



Menlo Group
COMMERCIAL REAL ESTATE



INDUSTRIAL INVESTMENT SALE

5217 W Buckeye Rd Phoenix, AZ 85043

Single Tenant NNN Investment
Sale

With Passive Billboard Income

Exclusively listed by:

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Property Summary



PROPERTY DESCRIPTION

This NNN Single Tenant Industrial Property offers a 7,800 SF fully occupied building, zoned A-1 by the City of Phoenix. With a long-term industrial tenant lease in place until April 1, 2030, and additional billboard income secured until December 31, 2026, this property provides a reliable investment with a competitive cap rate of 6%. Situated in an Opportunity Zone and boasting a fully fenced yard, this property offers excellent access to the Loop 202 and I-10 freeways.

PROPERTY HIGHLIGHTS

- 100% occupancy with long-term industrial tenant lease
- Fully Fenced Yard
- Great Location with Access to Loop 202 and I-10 Freeways
- Located in an Opportunity Zone
- Industrial Tenant Lease in Place Until April 1, 2030
- Additional Billboard Income in Place Until December 31, 2026

OFFERING SUMMARY

Sale Price:	\$1,648,948
Building Size:	7,800 SF
Lot Size:	0.85 Acres
Zoning:	A-1, City of Phoenix
APN	104-25-021A
Total NOI:	\$98,936.88
Cap Rate:	6.0%

Lease Details



COLUMN 1

Tenant Name:	Fence AZ, LLC
Lease Term	123 Months
Lease Type	NNN
Lease Commencement	February 1, 2020
Lease Expiration	April 30, 2030
Current Monthly Rent	\$7,194.74
NOI	\$86,336.88
Personal Guaranty	Yes
Renewal Options	2, 3 Year Options



BILLBOARD LEASE

Lease Term	20 Years
Lease Expiration	December 31, 2026
Current Monthly Rent	\$1,050.00
NOI	\$12,600.00

Aerial Map

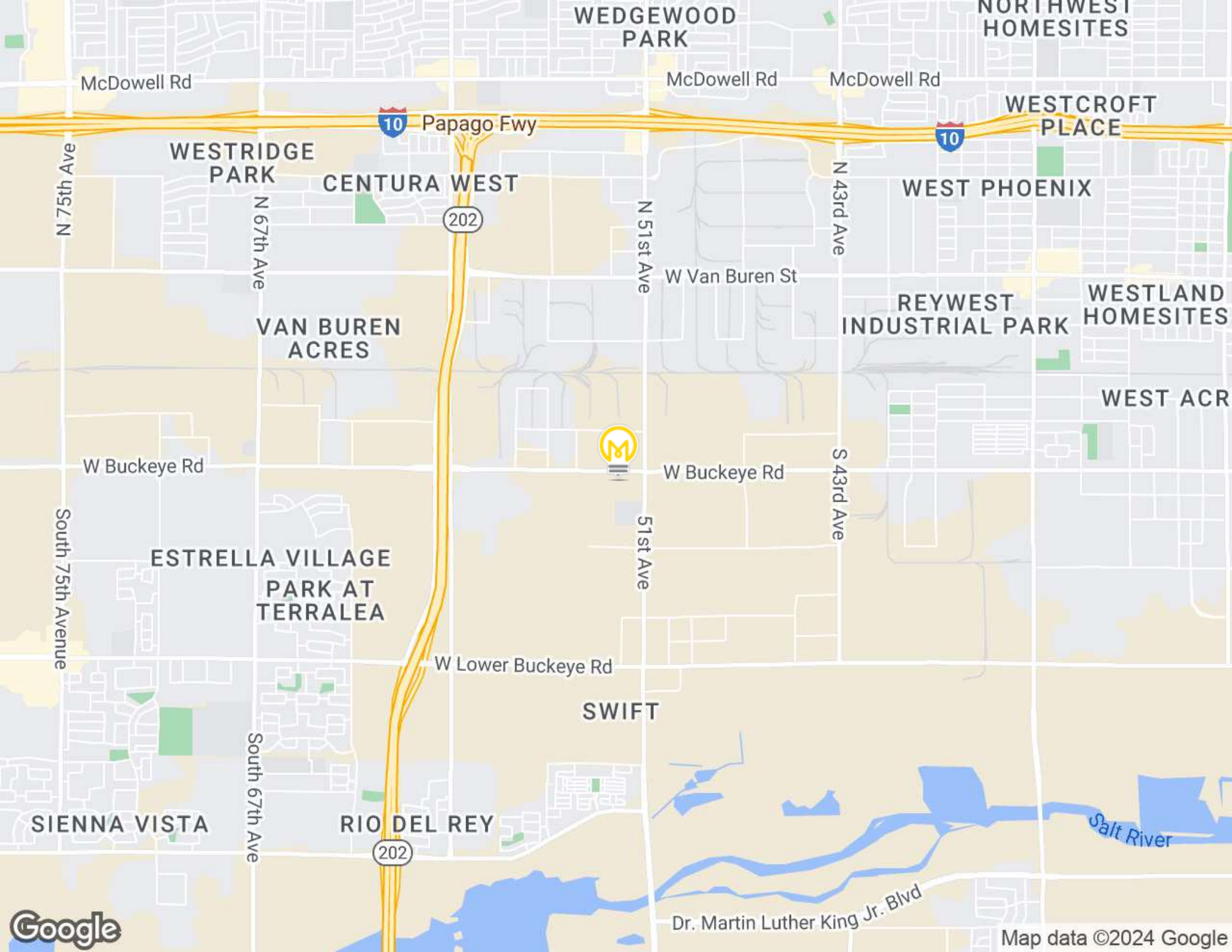
W Buckeye Rd

W Buckeye Rd

5301

5225





WEDGEWOOD PARK

NORTHWEST HOMESITES

McDowell Rd

McDowell Rd

McDowell Rd

10 Papago Fwy

10

WESTCROFT PLACE

N 75th Ave

WESTRIDGE PARK

CENTURA WEST

202

N 43rd Ave

WEST PHOENIX

N 67th Ave

VAN BUREN ACRES

N 51st Ave

W Van Buren St

REYWEST INDUSTRIAL PARK

WESTLAND HOMESITES

WEST ACR

W Buckeye Rd



W Buckeye Rd

S 43rd Ave

South 75th Avenue

ESTRELLA VILLAGE PARK AT TERRALEA

51st Ave

W Lower Buckeye Rd

SWIFT

SIENNA VISTA

South 67th Ave

RIO DEL REY

202

Salt River

Dr. Martin Luther King Jr. Blvd

Google

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