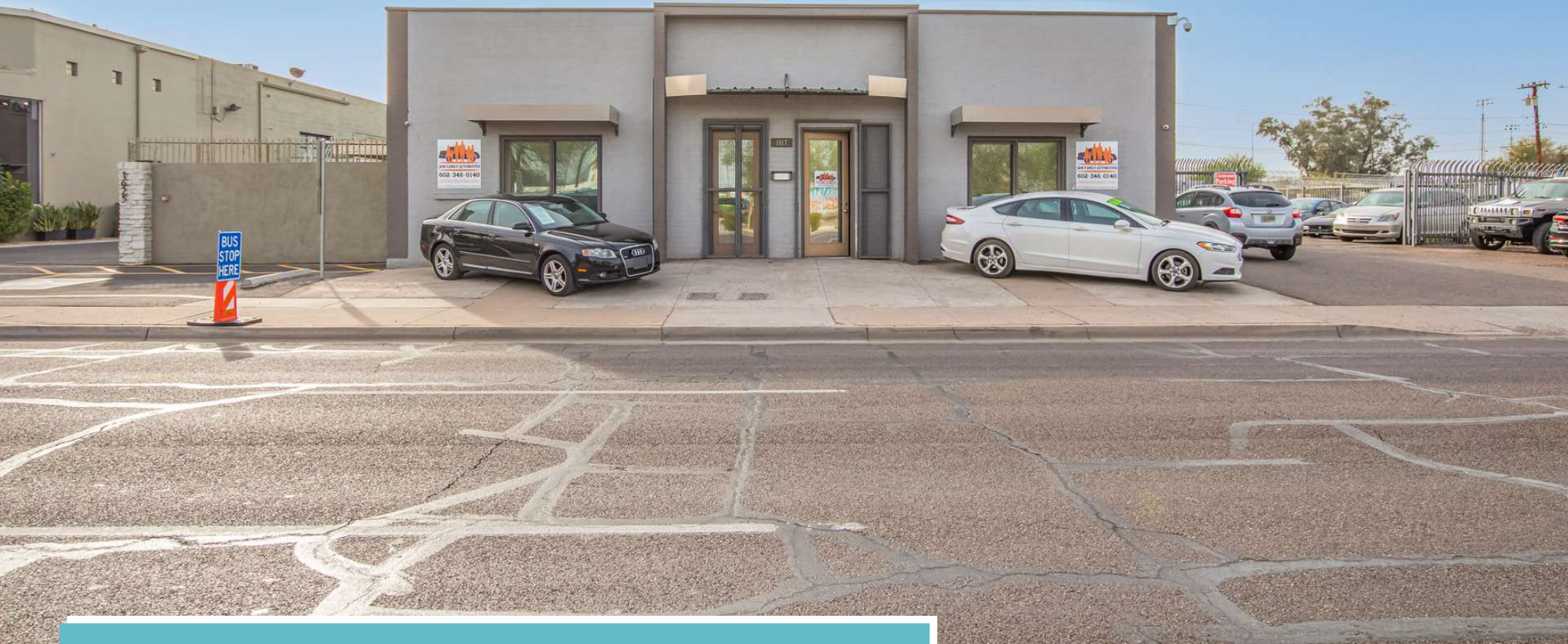




Menlo Group

COMMERCIAL REAL ESTATE



## FULLY LEASED INDUSTRIAL BUILDING

1617 E Jefferson Street Phoenix, AZ 85034

NNN Investment Sale

*Exclusively listed by:*

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# Property Summary



## PROPERTY HIGHLIGHTS

- Industrial Building Available for Sale
- Fully Leased thru August 2028
- 11' Clear Height
- EVAP Cooled Warehouse
- Two 10'H x 12'W Grade Level Doors
- Fully Fenced Lot
- Located in Opportunity Zone in Phoenix
- Convenient Access to I-10 Freeway

## OFFERING SUMMARY

Sale Price:	\$1,260,000
Price PSF:	\$258.88
Building Size:	4,867 SF
Land Size	.32 Acres
Current Monthly Rent	\$6300
Annual Escalation	5%
Cap Rate:	6.0%
Zoning	C-3
Property Type:	Industrial
Property Subtype	Flex Space

## Tenant Details & Lease Highlights



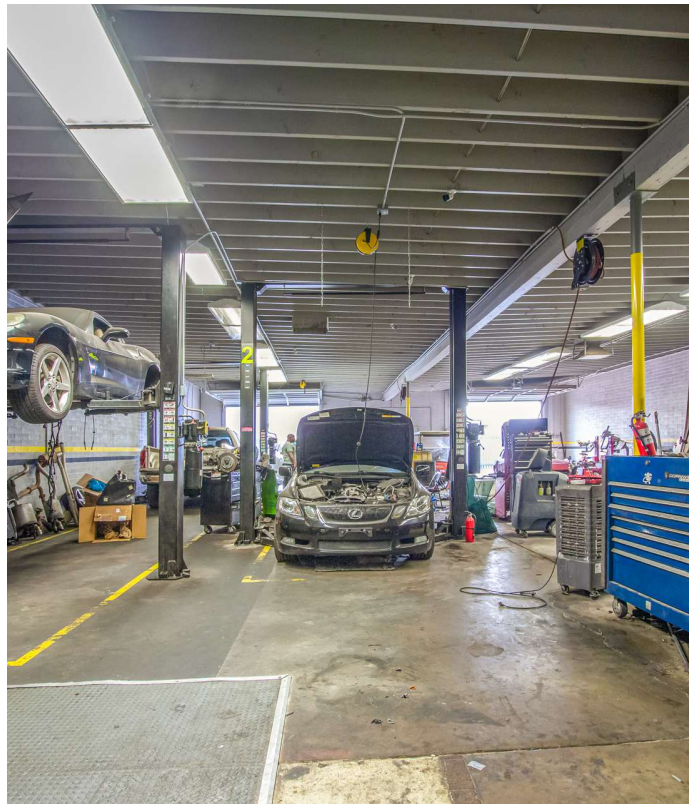
Presenting an industrial/flex space investment opportunity: a 4,867 SF building. This property is fully leased through August 2028, providing a reliable NOI of \$75,600. With two 10'H x 12'W grade level doors, 11' Clear Height, a fully fenced lot, and convenient access to the I-10 Freeway, it's a strategically positioned asset. Zoned C-3 and located in an Opportunity Zone, this property offers significant potential for industrial investors.

Term	PSF	Annual	Monthly
Months 1-2	\$ -	\$ -	\$ -
Month 3	\$ 7.40	\$ 3,000.00	\$ 3,000.00
Year 1	\$ 14.79	\$ 72,000.00	\$ 6,000.00
Year 2	\$ 15.53	\$ 75,600.00	\$ 6,300.00
Year 3	\$ 16.31	\$ 79,380.00	\$ 6,615.00
Year 4	\$ 17.13	\$ 83,349.00	\$ 6,945.75
Year 5	\$ 17.98	\$ 87,516.48	\$ 7,293.04

- Tenant: V Automotive LLC
- Lease Term: 5 Years and 3 Months
- Lease Type: NNN
- Lease Commencement: June 1, 2023
- Lease Expiration: August 31, 2028
- Current Rent: \$6300/month
- Annual Escalations: 5%
- NOI: \$75,000
- Personal Guaranty: Yes
- Renewal Options; 1, 5 year option



## Additional Photos





Aerial Map

