REIN & GROSSOEHME
COMMERCIAL REAL ESTATE

±1.92 ACRE INDUSTRIAL OUTDOOR STRORAGE SITE WITH 11,560 SF SHOP & OFFICE FOR SALE

VALUE ADD INVESTMENT OR FUTURE OWNER USER OPPORTUNITY

22444 – 22464 N 19th Avenue

8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258

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FOR SALE
Investment Overview

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This ±1.92-acre contractor facility and commercial service station offers a strong investment opportunity in Arizona's Deer Valley submarket, located within a designated Opportunity Zone. Situated at the corner of 19th Avenue and Williams Drive, the property benefits from its prime location in a rapidly growing industrial area, supported by the nearby TSMC plant.

The property comprises two fully paved parcels (a mix of concrete, GSA, and asphalt) and includes five buildings totaling ±11,560 SF. It is currently leased to three tenants: Dynamite Water, ASAP Firebird Tire, and Flyers Energy. Additionally, an income-producing billboard leased by Clear Channel enhances the property's revenue. The site also includes a paint booth and partial perimeter fencing for added security and tenant functionality.

With a Net Operating Income (NOI) of $306,007.88 and rents estimated to be 18-47% below market, the property offers significant upside potential. Priced at $5,000,000, the current cap rate is 5.97%, with a projected pro forma cap rate of 8.50% once rents are adjusted to market levels.

The property's excellent frontage on 19th Avenue and Williams Drive ensures high visibility and easy access to major transportation routes. The industrial growth in the Deer Valley submarket, combined with proximity to the TSMC plant and the Opportunity Zone designation, positions the property for long-term value appreciation and potential tax benefits. This investment offers a rare opportunity to acquire a well-positioned industrial asset in a high-demand area with significant potential for increased income and value growth.

PROPERTY OVERVIEW	
Site Size	1.92 AC (83,461 SF)
Total Building SF	11,560 SF
Zoning	A-1 (Light Industrial), City of Phoenix
Yard Covering	Asphalt Pavement
INVESTMENT SUMMARY	
Tenancy	Three (3) Tenants
NOI	$306,007.88
Options to Renew	None
Comments	Rents are about 18-47% below market. See Rent Roll Below.
Opportunity Zone	Yes

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Site Breakdown

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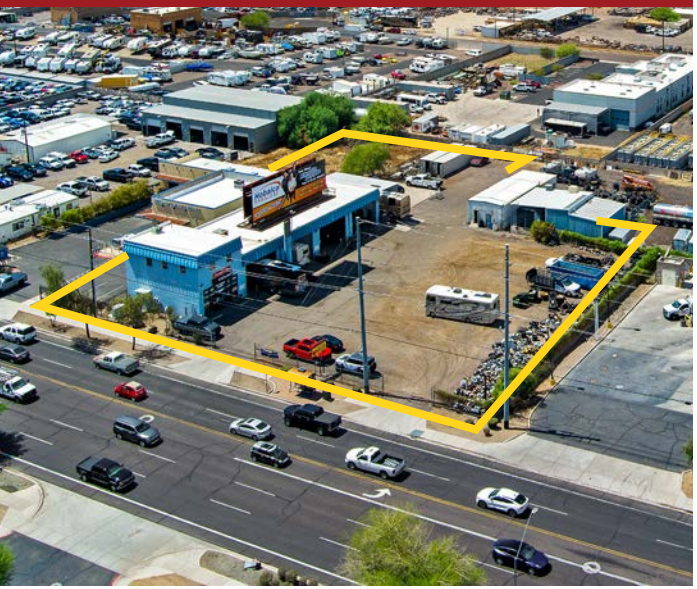
22444 N 19TH AVENUE
7,600 SF OF SHOP & OFFICE BUILDINGS

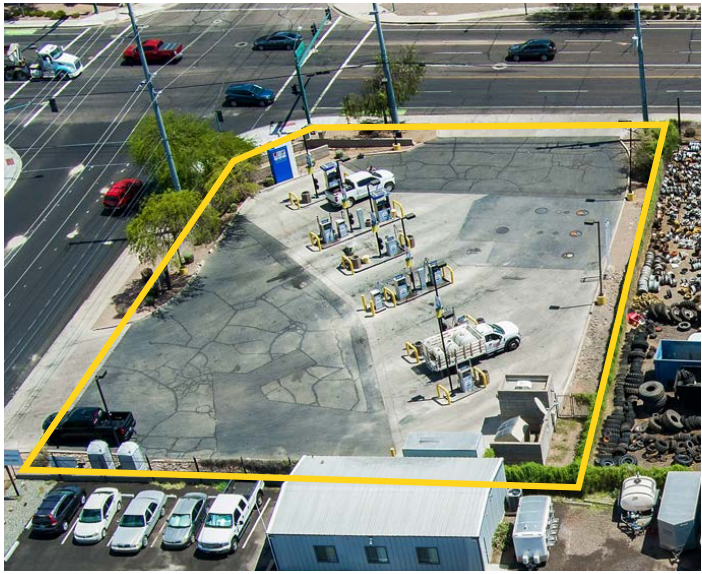


- Leased to Firebird Tire through 08/31/2027
- Fully fenced and secured site
- Paint booth
- Four (4) oversized bay doors
- Income producing Billboard
- 30,000 Vehicle traffic count on 19th Avenue

1925 W WILLIAMS DRIVE
3,960 SF OF SHOP & OFFICE BUILDINGS

- Leased to Dynamite Water through 02/28/2024
- Fully Fenced and secured site
- Two (2) oversized grade level doors
- Paved with asphalt and GSA

22464 N 19TH AVENUE
COMMERCIAL FUELING STATION



- Leased to Flyer's Energy through 02/28/2030
- Currently configured as a cardlock fueling system with re-development potential to Industrial Outdoor Storage or general redevelopment.
- Tenant is required to remove pumps and fueling systems upon lease expiration.

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Rent Roll

PROPERTY	TENANT	SPACE OCCUPIED	MONTHLY RENT	LEASE FORMAT	LEASE EXPIRATION
22444 N 19th Ave	Dynamite Water	3,000 SF Building / 0.48 AC	$7,875.00	Multi Tenant Net - Covers 32% of Opex	02/28/2028
22444 N 19th Ave	Firebird Tire LLC	8,360 SF Building / 1 AC	$11,250	Gross	08/31/2027
22464 N 19th Ave	Flyer's Energy	0.43 AC	$7,000	NNN	02/28/2030
Billboard	Clear Channel Billboard	–	$892.96	–	05/31/2029

Total Annual Income	$324,215.52
NOI	**$306,007.88**

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Property Images

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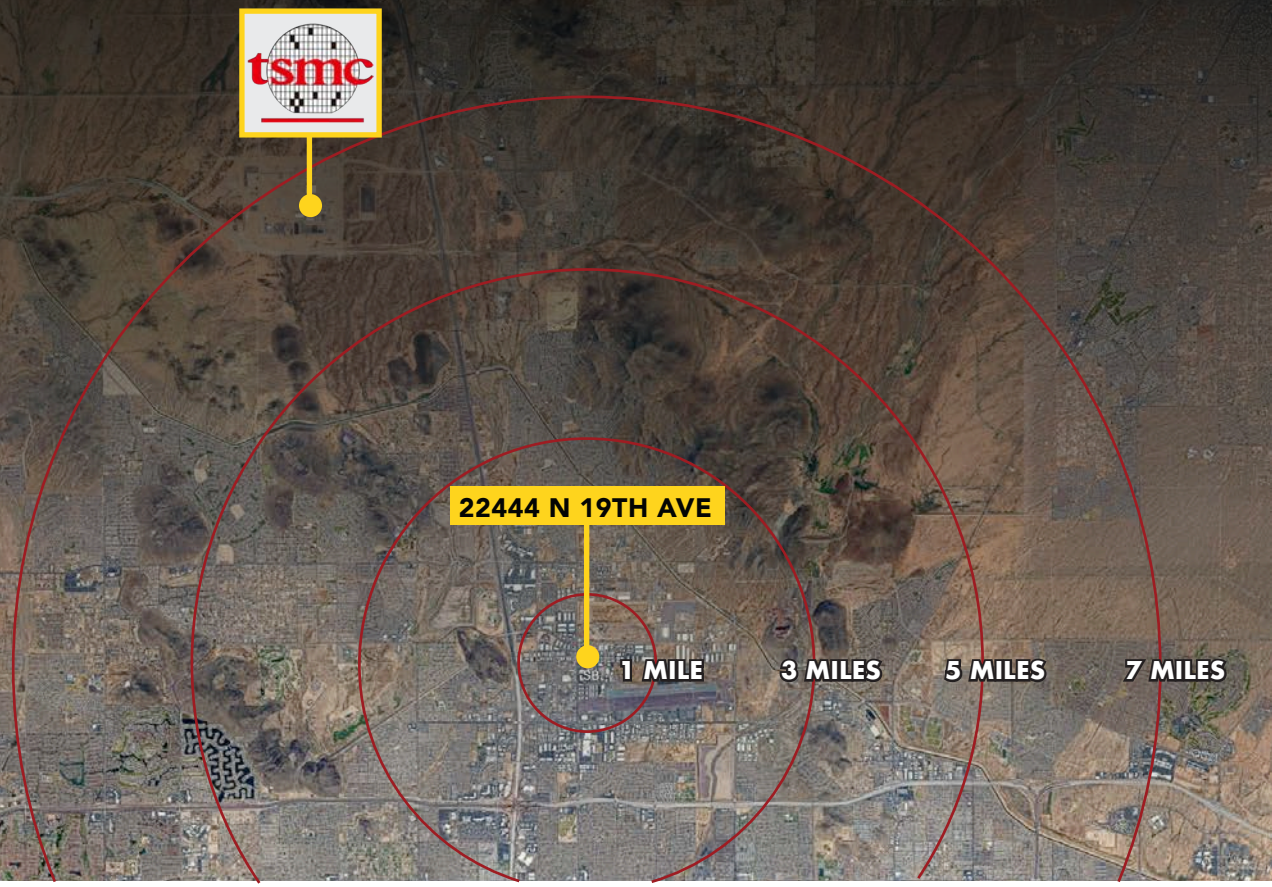
Location Map & Local TSMC Tenant

Taiwan Semiconductor Manufacturing Company is set to put $40B into their second facility to be built in North Phoenix, Arizona. TSMC is one of the top 10 most valuable companies in the world and has their hand in creating key components for things from cell phones, to F-35 fighter jets and hold a current market value of over $550B.

TSMC has plans to begin operations in 2027 and will provide over 4,500 jobs directly and nearly 10,000 supply-chain related positions. Prior to opening it's doors, TSMC has created 21,000 job positions in construction alone.



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