

FOR SALE OR LEASE

# 2250

## W PEORIA AVE

PHOENIX, AZ



±72,000 SF | ±4.3 ACRES  
VACANT 100% HVAC MANUFACTURING WAREHOUSE  
3,000 AMPS, 277-480V HEAVY POWER  
OVER 1.5 ACRES OF SECURED YARD POTENTIAL

NEWMARK

# 2250

## W PEORIA AVE

PHOENIX, AZ

PRESENTED BY

**Gary Cornish**  
*Director*

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[gary.cornish@nmrk.com](mailto:gary.cornish@nmrk.com)

Newmark (Newmark, the "Agent") has been engaged as the exclusive sales representative for the sale of 2250 W Peoria Ave in Phoenix, Arizona (the "Property") by 'Ownership' (the "Seller").

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (March 2025) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.





**IMMEDIATELY AVAILABLE  
FOR SALE OR LEASE**

Purchase Price

**\$11,500,000  
(\$160 PSF)**

Lease Rate

**\$0.95 NNN**

**\*Owner-User/SBA Financing Available  
(See Page 6 for Details)**

Total Building Size **±72,000**  
**70% Manufacturing Warehouse (±50,000 SF)**  
**30% Office (±22,000 SF)**

Land Area **±4.3 Acres (186,479 SF)**

Clear Height **14-16 Feet**

Power **3,000 Amps/277-480v Heavy**

Loading **3 Oversized (12'x14')  
Grade Level Doors**

Opportunity Zone **Yes**

Year Built /Renovated **1977/2020**

Zoning **Ind. Park Zoning,  
City of Phoenix**

Column Spacing **38'w x 57'd**

Sprinkler **Yes**

Warehouse Cooling **100% HVAC**

3

# PROPERTY HIGHLIGHTS



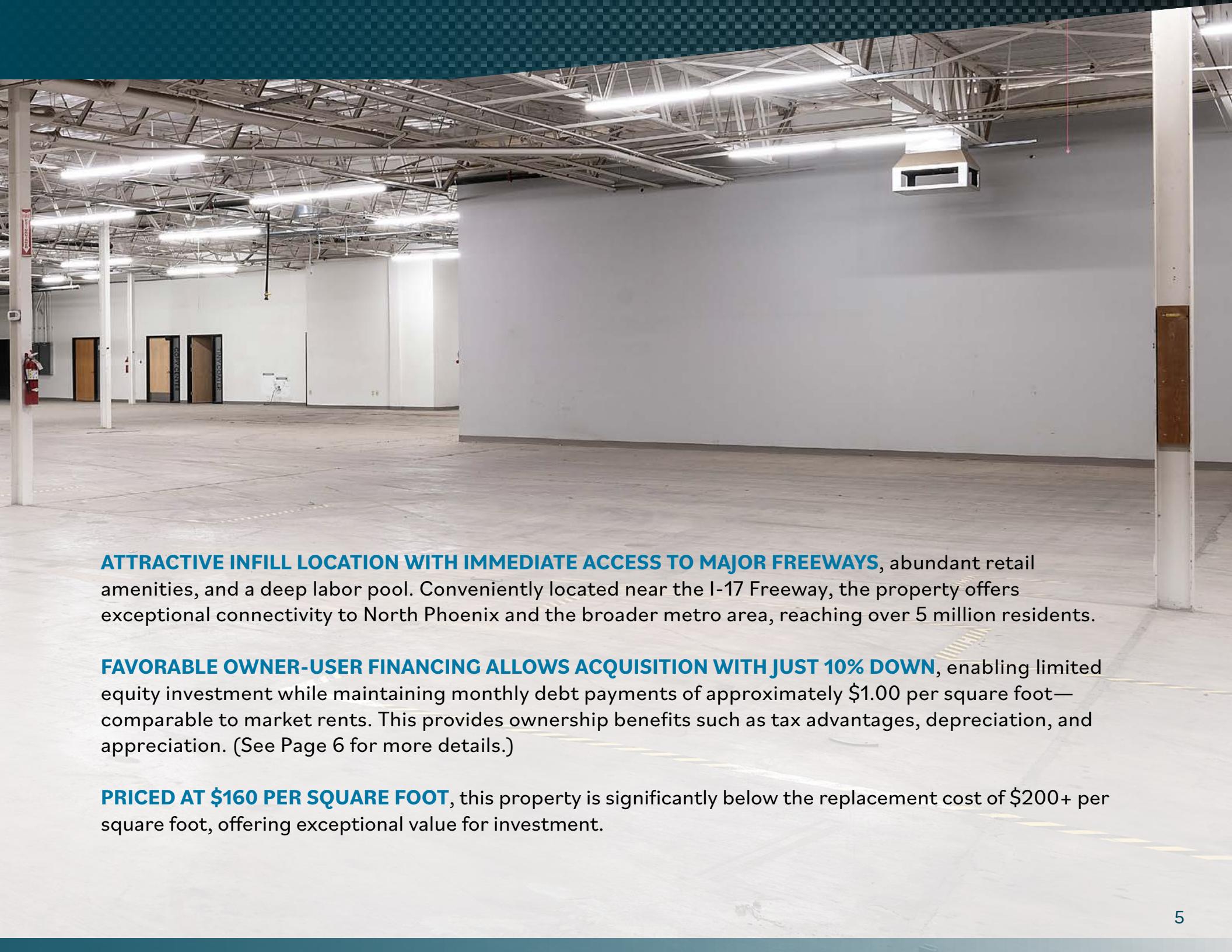
**RECENTLY RENOVATED (2020)** heavy power manufacturing building in North Phoenix

**EXTREMELY RARE INFILL INDUSTRIAL PROPERTY** with 3,000 Amps of power and 100% HVAC

**LOCATED IN NORTH PHOENIX**, this property offers a unique opportunity as the **ONLY** vacant manufacturing building between 50-100K SF with heavy power available for purchase within a 10-mile radius. (Costar)

**A SPACIOUS PARKING LOT PROVIDES THE FLEXIBILITY TO DEVELOP A SECURED YARD AREA OF MORE THAN 1.5-ACRES**, accommodating diverse operational needs and enhancing property utility

**POSITIONED IN A RAPIDLY GROWING AREA**, the property stands to benefit from TSMC's historic investment in the North Phoenix area, totaling \$165 billion. This substantial investment is anticipated to drive significant trickle-down business and capital investments, enhancing North Phoenix's attractiveness for businesses and residents.



**ATTRACTIVE INFILL LOCATION WITH IMMEDIATE ACCESS TO MAJOR FREEWAYS**, abundant retail amenities, and a deep labor pool. Conveniently located near the I-17 Freeway, the property offers exceptional connectivity to North Phoenix and the broader metro area, reaching over 5 million residents.

**FAVORABLE OWNER-USER FINANCING ALLOWS ACQUISITION WITH JUST 10% DOWN**, enabling limited equity investment while maintaining monthly debt payments of approximately \$1.00 per square foot—comparable to market rents. This provides ownership benefits such as tax advantages, depreciation, and appreciation. (See Page 6 for more details.)

**PRICED AT \$160 PER SQUARE FOOT**, this property is significantly below the replacement cost of \$200+ per square foot, offering exceptional value for investment.

# OWNER-USER/SBA FINANCING BREAKDOWN

## PROPOSED PURCHASE SCENARIO

SBA 504 Loan – 2250 W. Peoria

*90% Financing*

Project Price	\$11,500,000	
Borrower Injection	\$1,150,000	(10%)
Loan Request – MidFirst Bank	\$5,750,000	(50%)
Loan Request – CDC/SBA	\$4,600,000	(40%)
Rate – MidFirst Bank (25 Year Fixed)	7.15%	
Rate – CDC/SBA (25 Year Fixed)	6.24%	
<b>Total Monthly Payment (P&amp;I)</b>	<b>\$71,508</b>	
Amort. / Term – MidFirst Bank	25 / 25 Years	
Amort. / Term CDC/SBA	25 / 25 Years	
Lender Points – MidFirst Bank	.5%	
Other Fees	Appraisal & Escrow	
Processing Time	30 Days	
Loan Commitment	10 Days	

**FOR MORE INFORMATION, PLEASE CONTACT**

**Tom Altieri**

*SBA Lending Manager – MidFirst Bank*

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Population within a 40-minute commute:

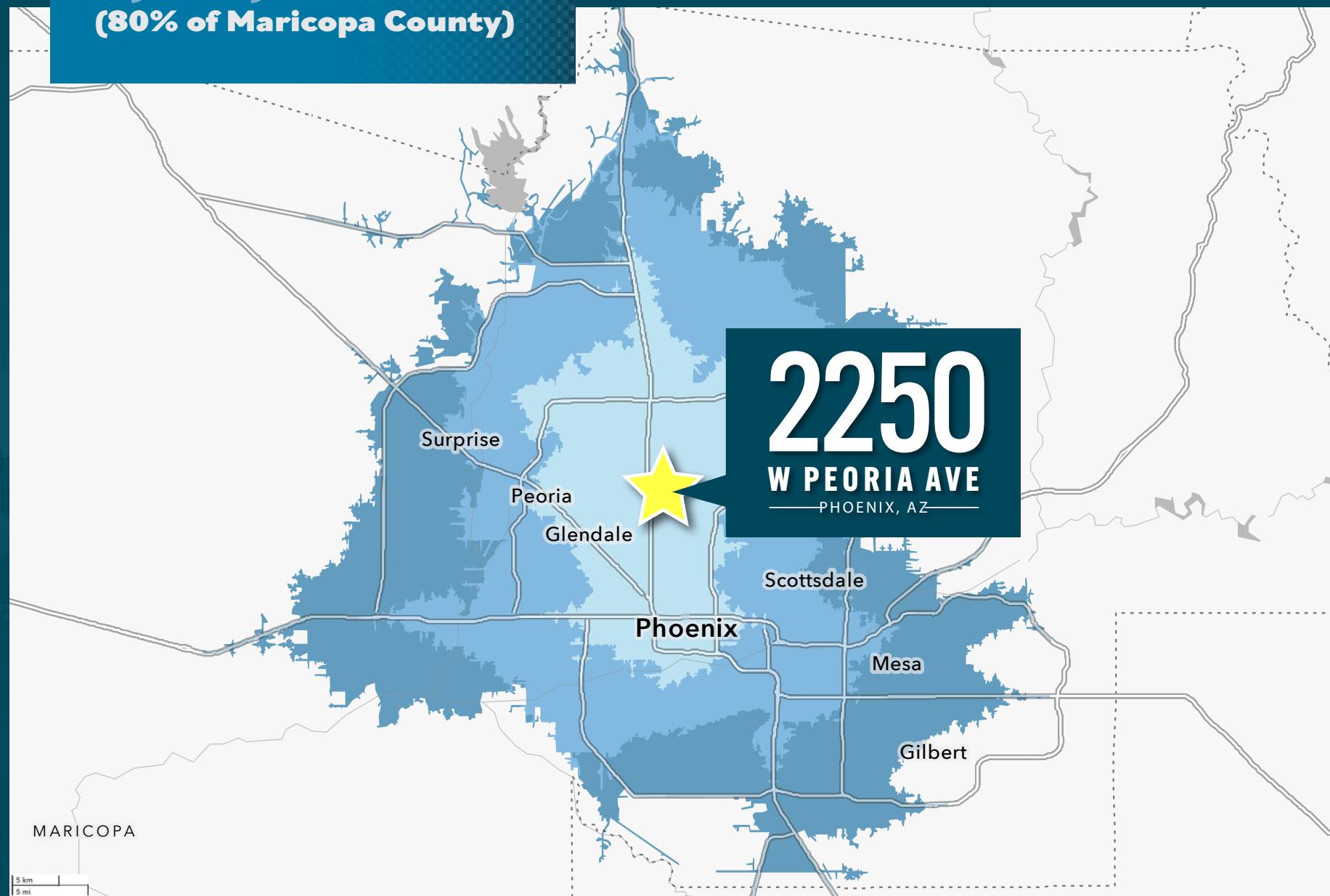
**3,723,853**

**(80% of Maricopa County)**

20 Min

30 Min

40 Min



# SITE PLAN

● GRADE-LEVEL LOADING



# FLOOR **PLAN**

TOTAL BUILDING SF:  $\pm 72,000$



NOT TO SCALE

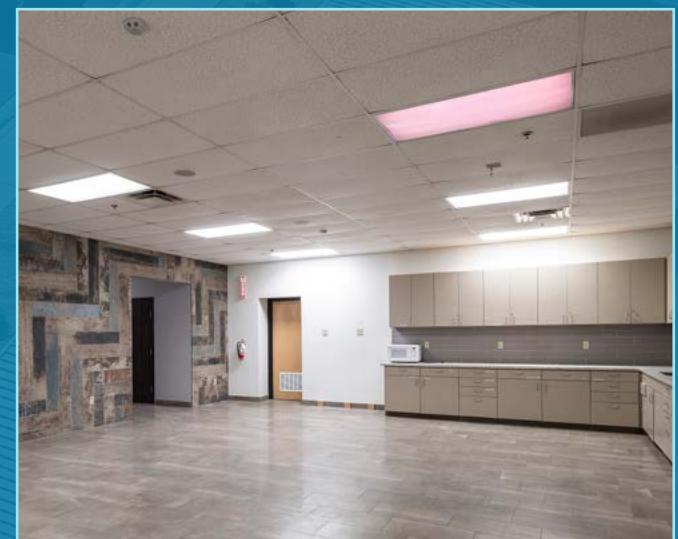
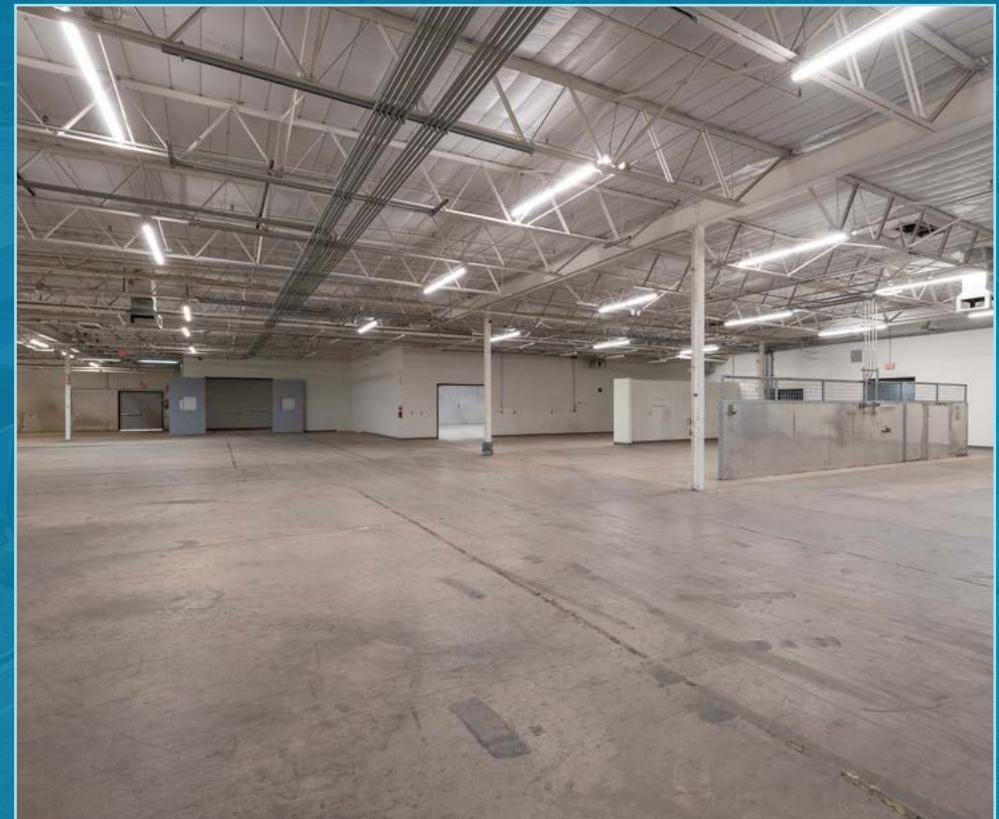
# FACING **NORTHWEST**



# FACING **SOUTHWEST**







# PHOENIX MARKET OVERVIEW

The Phoenix Metropolitan Area is the primary business center of Arizona, and has become an increasingly vibrant community and economic hub over the last several decades, attracting new residents and businesses alike. Today, the Greater Phoenix region is home to over 5 million residents and continues to grow. In fact, Maricopa County, which encompasses the Phoenix metro, ranked number 1 in the nation for population growth in 2022, marking the 6th consecutive year. This growth led Phoenix to reclaim its title as the fifth largest city in the U.S. The metro is attractive not only because of a competitive advantage with regard to cost, but also because of an overall value proposition, which includes its infrastructure, talent pool and quality of life.

## PHOENIX'S PILLARS FOR ECONOMIC EXPANSION



**PHOENIX'S ECONOMIC  
DIVERSIFICATION CONTINUES**



**ROBUST POPULATION GROWTH  
FUELS OFFICE SPACE DEMAND**



**PHOENIX RANKS AS THE 2ND  
MOST AFFORDABLE MAJOR WESTERN  
US METROPOLITAN MARKET**



**INFRASTRUCTURE AND INVESTMENTS  
IN TRANSPORTATION ATTRACTING  
WORLD-CLASS COMPANIES TO PHOENIX**



**CENTRAL LOCATION WITH  
ACCESS TO MAJOR TRADE HUBS**



**EXCEPTIONAL  
QUALITY OF LIFE**



## BY THE NUMBERS

**#1**

**Phoenix Sky Harbor ranked best large airport in the U.S.** (WSJ, 2023)

**Maricopa County is the #1 county for growth in the country** (U.S. Census Bureau, 2017-2022)

**Maricopa County top large county for talent attraction for 3rd consecutive year** (Lightcast, 2022)

**Phoenix is best city to launch a startup** (Time2Play, 2022)

**Phoenix #1 in U.S. for year-over-year home price increase** (S&P Dow Jones Indices, 2021)

**Phoenix Ranks #1 in Nation For Monthly Rent Growth** (RealPage, 2021)

**Scottsdale ranks #1 in Best cities to retire in America** (Niche, 2021)

**Metro Phoenix ranks #1 in U.S. for net migration in 2018-2021** (U.S. Census, 2021)

**Metro Phoenix Ranks # 1 nationally for attracting and retaining workers** (Emsi, 2021)

**#2**

**Tempe ranks #2 best place to live in the U.S.** (Money, 2022)

**Metro Phoenix #2 among best-performing labor markets** (ThinkWhy, 2021)

**Phoenix ranks #2 among hottest housing markets of 2021** (Zillow, 2021)

**Phoenix ranks #2 in U.S. for small business growth** (Paychex, 2021)

**#3**

**Phoenix ranks #3 for attracting wealth and high income earners** (MyEListing, 2023)

**Phoenix ranks #3 for new jobs in the country** (Bureau of Labor Statistics, 2023)

**#3 State in the nation for job recovery** (Arizona Offices of Economic Opportunity, Feb 2020 - Feb 2021)

**Gilbert ranks #3 in best cities to buy an affordable family home** (SmartAsset.com, 2021)

**#4**

**Best state for women startup founders** (Merchant Maverick, 2023)

**Most electric vehicle friendly state** (The Fabricator, 2022)

**Phoenix is ranked 4th for projected job growth over the next two years** (CBRE EA)

**Maricopa County is the 4th largest county in the United States** (US Census, 2022)



# ROBUST POPULATION GROWTH

Greater Phoenix is one of the fastest-growing regions in the nation. In fact, Maricopa County, which encompasses the Phoenix metro, was number 1 in the nation for population growth in 2022, for the 6th year in a row. The metro is home to more than 5.0 million people, with net migration fueling further growth. Over the last two decades, Greater Phoenix has grown by 93,000 people each year on average. The region adds over 250 people each day, making Greater Phoenix the second fastest growing region in the U.S. Furthermore, Phoenix metro has a relatively young population with a median age of 36.6 years, falling below the national median.

## METRO PHOENIX BY THE NUMBERS



**5,069,353**  
Population



**3.2%**  
Projected Growth  
Over Next 5 Years



**36.6**  
median Age



**3.1%**  
Unemployment  
(Dec-24)



**1,852,549**  
Households



**1,930,969**  
Households  
2027 Projected



**300+**  
Yearly Days  
Of Sunshine



**76°**  
Average Annual  
Temperature



**56%**  
Home  
Ownership



**26**  
Average Commute  
in Minutes



**400+**  
Hiking Trails



**230+**  
Art Galleries



**370+**  
Golf Courses



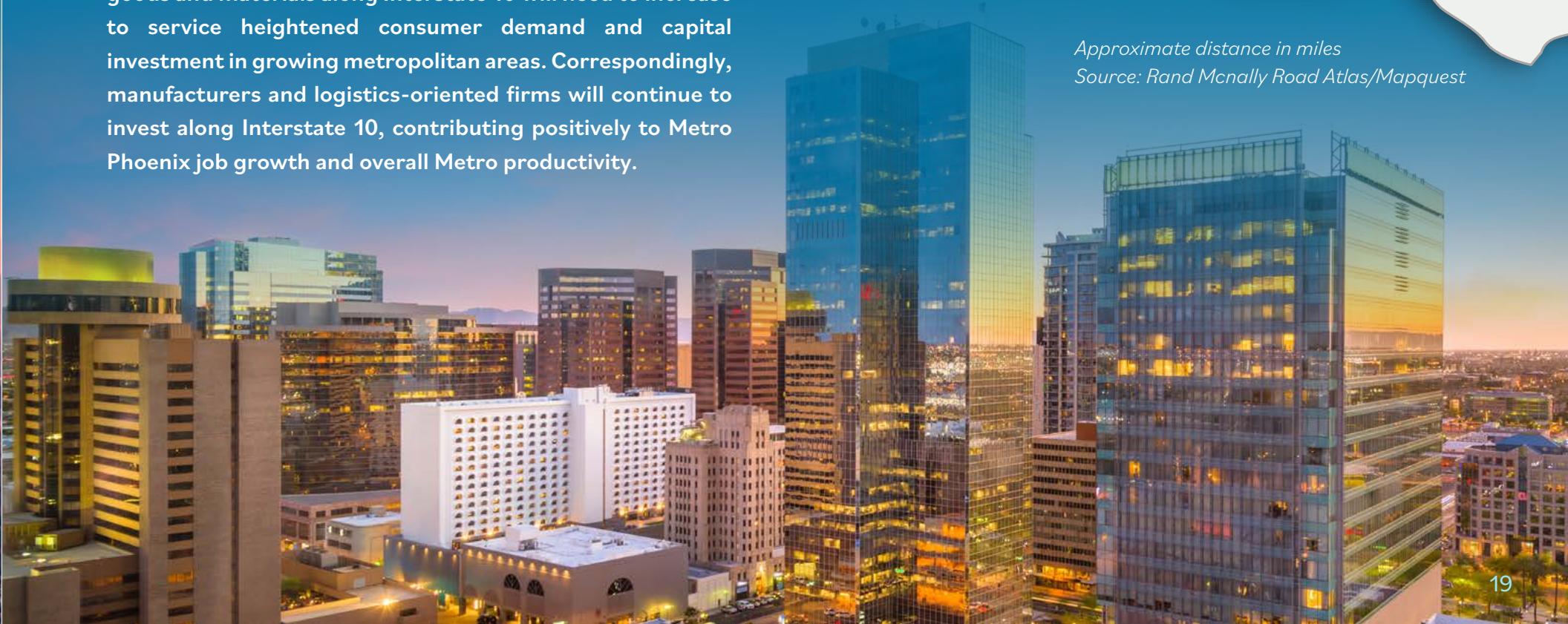
**50+**  
Performing  
Arts Theatres

Source: U.S. Climate Data, U.S. Census Bureau, Newmark Research



## CENTRAL LOCATION WITH ACCESS TO MAJOR TRADE HUBS

Three major consumer markets in the Southwest including Los Angeles, Phoenix, and Houston are connected by Interstate 10. Heightened interstate movement of goods throughout the Southwest has prompted major manufacturing, distribution, and logistics firms to invest in facilities along Interstate 10, specifically in Metro Phoenix's West Valley leading to Los Angeles and in South Phoenix leading to Texas. With a majority of population growth in the U.S. taking place in Sun Belt markets, movement of goods and materials along Interstate 10 will need to increase to service heightened consumer demand and capital investment in growing metropolitan areas. Correspondingly, manufacturers and logistics-oriented firms will continue to invest along Interstate 10, contributing positively to Metro Phoenix job growth and overall Metro productivity.



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