

330

SOUTH 75TH AVE

PHOENIX | ARIZONA



**OWNER-USER/VALUE-ADD RAIL-SERVED
INDUSTRIAL INVESTMENT OPPORTUNITY**

EXECUTIVE SUMMARY

Newmark, as an exclusive advisor, is honored to present the opportunity to acquire the fee-simple interest in 330 S 75th Ave (the "Property"), a one-of-a-kind owner/user or investor opportunity in the heart of Phoenix's Southwest Valley industrial market. This unique offering includes 4 freestanding warehouse structures totaling ±73,791 SF positioned upon ±10.6 acres of premier industrial land. The property features heavy industrial zoning, 5+ acres of outdoor secured storage area and two Union Pacific rail spurs (one active). The property is currently occupied by 3 tenants with in-place rents that are ±50% below market and a landlord right to terminate each lease within 120 days' notice. 330 S 75th Ave presents an excellent opportunity for an owner-user or investor to purchase a highly desirable infill industrial property in a mature and thriving area.



PROPERTY OVERVIEW



ADDRESS:

330 S. 75th Ave
Phoenix, Arizona



YEAR BUILT/RENOVATED:

1977/2019



BUILDING SIZES:

Building A (Industrial): ±64,754 SF
 Building B (Office): ±2,350 SF
 Building C (Industrial): ±5,063 SF
 Building D (Industrial): ±1,624 SF
Total: ±73,791 SF



POWER CAPACITY:

4,000 Amps (Heavy)
(BUYER TO VERIFY)



LOADING:

Building A: 5 Docks, 4 Drive-Ins
 Building C: 1 Dock, 2 Drive-Ins
 Building D: 2 Drive-Ins
Total: 6 Docks, 8 Drive-Ins



LAND AREA:

±10.6 acres



CLEAR HEIGHT:

±20'



ZONING:

Heavy Industrial
(Ind-3, Maricopa County)



FINANCIAL OVERVIEW



ASKING PRICE:
\$13,000,000



MARKET RENTAL RATE:
\$1.20 NNN



**ASKING PRICE/
BUILDING SF:**
\$176/SF



**PROFORMA NOI
(100% MARKET):**
\$1,062,000



**ASKING PRICE/
LAND SF:**
\$28/SF



**PROFORMA CAP RATE
(100% MARKET):**
8.2%



OCCUPANCY:
100%



WALT:
±2-Years

The Property is 100% occupied by 3 tenants with lease agreements that can be terminated by Landlord with 120-days' notice.

INVESTMENT HIGHLIGHTS

EXTREMELY RARE, RAIL-SERVED INDUSTRIAL PROPERTY WITH LARGE SECURED YARD AREA IN PRIME LOCATION



330 S 75th Ave is a unique industrial property featuring unparalleled IOS and rail capabilities within Metro Phoenix. Key highlights include over 5 acres of secured outdoor storage yard with two rail spurs (one active) and exceptionally heavy (Ind-3 - Maricopa County) zoning. The property comprises four standalone industrial warehouses with a total of ±73,791 SF. The main manufacturing warehouse (Bldg. A), spanning ±64,754 SF, boasts 9 loading doors (5 docks, 4 drive-ins) ±20' clear height, and heavy power capability (±4,000 Amps).

ATTRACTIVE OWNER-USER INVESTMENT OPPORTUNITY



The property is fully leased by a single tenant who occupies Building A and subleases Buildings B-D to two subtenants. The current tenants are paying approximately 50% below market rent, with each lease terminable within 120 days' notice. This presents an outstanding opportunity for an owner-user or investor to occupy or re-lease and add significant value in the near term.

ONE-OF-A-KIND INDUSTRIAL FACILITY



Heavy power manufacturing facilities with rail capabilities and large secured yard areas are exceedingly rare in Metro Phoenix. Within a 15-mile radius of the property, there are no rail-served industrial buildings with over 3 acres of secured yard area capable of accommodating a 50K-100K SF user. As requirements for rail and secured yard areas increase, the market does not have the existing inventory to satisfy this increasing demand.



BUILDING A - INDUSTRIAL



BUILDING B - OFFICE



BUILDING C - INDUSTRIAL



BUILDING D - INDUSTRIAL



Camelback Mountain

Downtown Phoenix

75TH AVENUE

Georgia Pacific

Old Dominion



LOCATION HIGHLIGHTS

This strategically positioned Property sits in the core of the Southwest Valley industrial submarket, among the most desirable industrial zones across Metro Phoenix. The submarket has an abundance of heavy manufacturing and distribution facilities, catering to local and national tenants of all sizes. Corporate users in the immediate area include Target, Amazon, Home Depot, FedEx, Pepsi, Living Spaces, and AutoZone, among several others.

LOGISTIC ORIENTED LOCATION



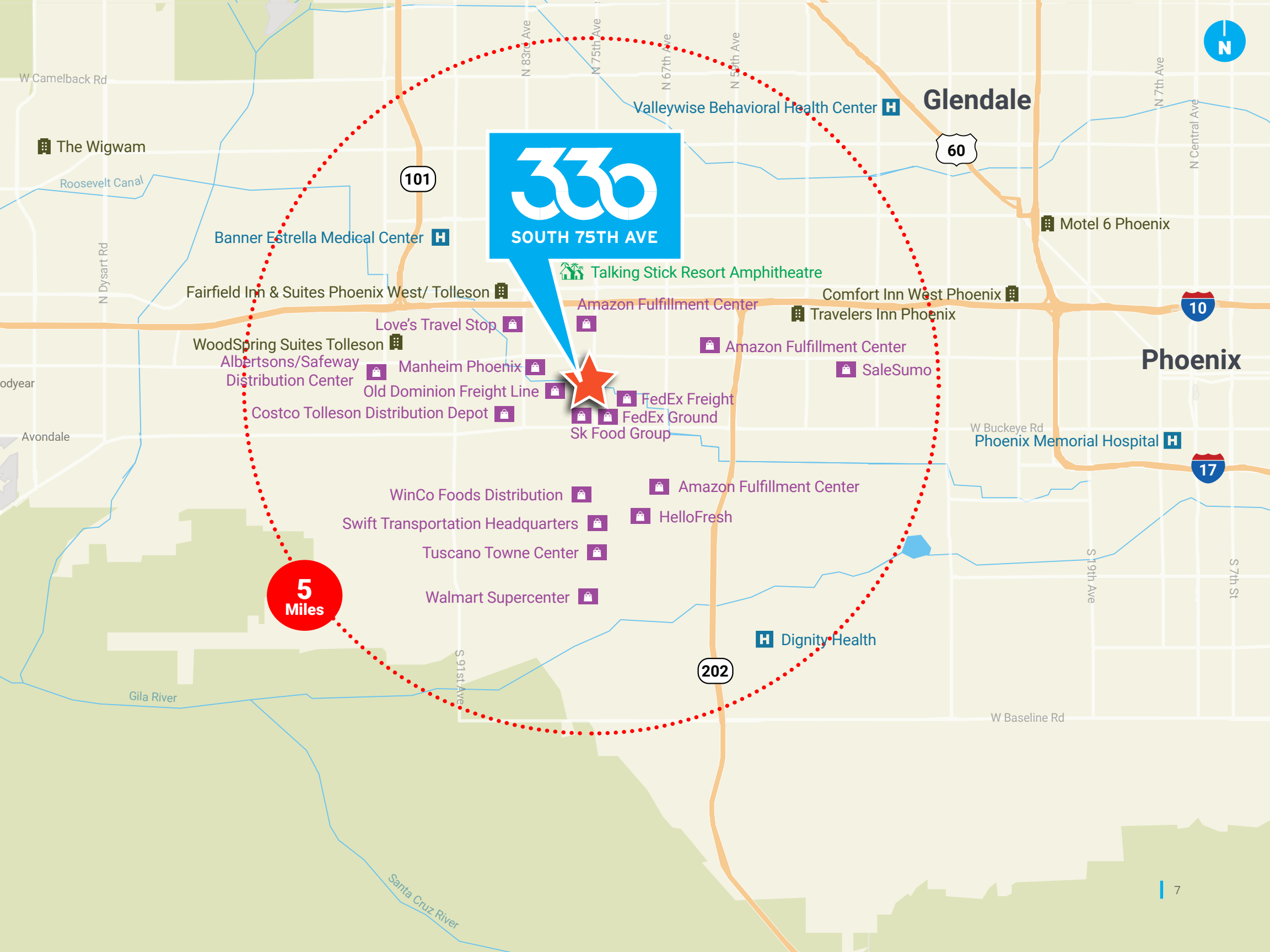
The property offers convenient access to the I-10 (± 1 mile) and SR-202 (± 2.5 miles) freeways via full-diamond interchanges, providing unmatched connectivity to labor, customers, suppliers, and job sites throughout the entire Metro Phoenix area. Additionally, the property features two Union Pacific-served rail spurs (one active), offering unique freight capabilities.

MARICOPA "COUNTY ISLAND" WITH HEAVY ZONING



The property is unincorporated, offering zoning and tax benefits. It is zoned Ind-3, the heaviest industrial zoning in Maricopa County. Additionally, the property is not subject to city property or rental taxes, among other cost-saving benefits.





330
SOUTH 75TH AVE

5
Miles

Talking Stick Resort Amphitheatre

Amazon Fulfillment Center

Comfort Inn West Phoenix

Travelers Inn Phoenix

Amazon Fulfillment Center

SaleSumo

WoodSpring Suites Tolleson

Albertsons/Safeway Distribution Center

Manheim Phoenix

Old Dominion Freight Line

FedEx Freight

FedEx Ground

Sk Food Group

Costco Tolleson Distribution Depot

WinCo Foods Distribution

Amazon Fulfillment Center

Swift Transportation Headquarters

HelloFresh

Tuscano Towne Center

Walmart Supercenter

Dignity Health

Phoenix Memorial Hospital

Glendale

Phoenix

101

60

10

17

202

N

SITE PLAN







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