

Colliers



STNL Investment Opportunity | ±19,926 sf Industrial Warehouse

# GOETTL

4771 S Overland Drive  
Tucson, Arizona 85714

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# STNL

## GOETTL Air Conditioning and Plumbing

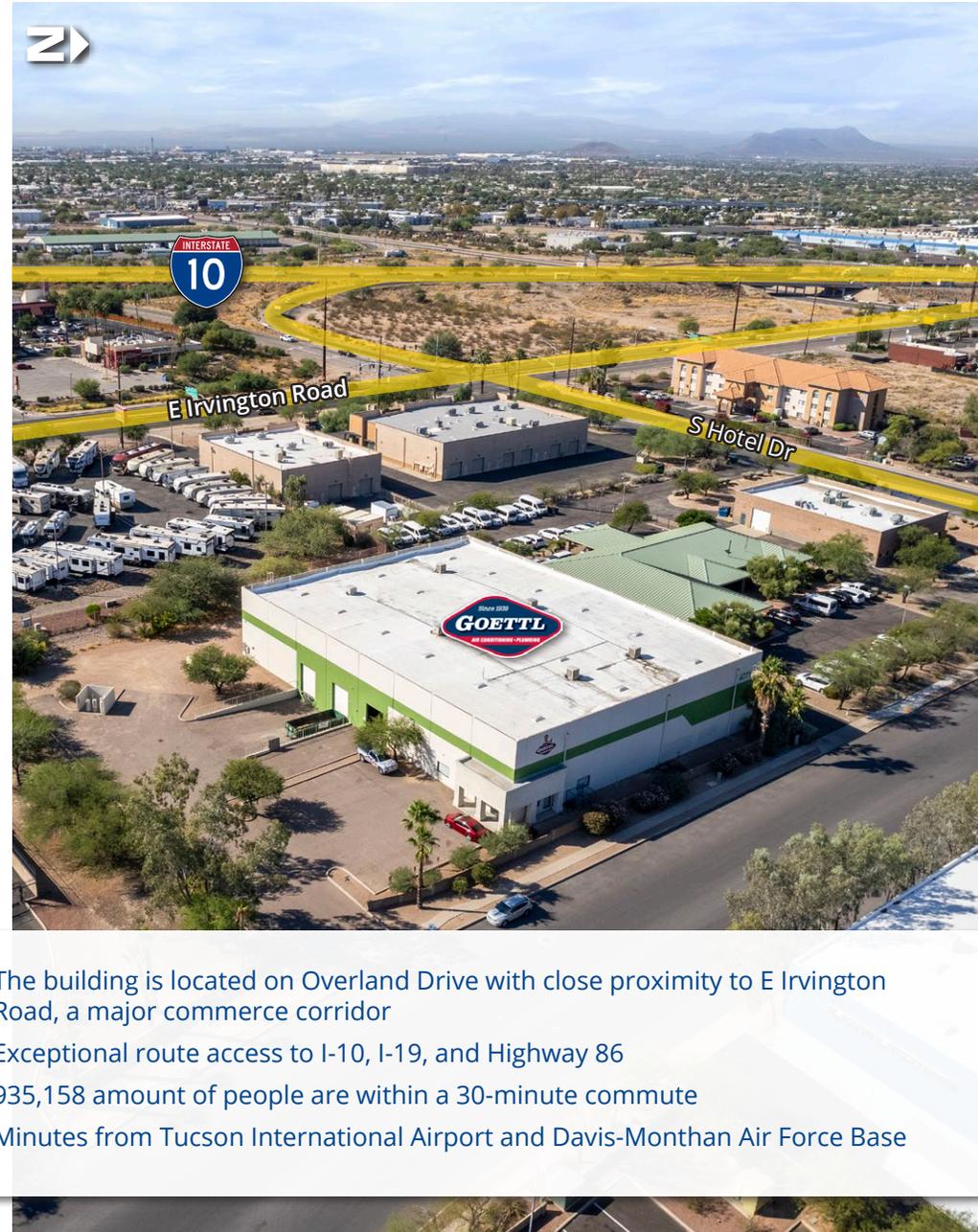
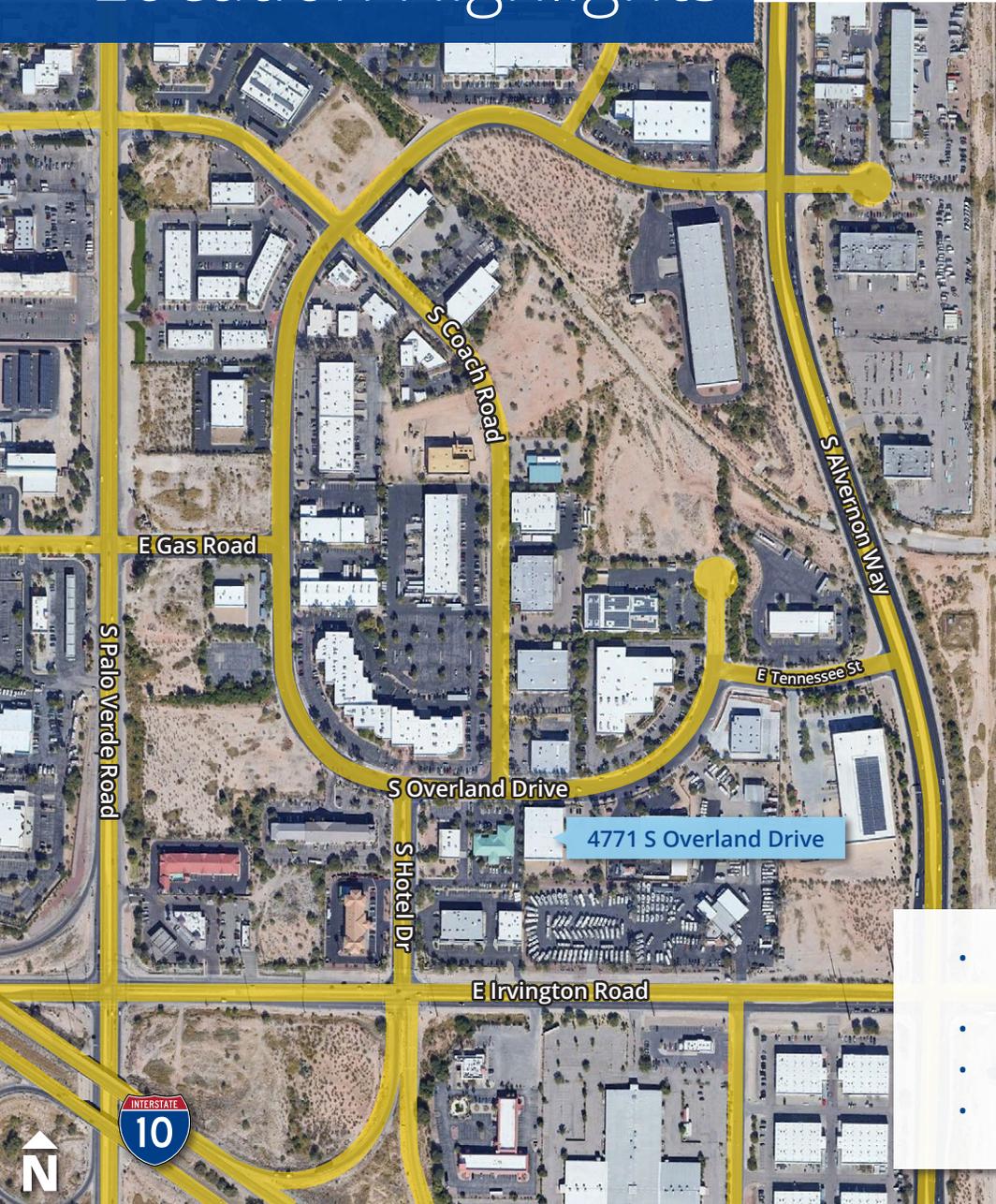
Strategically located 0.3 miles from Interstate 10 in the City of Tucson, this ±19,926 square foot industrial warehouse building offers a multi-functional warehouse area and secured yard access. Zoned CI-1 (Light Industrial/Warehousing), it sits on a ±1.52-acre lot in the Butterfield Business Center.

### Executive Summary

Address	4771 S Overland Drive, Tucson, Arizona 85714
Pima County Parcel No.	132-20-042D
Parcel Size	±1.52 acres
Building Size	±19,926 sf
Year Built   Renovated	1998   2022
Construction	Masonry
HVAC	Air conditioned and evaporative cooled
Electrical/Power	200amp, 240v, 3p (1200a service to bldg)
Clear Height	25 feet
Loading	3 bay doors (2 dock-high, 1 grade-level)
Parking	14 striped spots
Tenant	Goettl Air Conditioning • Plumbing
Lease Expiration	September 30, 2031
Lease Type	NNN
Rental Increases	3% Annual



# Location Highlights



- The building is located on Overland Drive with close proximity to E Irvington Road, a major commerce corridor
- Exceptional route access to I-10, I-19, and Highway 86
- 935,158 amount of people are within a 30-minute commute
- Minutes from Tucson International Airport and Davis-Monthan Air Force Base

# Transportation





Reception Area



Warehouse Storage

# INVESTMENT HIGHLIGHTS

GOETTL	2026
Base Rent	\$203,245
CAM & Admin Fee (5%)	\$64,735
Roof Repair Amortization (2025 - 2030)	\$28,994
<b>Total Income</b>	<b>\$296,974</b>
Total Operating Expenses	\$63,224
<b>Net Operating Income</b>	<b>\$233,750</b>



Warehouse Area

# Tucson Facts & Demographics



**547,376**  
POPULATION

**\$81,268**  
AVG INCOME

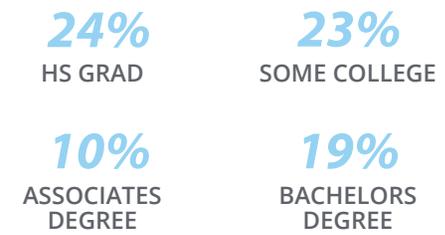
**37.5**  
MEDIAN AGE

**300+**  
DAYS OF SUNSHINE

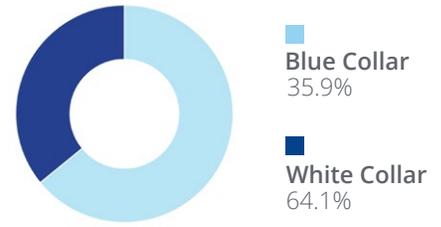
## Home Ownership



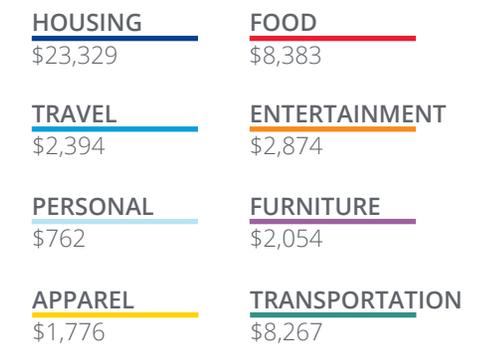
## Education



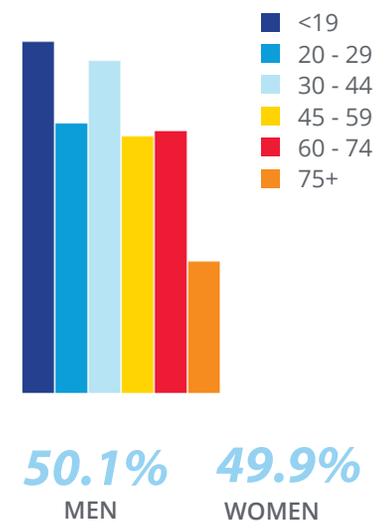
## Employment



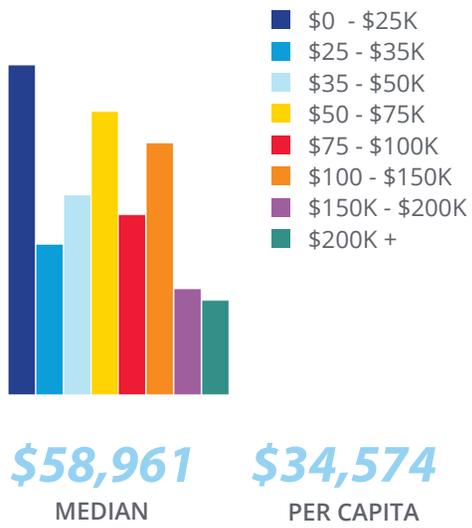
## Household Spending



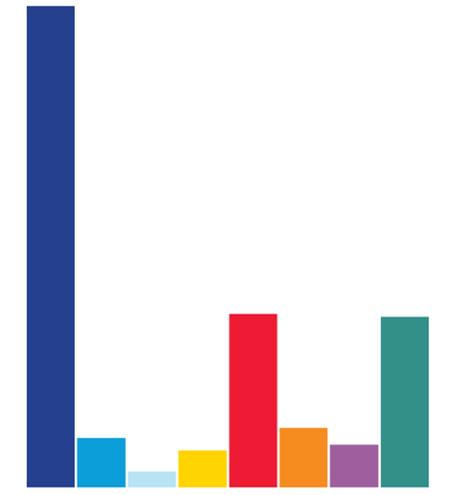
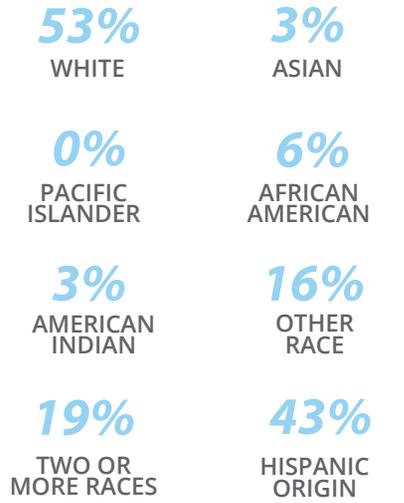
## Gender & Age



## Income by Household



## Race & Ethnicity





# Tenant Profile

Goettl Air Conditioning and Plumbing offers repair, replacement, installation, and maintenance for air conditioning, heating, and plumbing systems. Their services also include Clean Air and Clean Water by installing and maintaining air purifiers, filtration systems, and water purification systems. Goettl was founded by brothers Adam and Gust Goettl in 1939. They found the heat oppressive and wanted to do something to make Phoenix a more comfortable place to live, so Goettl Air Conditioning was born. The Goettl brothers revolutionized cooled air technology and made Arizona a more sought-after state to live in. Goettl's current Board Chair and former CEO, Ken Goodrich, purchased the company in 2013 and has expanded across the southwestern United States and plans to continue growing nationally.

**Year Founded**  
1939

**Ownership**  
Private

**Employees**  
±1,000

**# of Locations**  
10

**# of States**  
4

**Headquarters**  
Las Vegas, NV



Conference Room



Employee Break Area

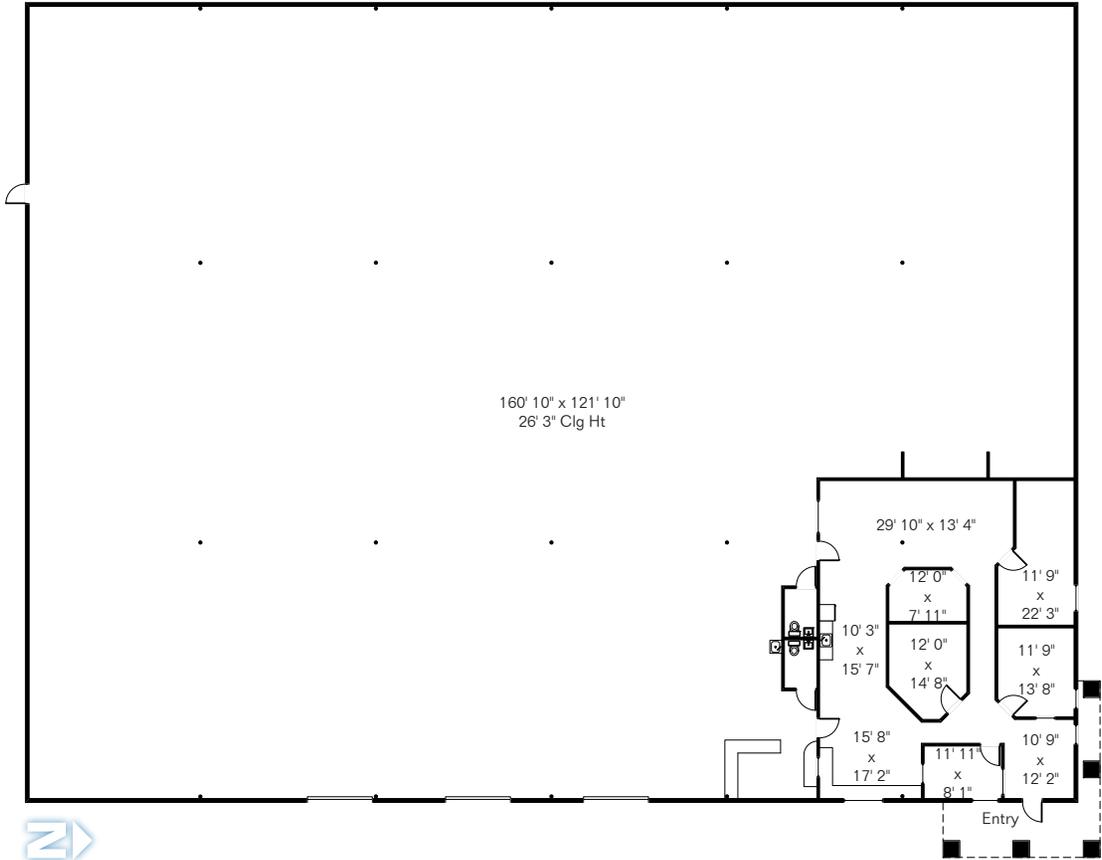


Warehouse

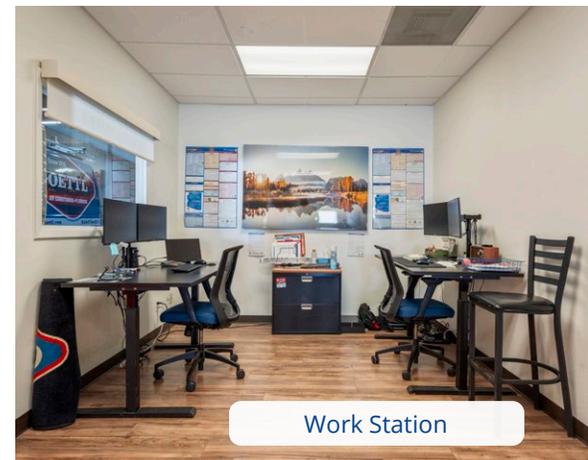


Warehouse

# Floor Plan



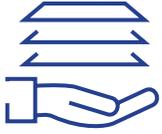
Office



Work Station



\*floor plan is approximate and is not to scale



7 Year Remaining  
NNN Lease Term



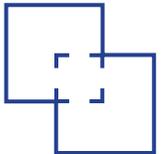
Strategically Located  
*near I-10, I-19, and Highway 86*



Secured Yard  
Access



Expandable Power  
200a, 240v, 3p  
1,200a service to bldg



Masonry  
Construction



CI-1, Pima County  
Light Industrial/  
Warehousing



Looking South from S Overland Drive

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