

ROOSEVELT TECH CENTER

528 W. 21ST STREET | TEMPE, AZ

A ±58,859 SQUARE FOOT

INDUSTRIAL INVESTMENT OPPORTUNITY



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PROPERTY OVERVIEW

Roosevelt Tech Center is a rare opportunity for today's investor to acquire a stabilized asset with long-term historical tenancy in Tempe, Arizona, one of the strongest industrial markets throughout Phoenix. The property is anchored by ACME Aerospace (60% occupancy) which has occupied the property 30+ years, and recently entered a long-term lease extension, through September 2037. ACME has contractual rent increases from 2025 to 2028 which includes a 35% increase in October 2027, followed by three (3%) percent annual increases for the remainder of the lease term. The remaining square footage of the building is occupied by O'Neil Printing (38%), a 116-year-old, well established company, and Verizon Wireless, which operates an on-site cell tower. Located minutes from Interstate 10 & US 60, the property is accessible to a population of 2.96 million within a 30-minute drive.

HIGHLIGHTS

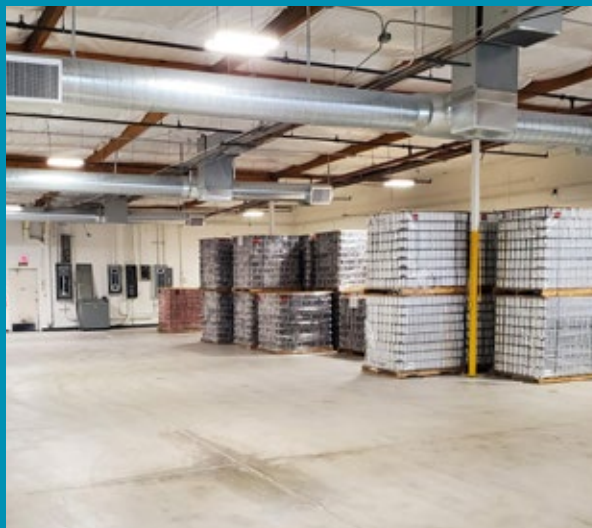
- Long Term Tenant Commitment with ACME
- 8.04 +/- WALT
- 6.3% Vacancy in Broadway Industrial Park Submarket
- Below Market In Place Rents

OFFERING TERMS

Price: Unpriced

Pro Forma (4/1/2026 - 3/31/2027): \$764,242

Pro Forma (4/1/2027 - 3/31/2028): \$820,598



PROPERTY SPECS & FEATURES

BUILDING SIZE	±58,859 SF
LAND AREA	±4.57 Acres
PARCEL NUMBERS	123-36-008, 009, 010
ZONING	GID, City of Tempe
CLEAR HEIGHT	14' - 15'
YEAR BUILT	1984
CONSTRUCTION	Concrete Tilt-Up
POWER	Substantial Amperage 277/480 Volt, 3 Phase
LOADING	Seven (7) 9' x 12' Grade Level Doors
PARKING	136 Surface & 30 Covered Spaces (2.86/1,000)
FEATURES	Air Conditioned Office/ Production & Warehouse Areas

±57,941 SF INDUSTRIAL INVESTMENT OPPORTUNITY

ROOSEVELT TECHNOLOGY CENTER | 528 W. 21ST STREET | TEMPE, ARIZONA 85282





IDEAL LOCATION



4 MINUTES
TO HIGHWAY 60



4 MINUTES
TO INTERSTATE 10



6 MINUTES
TO HIGHWAY 202



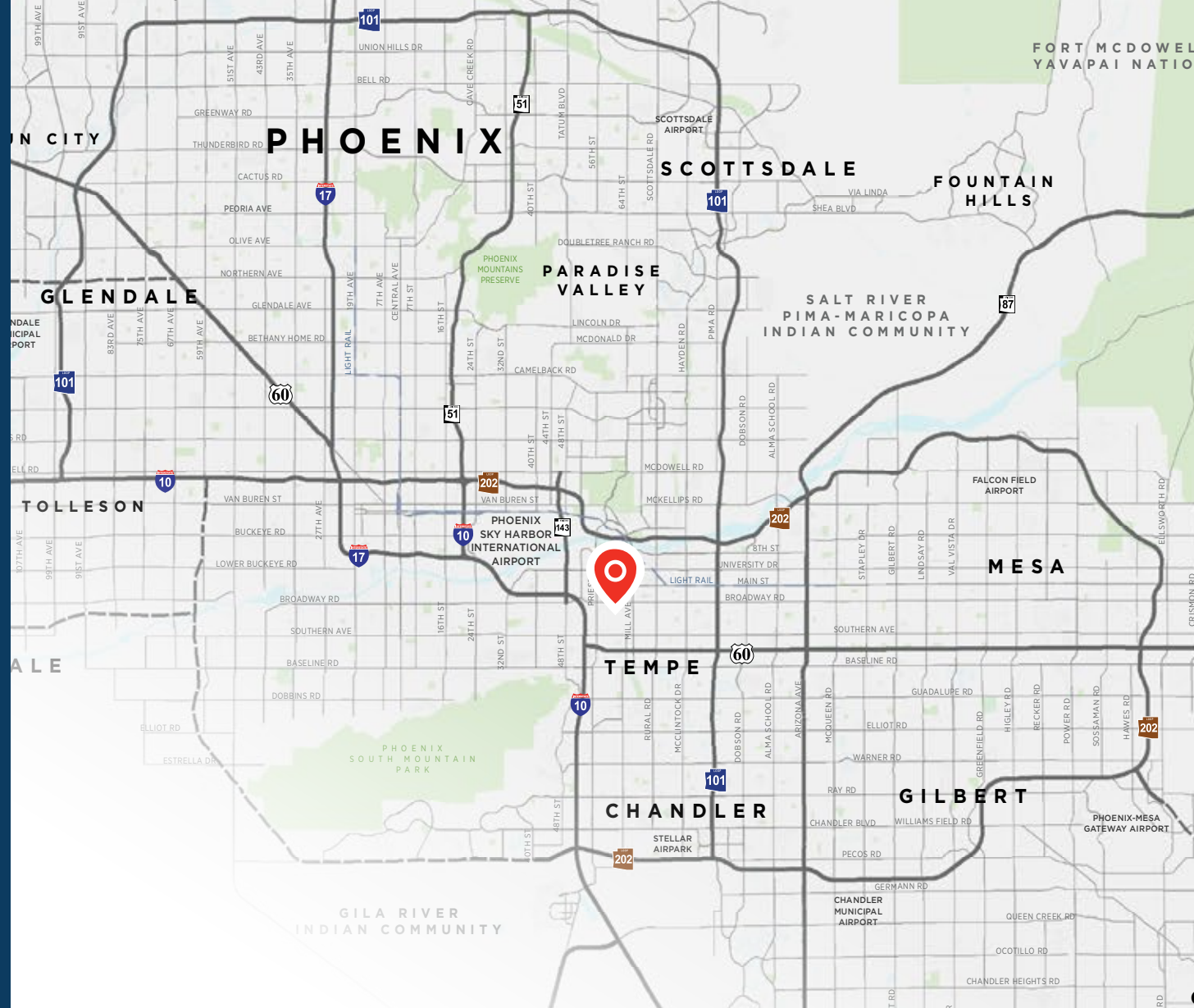
10 MINUTES
TO SKY HARBOR AIRPORT



330,082
POPULATION (3 mile)



\$73,800
AVERAGE INCOME (3 mile)



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