

ROOSEVELT TECH CENTER

528 W. 21ST STREET | TEMPE, AZ
A ±58,859 SQUARE FOOT
INDUSTRIAL INVESTMENT OPPORTUNITY



PAUL E. BOYLE
CUSHMAN & WAKEFIELD
Executive Director
+1 602 224 4414
paul.boyle@cushwake.com

KRISTEN RODECAP
CUSHMAN & WAKEFIELD
Brokerage Specialist
+1 480 300 9582
kristen.rodecap@cushwake.com

PETE KLEES
KIDDER MATHEWS
Senior Vice President
+1 602 513 5178
pete.klees@kidder.com

 **CUSHMAN & WAKEFIELD**
 **Kidder Mathews**

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**



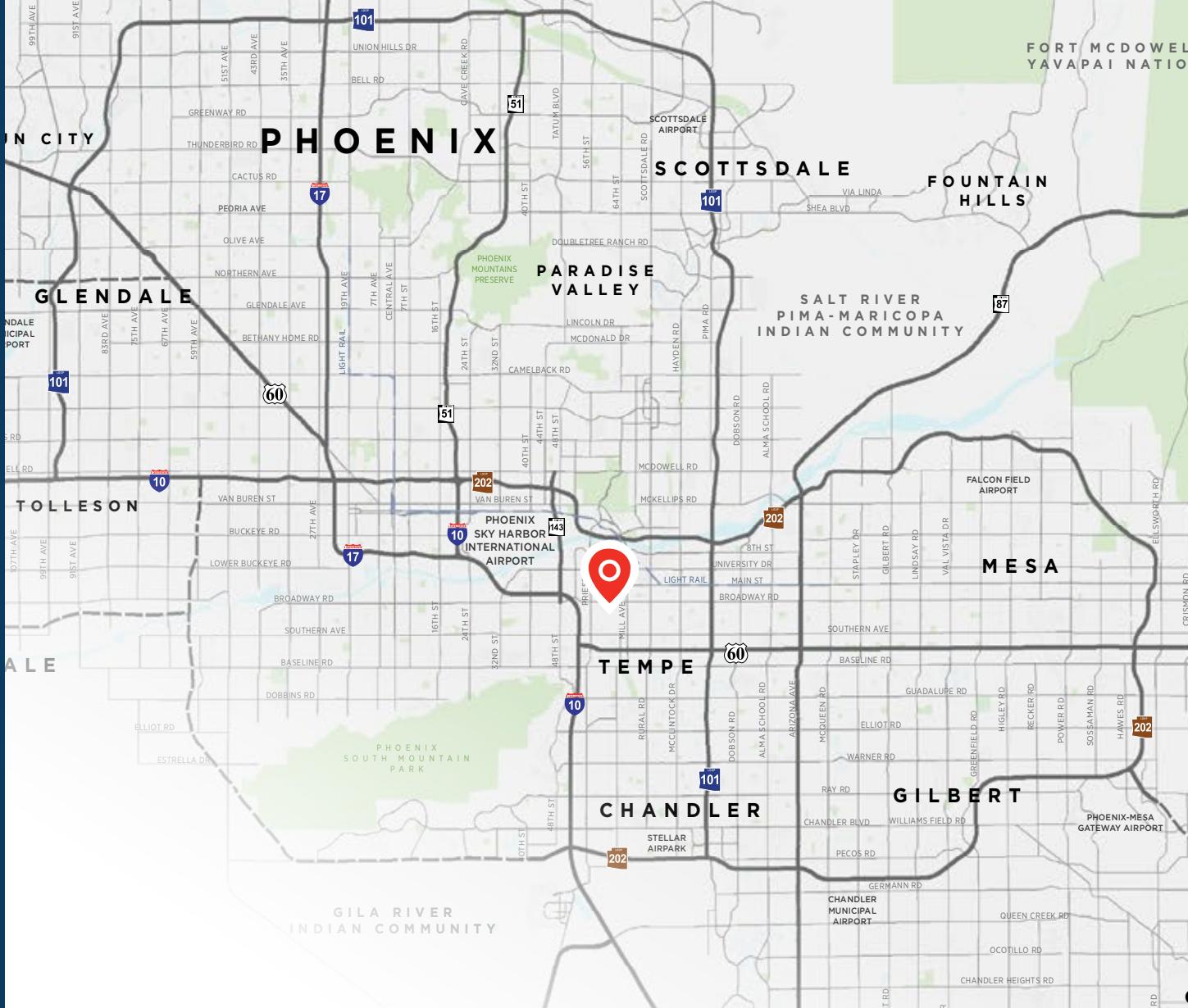
**10 MINUTES
TO SKY HARBOR AIRPORT**



**330,082
POPULATION (3 mile)**



**\$73,800
AVERAGE INCOME (3 mile)**



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2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016
ph:+1 602 954 9000
www.cushmanwakefield.com

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