

**±1.92 ACRE INDUSTRIAL OUTDOOR STORAGE SITE WITH 11,560 SF SHOP
& OFFICE FOR SALE**

VALUE ADD INVESTMENT OR FUTURE OWNER USER OPPORTUNITY

22444 – 22464 N 19th Avenue



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

MAX SCHUMACHER, SIOR
480.214.9403
Max@RGcre.com

PATRICK SHEEHAN, SIOR
480.214.9405
Patrick@RGcre.com

JACK HANSEN
480.214.9421
Jack@RGcre.com

Offering Summary

The subject property (22444 N 19th Ave, 1925 W Williams Dr, and 22464 N 19th Ave) is a ±1.92-acre industrial contractor facility and commercial service station featuring five (5) buildings totaling 11,560 SF and presents an extremely rare investment opportunity in the highly sought after Deer Valley submarket of Phoenix. The property benefits from A-1 (Light Industrial), City of Phoenix zoning which is the second heaviest zoning classification in Phoenix and allows a wide array of outdoor storage, manufacturing, and other industrial uses.

Situated at the corner of 19th Avenue and Williams Drive, the property benefits from its prime location in an extremely land constrained submarket, proximity to the TSMC plant (\$65B project), and also falls within a Designed Opportunity Zone.

The subject property is currently leased to three tenants: Dynamite Water, ASAP Firebird Tire, and Flyers Energy. Additionally, an income-producing billboard on a long-term lease with Clear Channel will convey with the sale.

The current Net Operating Income (NOI) for the subject property is \$298,567.88. Current rents 18-47% below market and the Weighted Average Lease Term (WALT) is approximately 2.51 years which offers significant upside potential to an investor and/or offers a near term occupancy possibility for a User.

The property benefits from frontage on 19th Ave (30K VPD) and proximity to the Loop 101 and I-17. The immense growth in the Deer Valley submarket, combined with proximity to the TSMC plant and the Opportunity Zone designation, positions the property for long-term value appreciation and potential tax benefits. This investment offers a rare opportunity to acquire a generational industrial asset in one of the most coveted submarkets in the Phoenix MSA.

Site Breakdown

22444 N 19th Avenue features an extremely functional 7,600 SF 4-bay shop/office situated on 1 acre. This fully fenced and secured site boasts a paint booth and four oversized bay doors. The property benefits from exposure on 19th Ave with a 30K VPD. The current monthly rent is \$11,250 and leased through August 31, 2027 to ASAP Firebird Tire.

1925 W Williams Drive features a 3,960 SF shop/office on 0.48 acres. This fully fenced and secured site includes two oversized grade-level doors and is partially paved with the balance GSA. The current monthly rent is \$7,875.00 NNN and is leased through February 28, 2028 to Dynamite Water.

22464 N 19th Avenue is currently being utilized as a cardlock fueling system/commercial fueling station. It offers a Buyer the ability to redevelop the property as an Industrial Outdoor Storage site (contractor yard, auto sales lot, etc) or to a traditional industrial building. Per the lease, the Tenant is required to remove pumps and fueling systems upon lease expiration if Lessor desires. The current monthly rent is \$6,380 per month NNN and the lease is leased through February 28, 2025 to Flyer's Energy.

The property also features an income-producing billboard leased to Clear Channel located on the ASAP Firebird Tire premises. The current lease for the billboard produces \$892.96 per month and is leased through May 31, 2029.

FOR SALE

Investment Overview



PROPERTY OVERVIEW

| | |
|-------------------|---|
| Site Size | 1.92 AC (83,461 SF) |
| Total Building SF | 11,560 SF |
| Zoning | A-1 (Light Industrial), City of Phoenix |
| Yard Covering | Asphalt Pavement |

INVESTMENT SUMMARY

| | |
|------------------|---|
| Tenancy | Three (3) Tenants |
| NOI | \$298,567.88 |
| Options to Renew | None |
| Comments | Rents are about 18-47% below market. See Rent Roll Below. |
| Opportunity Zone | Yes |

8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

MAX SCHUMACHER, SIOR
480.214.9403
Max@RGcre.com

PATRICK SHEEHAN, SIOR
480.214.9405
Patrick@RGcre.com

JACK HANSEN
480.214.9421
Jack@RGcre.com

22444 N 19TH AVENUE

7,600 SF ON 1 ACRE



- Leased to Firebird Tire through 08/31/2027
- Fully fenced and secured site
- Paint booth
- Four (4) oversized bay doors
- Income producing Billboard
- 30,000 Vehicle traffic count on 19th Avenue

1925 W WILLIAMS DRIVE

3,960 SF ON 0.48 ACRES



- Leased to Dynamite Water through 02/28/2024
- Fully Fenced and secured site
- Two (2) oversized grade level doors
- Paved with asphalt and GSA

22464 N 19TH AVENUE

COMMERCIAL FUELING STATION: 0.44 ACRES



- Leased to Flyer's Energy through 02/28/2025
- Currently configured as a cardlock fueling system with re-development potential to Industrial Outdoor Storage or general redevelopment.
- Tenant is required to remove pumps and fueling systems upon lease expiration.

FOR SALE

Rent Roll

| PROPERTY | TENANT | SPACE OCCUPIED | MONTHLY RENT | LEASE FORMAT | LEASE EXPIRATION |
|-----------------------|-------------------------|--------------------------------|--------------|--|------------------|
| 1925 W Williams Drive | Dynamite Water | 3,960 SF Building / 0.48 Acres | \$7,875.00 | Multi Tenant Net - Covers 32% of Opex | 02/28/2028 |
| 22444 N 19th Avenue | Firebird Tire LLC | 7,600 SF Building / 1 Acre | \$11,250 | Gross | 08/31/2027 |
| 22464 N 19th Avenue | Flyer's Energy | 0.44 AC | \$6,380 | NNN | 02/28/2025 |
| Billboard | Clear Channel Billboard | - | \$892.96 | - | 05/31/2029 |

Total Annual Income

\$316,775.52

NOI

\$298,567.88



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

MAX SCHUMACHER, SIOR
480.214.9403
Max@RGcre.com

PATRICK SHEEHAN, SIOR
480.214.9405
Patrick@RGcre.com

JACK HANSEN
480.214.9421
Jack@RGcre.com

FOR SALE

Property Images



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

MAX SCHUMACHER, SIOR
480.214.9403
Max@RGcre.com

PATRICK SHEEHAN, SIOR
480.214.9405
Patrick@RGcre.com

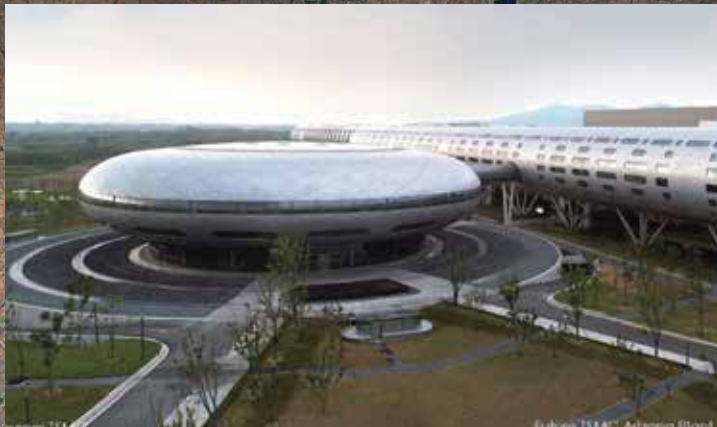
JACK HANSEN
480.214.9421
Jack@RGcre.com

FOR SALE

Location Map & Local TSMC Tenant

Taiwan Semiconductor Manufacturing Company is set to put \$40B into their second facility to be built in North Phoenix, Arizona. TSMC is one of the top 10 most valuable companies in the world and has their hand in creating key components for things from cell phones, to F-35 fighter jets and hold a current market value of over \$550B.

TSMC has plans to begin operations in 2027 and will provide over 4,500 jobs directly and nearly 10,000 supply-chain related positions. Prior to opening it's doors, TSMC has created 21,000 job positions in construction alone.



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

MAX SCHUMACHER, SIOR
480.214.9403
Max@RGcre.com

PATRICK SHEEHAN, SIOR
480.214.9405
Patrick@RGcre.com

JACK HANSEN
480.214.9421
Jack@RGcre.com