

2222

W PEORIA AVE

PHOENIX, AZ

- ±61,655 SF | 3.80 ACRES
- 100% HVAC MANUFACTURING WAREHOUSE
- 6,000 AMPS, 3-PHASE, 277-480 V HEAVY POWER
- GATED YARD



SALE OR LEASE

2222

W PEORIA AVE

PHOENIX, AZ

SALES AGENTS

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EXECUTIVE SUMMARY

AVAILABLE FOR SALE OR LEASE


**PURCHASE
PRICE**
\$9,250,000
(\$150 PSF)


**LEASE
RATE**
\$1.00 NNN

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared by Lee & Associates and contains information pertaining to the business operations and affairs of the property located at 2222 W. Peoria Avenue, Phoenix, AZ (the "Property"). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner. The material is based in part upon information supplied by the Owner and in part upon financial information obtained by sources it deems reliable. References to age, square footage and land size have been provided to agent or made available through public sources. Prospective purchasers shall have the opportunity to confirm the accuracy of information referenced herein. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum you agree and understand that the Offering Memorandum and its contents are confidential, you will hold it and treat it in the strictest of confidence and you will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner and Lee & Associates expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of 2222 W. Peoria Avenue, Phoenix, AZ, or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Lee & Associates or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



TOTAL BUILDING AREA (SF)

Main Building	±56,162
Yard Building A	±2,444
Yard Building B	+3,049
TOTAL	+61,655 ¹

¹Based on ALTA Survey dated 6-9-2017. Total exterior measurements for main building and two rear lot buildings A & B.

Office Area ±20% (est.)



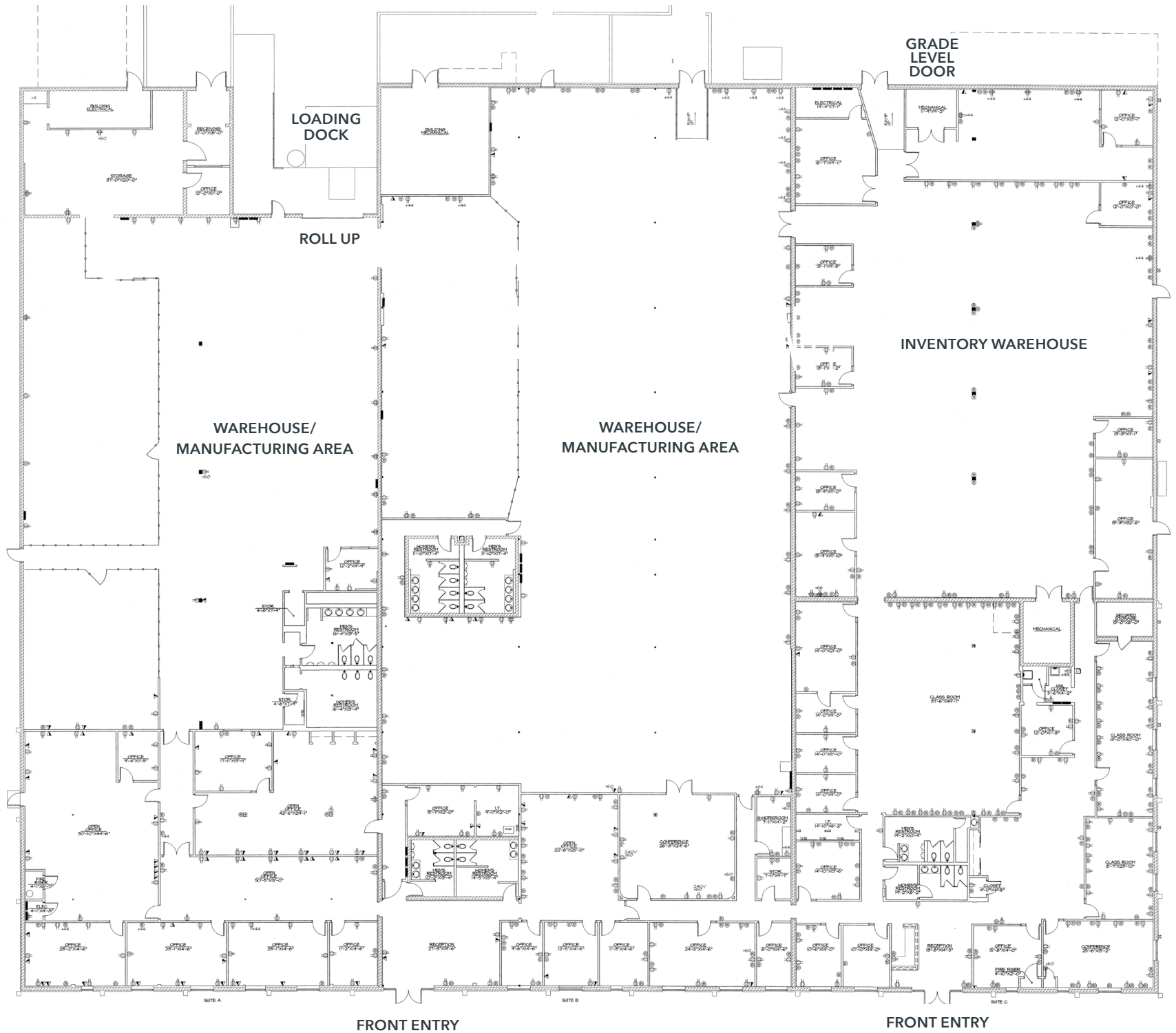
OFFERING HIGHLIGHTS

- ▶ RARE IN-FILL OPPORTUNITY
- ▶ LOCATED WITHIN AN OPPORTUNITY ZONE
- ▶ LOCATED WITHIN THE NORTH BLACK CANYON INDUSTRIAL SUBMARKET
- ▶ CONVENIENT ACCESS TO INTERSTATE 17 - LOCATED LESS THAN A MILE WEST OF THE PROPERTY

PROPERTY OVERVIEW

PROPERTY ADDRESS	2222 West Peoria Ave, Phoenix, AZ 85029	CLEAR HEIGHT	Warehouse: 12'6" – 13'9" ; Office: 9' (Est.)
SITE AREA	±3.80 Acres <small>(Based on ALTA Survey dated 6-9-2017)</small>	POWER	6,000 Amp/3-Phase/277-480 Volt
BUILDING SIZE	Main Building: ±56,162 Yard Building A: ±2,444 Yard Building B: ±3,049 TOTAL: ±61,655 <small>Based on ALTA Survey dated 6-9-2017. Total exterior measurements for main building and two rear lot buildings A & B.</small> Office Area: ±20% (est.)	HVAC	100% Air Conditioned – Cooling Tower and Rooftop Mounted Units
APN	149-08-004A	GAS	Available Off Site
OPPORTUNITY ZONE	Yes	LOADING DOORS	(1) Truck Well and (1) Roll-Up (Main Building) – (1) Roll-Up Each – Rear Lot
BASIC CONSTRUCTION	Masonry	FIRE	Fully-Sprinklered
YEAR BUILT	1964/1999 Renovation	TAX PARCEL NUMBER	149-08-004A
ZONING	IP, Industrial Park and A1, Light Industrial, City of Phoenix	2024 PROPERTY TAXES	\$43,041.70
		POTENTIAL DIVISIBILITY	Three Suites

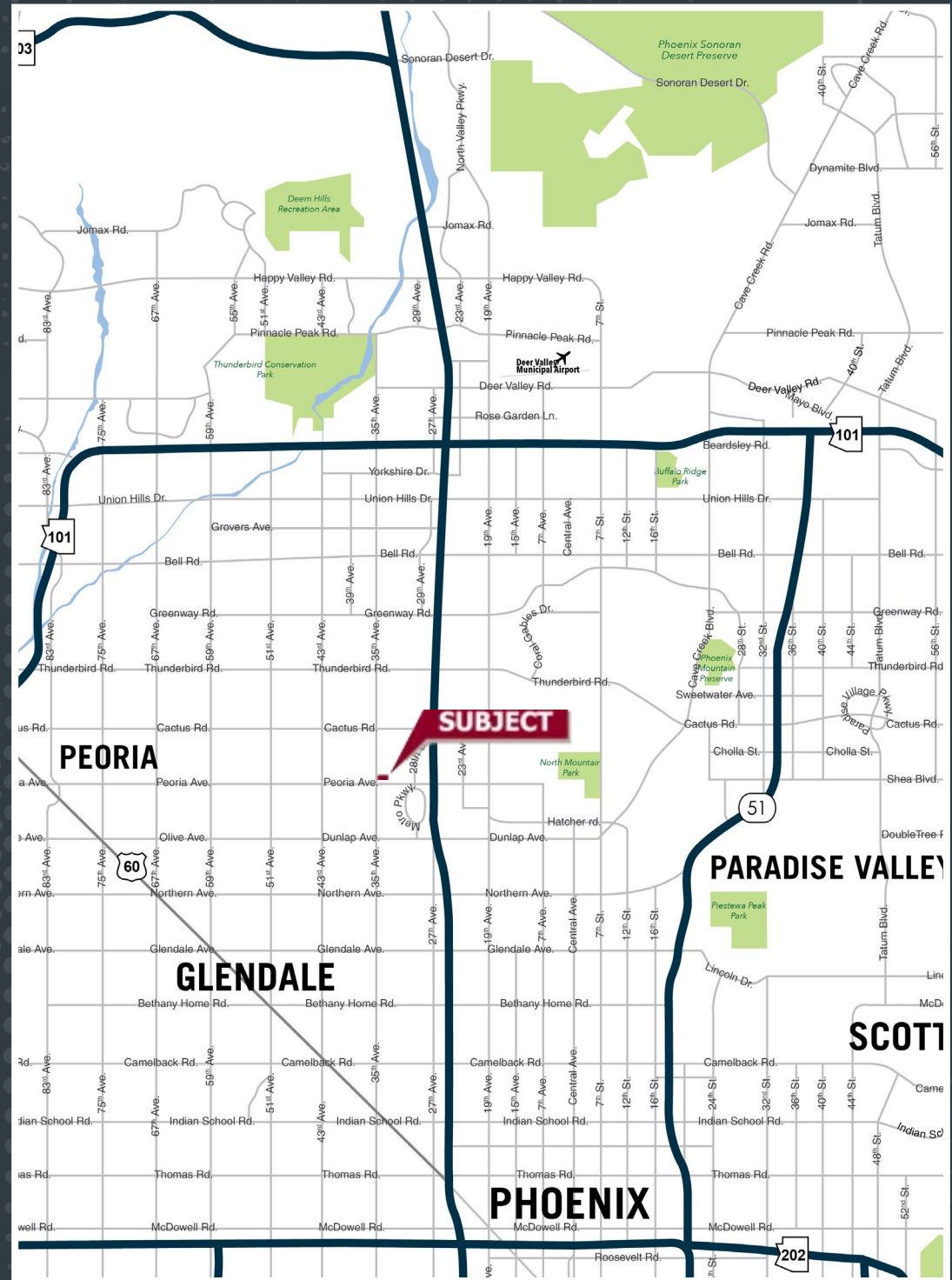
FLOOR PLAN





TENANT INFORMATION

EXISTING TENANT:	Holley Performance Products Inc.
TENANT WEBSITE:	www.holley.com
SQUARE FEET:	61,655
RENEWAL LEASE TERM:	One (1) Year
LEASE RENEWAL DATE:	December 22, 2025
LEASE EXPIRATION DATE:	December 23, 2026 (Tenant to Vacate Upon Expiration)
ANNUAL RENT (PSF):	\$702,867.00 (\$11.40)
MONTHLY RENT (PSF):	\$58,572.25 (\$.95)
LEASE TYPE:	Triple Net (NNN)
RENEWAL OPTIONS:	None







**METROCENTER MALL
REDEVELOPMENT**
65 ACRES
\$850 MILLION
2,600 RENTAL UNITS
150,000 SF COMMERCIAL SPACE



ROSE MOFFORD
SPORTS COMPLEX

23RD AVE.

W. PEORIA AVE.

BAY FOAM
PRODUCTS INC.

Natural Light
ENERGY SYSTEMS

PING®



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