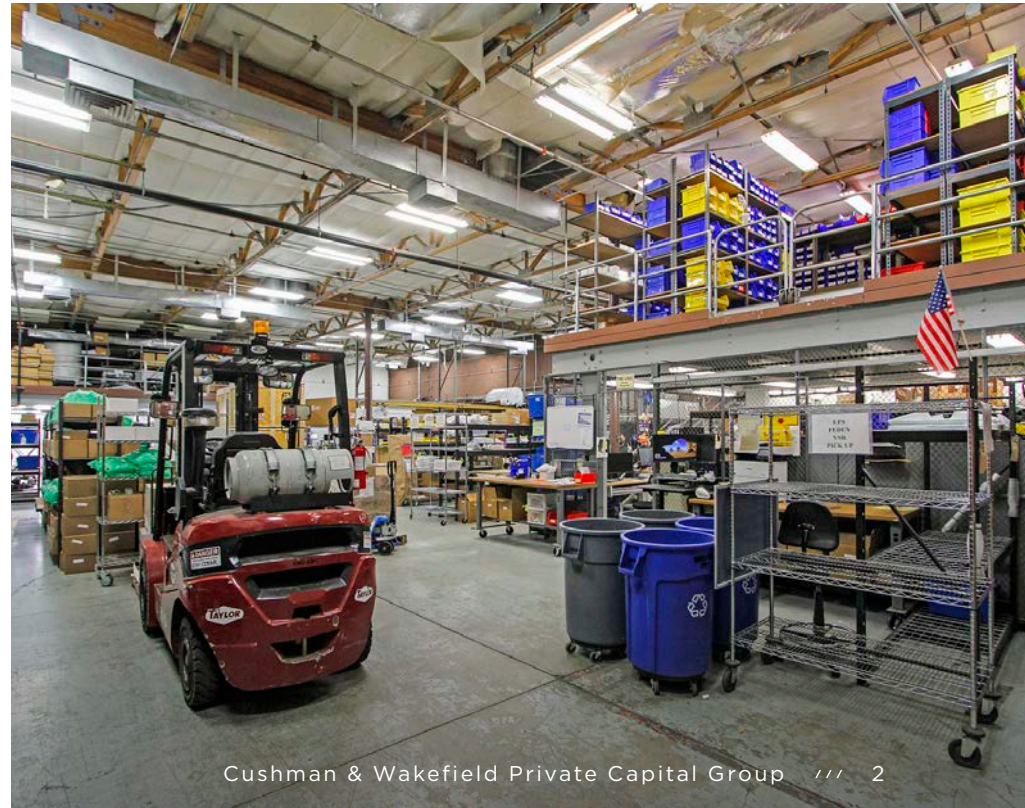
EXECUTIVE SUMMARY

Cushman & Wakefield's Phoenix Industrial Private Capital Group is pleased to offer the extraordinary opportunity to acquire the 100% fee simple interest in **3451 East Harbour Drive**, an industrial advanced manufacturing property located in Phoenix, AZ ("the Property"). This premier asset consists of one industrial building totaling $\pm 19,800$ SF on ± 1.50 acres. The Property is currently 100% leased to Exentec, a leading provider of mission-critical technologies and services for high-tech industries, with 0.5 years of weighted average lease term remaining.

Strategically located in one of Phoenix's most sought-after industrial submarkets, the Property offers exceptional access to Phoenix Sky Harbor International Airport and direct connectivity to SR-143 and I-10 - placing it at the heart of the Valley's logistics and distribution network. The Sky Harbor submarket continues to benefit from strong and sustained industrial tenant demand, underpinned by several strategic advantages. This includes access to a large, cost-effective labor pool, a low cost of living, and a business-friendly regulatory environment that attracts a wide range of industrial users. Additionally, its proximity to the nation's two busiest container ports, Los Angeles and Long Beach, supports efficient inbound logistics via an integrated network of freeways.

INVESTMENT THESIS

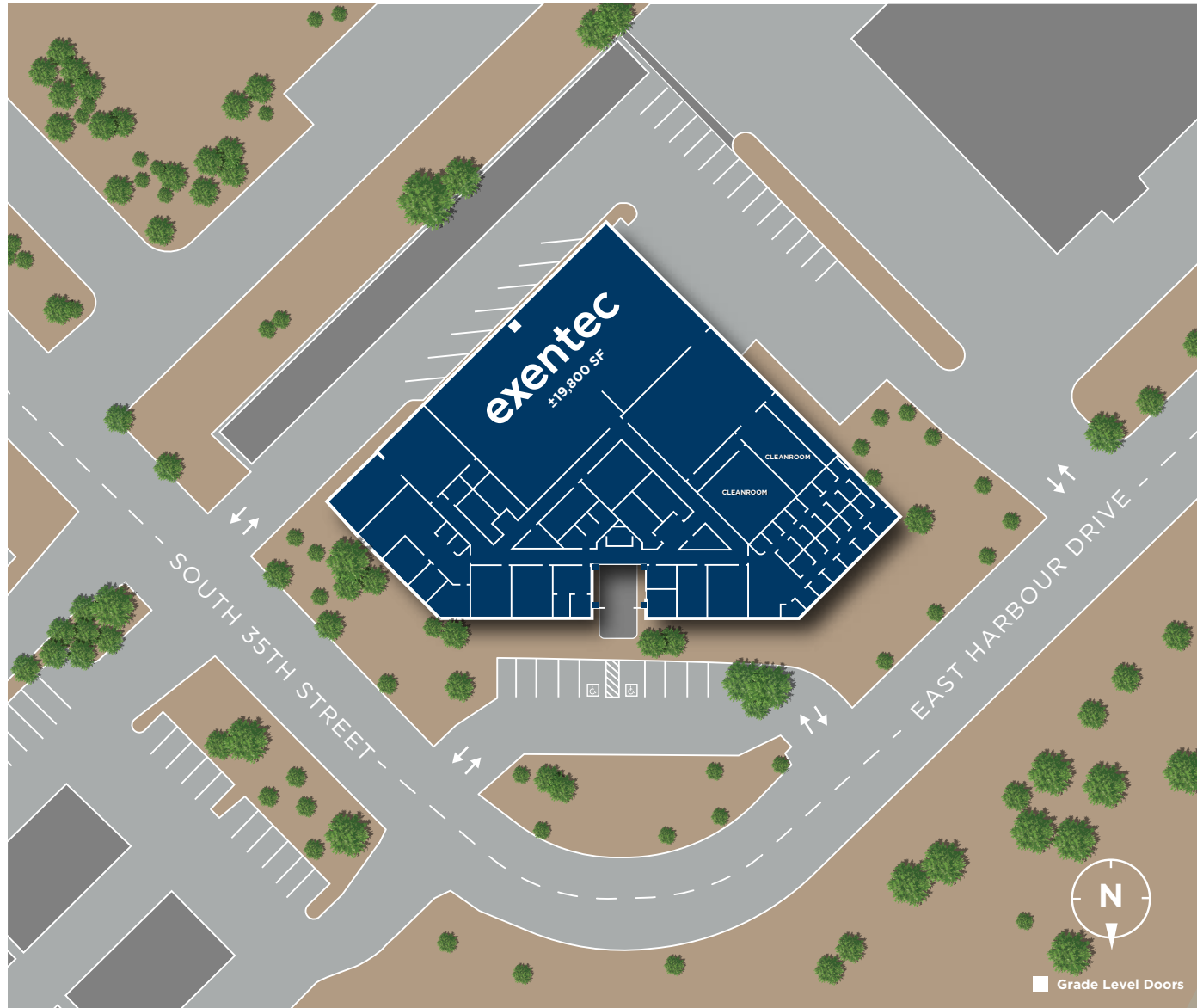
3451 East Harbour Drive presents a compelling value-add industrial investment opportunity in one of Phoenix's most supply-constrained and high-performing submarkets. This $\pm 19,800$ SF freestanding warehouse, offers investors immediate upside potential through lease-up or re-tenanting, with the current lease to Exentec (a specialized capital equipment provider) expiring in 0.5 years and rents approximately 10% below market. The Property's irreplaceable infill location—adjacent to Phoenix Sky Harbor International Airport and major highways—offers direct access to key logistics corridors and is supported by strong demand drivers, including a robust labor pool and favorable cost dynamics. As small-bay industrial spaces face historic shortages nationwide, particularly in high-growth markets like Arizona, the scarcity of sub-50,000 SF product creates sustained rental pressure and tenant demand. Coupled with the Sky Harbor submarket's strong fundamentals—demonstrated by consistent rent growth, minimal vacancy, and a lack of new supply, the Property offers a rare opportunity for both near-term income enhancement and long-term capital appreciation.



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PROPERTY SUMMARY

PROPERTY DETAILS	
Address	3451 East Harbour Drive, Phoenix, AZ
Current Occupancy	100%
Tenant (Lease Expiration)	Exentec Lease Exp (3/31/2026)
Industrial Market/ Submarket	Sky Harbor Airport
Parcel Number	122-03-023
Total Rentable Area (SF)	19,800 SF
Office/Clean Manufacturing SF	±70%
Land Size	±1.50 AC
Year Built	1996
Clear Height	18'
Grade Level Doors	1
Warehouse Cooling	100% A/C
Yard	Secured
Parking	40 Stalls
Zoning	City of Phoenix
Construction Type	Masonry
Clean Room	Class 100 Capable



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CUSHMAN & WAKEFIELD PRIVATE CAPITAL GROUP

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