

SINGLE-TENANT INVESTMENT OFFERING



*±28,000 SF Office/Warehouse
Single-Tenant Investment Offering*



2521 W BIRCHWOOD, MESA, AZ 85202

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Mathews

TENANT OVERVIEW

ThermAir Systems was established in 1999 as a specialty HVAC company and operated in both Arizona and New Mexico. ThermAir represents a number of large commercial HVAC equipment manufacturers across the country and internationally. ThermAir was acquired by Hobbs & Associates in 2024 and shortly after that by Air Control Concepts (ACC). ACC is controlled by Blackstone Investments Company and is a collection of thirty-four (34) brands specializing in commercial HVAC equipment and electrical specialties, with now over 2,000 employees in 32 states and Canada.

LEASE TERM

Original 5 year term expires 3/31/2029

RENT

\$337,692 in annual base rent

LEASE TYPE

NNN lease, tenant reimburses or pays for RE taxes, insurance, CAM and exterior and interior repairs. Landlord responsible for roof, exterior walls and foundation.

LEASE RENEWAL

5 year renewal option with a 5% rental increase to start new term.

PRICING

Call for Details



±28,000 SF OFFICE/WAREHOUSE OFFERING WITH COVERED PARKING



PROPERTY FEATURES

TOTAL BUILDING SIZE	±27,849 SF
OFFICE SIZE	±12,500 SF
YEAR BUILT	1998
SITE AREA	1.75 Acres
PARCEL NUMBER	134-36-008
PROPERTY TAXES	\$23,376.72 (2024)
SECURITY	Fenced/Secured Parking
ZONING	M-1, City of Mesa
LOADING	Grade Level Loading
CLEAR HEIGHT	±12'
POWER	Single SES, 1600 AMP 120/208V
PARKING	±90 spaces, many covered



For more information, contact

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