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E INDUSTRY DR

INVESTMENT OR OWNER-OCCUPIER OPPORTUNITY  
IN SIERRA VISTA, AZ



Sierra Vista, AZ 85635

**CBRE**

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E INDUSTRY DR



# 1

## EXECUTIVE SUMMARY







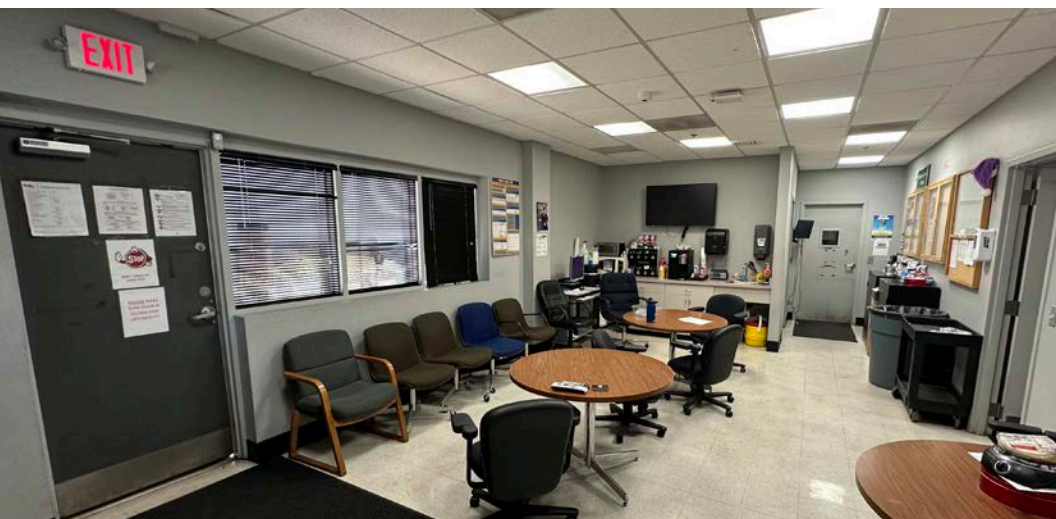
## THE OFFERING

We are excited to present an exceptional investment opportunity at 4062 E Industry Drive in Sierra Vista, AZ. This property features an industrial warehouse with a building size of 18,437 square feet, situated on a 2.15-acre lot and zoned as Light Industrial (LI). It includes an office area of approximately 2,240 square feet constructed with block and a warehouse area of approximately 16,200 square feet constructed of metal. There are four loading doors to the warehouse area that are accessible by a drive that circles that building. The ceiling height is 20'2" at the peak of the roof. There are 400 amps of 240 volt, 3-phased power distributed to the building. The building is strategically located with convenient access to Highway 90, Highway 92, and Fry Blvd, providing seamless connectivity for logistics and transportation.

The site was designed to accommodate a future expansion of 9,000 square feet. This expansion area is currently a vacant building pad. The building pad has excellent frontage and visibility to the Highway 90 Bypass.

The prime location enhances the property's potential for long-term appreciation. Sierra Vista, the economic hub of Cochise County, boasts a robust local economy with diverse growth industries, including military and defense, healthcare, and retail. The surrounding area offers a vibrant community with various amenities and opportunities for business growth.

Originally built for FedEx in 1997, the company has exercised two five-year lease options following their initial 10-year lease term. However, FedEx will not be renewing their lease at the end of the current term, which expires in May 2027. This presents an excellent opportunity for the new owner to either occupy the space or find a new tenant to generate rental income while planning their move-in. Currently, there is only one other industrial building for sale in Sierra Vista, measuring 4,800 SF. This is a prime opportunity for either an investor or owner-user.





# HIGHLIGHTS



**PRIME LOCATION:** The property is strategically located at 4062 E Industry Drive in Sierra Vista, AZ. This location offers convenient access to major highways, including Highway 90 and Highway 92, ensuring seamless connectivity for logistics and transportation.



**HIGH DEMAND FOR INDUSTRIAL FACILITIES:** The demand for industrial and distribution centers continues to grow, driven by the rise of e-commerce and the need for efficient supply chain solutions. Industrial/warehouse buildings position investors to capitalize on this trend.



**ECONOMIC HUB:** Sierra Vista is the economic hub of Cochise County, accounting for nearly two-thirds of the county's retail sales. The city's diverse growth industries, including military and defense, healthcare, and retail, contribute to a robust local economy.



**QUALITY INFRASTRUCTURE:** This FedEx Ship Center is equipped with state-of-the-art facilities and infrastructure, ensuring efficient operations and high service standards. The property is designed to meet the demands of modern logistics and distribution activities.



**COMMUNITY IMPACT:** Investing in a FedEx Ship Center supports the local economy by providing jobs and enhancing the efficiency of logistics and delivery services in the region. This positive community impact can enhance the property's value and appeal.



**PRIME EXPANSION OPPORTUNITY:** This property offers a unique opportunity for future growth with a designated expansion area of 9,000 square feet. Currently, this space is a vacant building pad, strategically positioned with excellent frontage and visibility to the Highway 90 Bypass. This prime location ensures high visibility and accessibility, making it an ideal spot for future development.





# 2

## PROPERTY DESCRIPTION





# PROPERTY OVERVIEW

## PROPERTY OVERVIEW

ADDRESS	4062 E Industry Drive, Sierra Vista, AZ
MARKET/SUBMARKET	Sierra Vista
SQUARE FOOTAGE WAREHOUSE OFFICE	18,437 SF 16,200 SF 2,240 SF
LOT SIZE	2.15 AC; pre-planned 9,000 SF pad included
YEAR BUILT	1997
OCCUPANCY	100%
POWER	400 amps 240v 3-phase
TAXES	\$16,414.00



Welcome to 4062 E Industry Drive, an exceptional industrial warehouse located in the thriving city of Sierra Vista, Arizona. This prime property boasts an impressive 18,437 square feet of versatile space, perfectly situated on a spacious 2.15-acre lot and zoned as Light Industrial (LI). The property includes an office area of approximately 2,240 square feet constructed with block and a warehouse area of approximately 16,200 square feet constructed of metal. There are four loading doors to the warehouse area that are accessible by a drive that circles the building. The ceiling height is 20'2" at the peak of the roof, and there are 400 amps of 240 volt, 3-phased power distributed to the building.

With its strategic location, this property offers unparalleled access to Highway 90, Highway 92, and Fry Blvd, ensuring seamless connectivity for logistics and transportation throughout the entire Sierra Vista area. Step into a newer, functional building designed to meet the demands of modern industrial operations. The property features a Floor Area Ratio (FAR) of 20%, making it an ideal choice for a wide range of business activities. Whether you're looking to expand your operations or invest in a high-potential asset, 4062 E Industry Drive is the perfect fit.

Sierra Vista is the economic hub of Cochise County, accounting for nearly two-thirds of the county's retail sales. The city's diverse growth industries, including cyber security, military and defense, unmanned aircraft, healthcare, retail, education, tourism, and entertainment, make it a hotspot for business opportunities. This is an incredible opportunity to own a valuable asset in the Sierra Vista market. With its strategic location, modern facilities, and strong economic prospects, 4062 E Industry Drive is poised to deliver exceptional returns on your investment.

The site was designed to accommodate a future expansion of 9,000 square feet. This expansion area is currently a vacant building pad with excellent frontage and visibility to the Highway 90 Bypass.



# 3

## TENANT OVERVIEW







# SHORT-TERM LEASE

## COMPANY FAST FACTS

### LEASE SIGNATORY

FEDERAL EXPRESS CORPORATION,  
A DELAWARE CORPORATION

### WEBSITE

<https://local.fedex.com/en-us/az/sierra-vista/avwa?cmp=LOC-1001545-3-2-971-1110000-US-US-EN-GPLDROPOFFBOXES>

### PARENT COMPANY

FedEx Corp

### CREDIT RATING

AAA

### U.S. HEADQUARTERS

Mephis, Tennessee

### TOP COMPETITORS

UPS, DHL, OnTrack, USPS





## RENT ROLL

ADDRESS	TENANT NAME	SQUARE FEET	% OF PROPERTY	LEASE TERM	LEASE	RENTAL RATES					RECOVERY TYPE	COMMENTS/ OPTIONS
				BEGIN	END	BEGIN	MONTHLY	MONTHLY PSF	ANNUALLY	ANNUAL PSF		
4062 E Industry Drive	FedEx Express	18,437	100%	6/1/22	May-27	Current	\$12,362.70	\$0.67	\$12,362.70	\$8.05	NNN	Tenant has two (2) - five (5) year options
						6/1/25	\$12,548.14	\$0.68	\$150,577.68	\$8.17	NNN	
						6/1/26	\$12,736.36	\$0.69	\$152,836.32	\$8.29	NNN	
Totals/ Averages		18,437					\$12,549.07	\$0.68	\$105,258.90	\$8.17		





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## LOCATION OVERVIEW







Sierra Vista, located in Cochise County, Arizona, is a vibrant city known for its rich history and strategic importance. Covering an area of approximately 152.51 square miles, Sierra Vista is situated in the southeastern part of Arizona, about 70 miles southeast of Tucson. The city is bordered by Huachuca City and Whetstone to the north and Sierra Vista Southeast to the south.

Incorporated in 1956, Sierra Vista is home to Fort Huachuca, a U.S. Army post that plays a significant role in the local economy. The city serves as the main commercial, cultural, and recreational hub of Cochise County, accounting for nearly two-thirds of the county's retail sales<sup>1</sup>. With a population of 45,308 as of the 2020 Census, Sierra Vista is the 27th most populous city in Arizona and forms part of the Sierra Vista-Douglas Metropolitan Area.

Sierra Vista boasts a diverse range of growth industries, including cyber security, military and defense, unmanned aircraft, healthcare, retail, education, tourism, and entertainment. The city is also known as the "Hummingbird Capital of the United States," attracting birdwatchers and nature enthusiasts from around the world.

The city's educational institutions include the University of Arizona, College of Applied Science and Technology, and Cochise College, providing a strong foundation for academic and professional growth. Sierra Vista's strategic location and modern infrastructure make it an ideal destination for businesses and residents alike.

With its stunning landscapes, rich cultural heritage, and thriving economy, Sierra Vista offers an outstanding quality of life and a low cost of doing business. The city's commitment to preserving its natural beauty and historic sites ensures that it remains a cherished destination for generations to come.





## KEY LOCATION BENEFIT

4062 E Industry Drive is strategically positioned to offer unparalleled accessibility and convenience for businesses operating in Sierra Vista. The property is situated near three major thoroughfares:

**HIGHWAY 90:** This highway runs north-south through Sierra Vista, providing direct access to the city center and connecting to other key destinations in Cochise County. It facilitates efficient transportation of goods and services, making it an essential route for businesses in the area.

**HIGHWAY 92:** Running east-west, Highway 92 offers a vital link to neighboring communities and regions. It connects Sierra Vista to Bisbee and other towns, enhancing the property's reach and accessibility for regional distribution and logistics.

**FRY BLVD:** As one of the principal commercial corridors in Sierra Vista, Fry Blvd is lined with various retail, dining, and service establishments. Its proximity to 4062 E Industry Drive ensures that businesses located at this property can easily access essential amenities and attract customers from the bustling commercial district.



# 5

## MARKET OVERVIEW



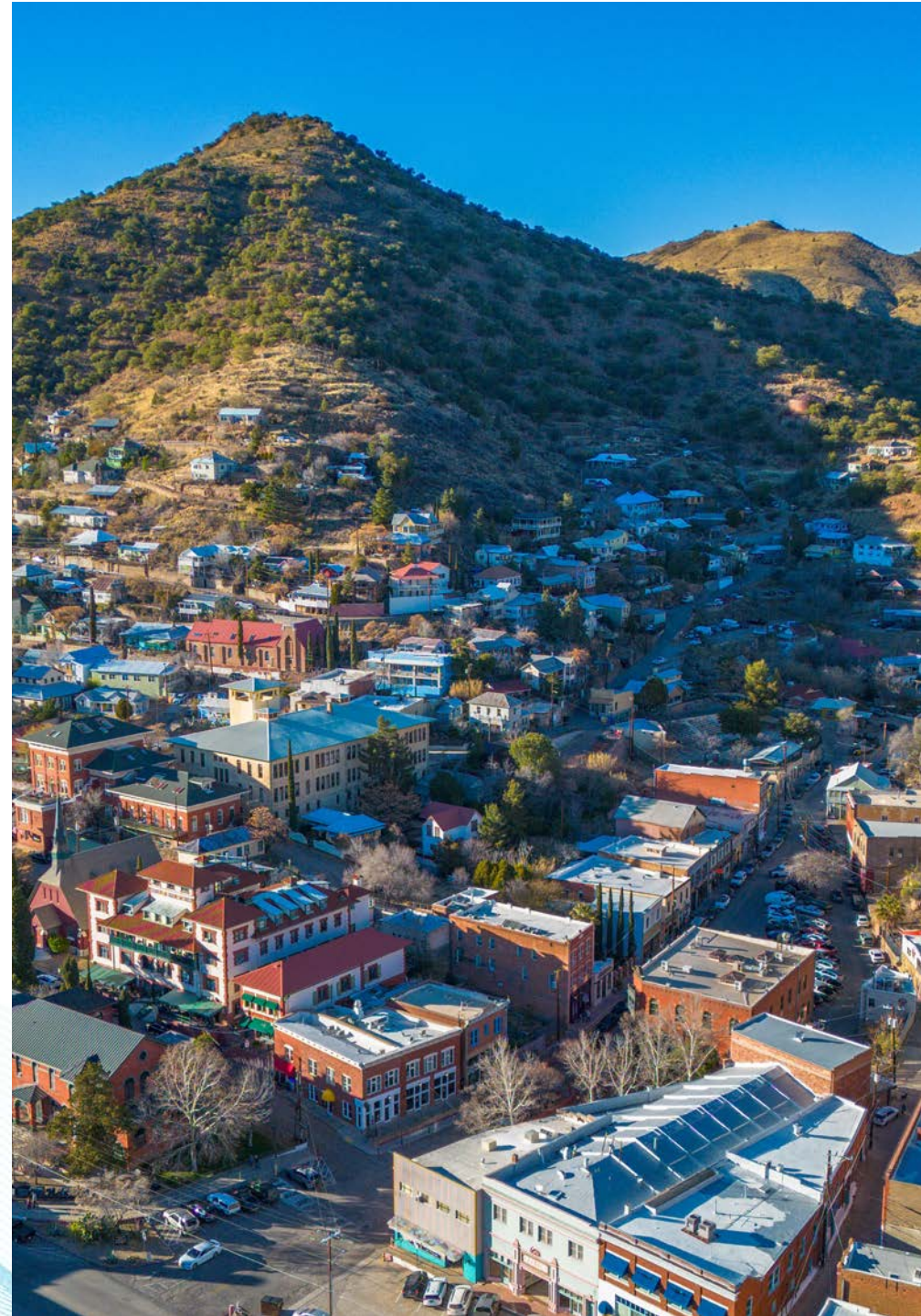


Cochise County, located in the southeastern corner of Arizona, is a region rich in history, culture, and economic potential. Covering an area of approximately 6,219 square miles, the county is known for its stunning landscapes, diverse communities, and strategic importance. The county seat is Bisbee, a charming town with a vibrant arts scene and a rich mining history.

Cochise County is home to several key cities, including Sierra Vista, Douglas, and Willcox. Sierra Vista, the largest city in the county, serves as the economic hub, accounting for nearly two-thirds of the county's retail sales. The city is also home to Fort Huachuca, a U.S. Army post that significantly contributes to the local economy and provides a stable employment base.

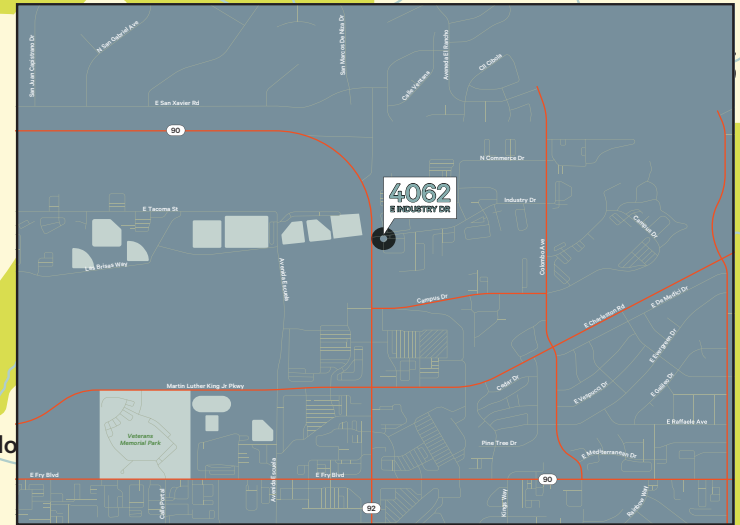
The county's economy is diverse, with key industries including agriculture, military and defense, healthcare, education, and tourism. The region is known for its agricultural production, particularly in the areas of wine grapes, pecans, and specialty crops. The military presence, anchored by Fort Huachuca, supports a range of defense-related activities and attracts businesses in the cyber security and unmanned aircraft sectors.

Tourism is another vital component of Cochise County's economy. The county's rich history, natural beauty, and outdoor recreational opportunities draw visitors from around the world. Popular attractions include the historic towns of Bisbee and Tombstone, the Chiricahua National Monument, and the San Pedro Riparian National Conservation Area.





This map of Arizona displays major cities, highways, and geographical features. The state is divided into counties, with major cities like Phoenix, Tucson, and Flagstaff marked. The map includes labels for various highways, including I-17, I-10, I-8, and I-40. The border with Mexico is shown at the bottom, with the Gulf of California to the south. An inset map in the top right corner provides a detailed view of the area around Phoenix, highlighting the location of 4062 N. Industrial Dr. The map also shows the Tonto National Forest and the Chiricahua National Monument.





## NEIGHBORHOOD MAP







### 2024 POPULATION

1 MILE	3 MILES	5 MILES
<b>3,458</b>	<b>33,387</b>	<b>44,734</b>



### 2024 AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
<b>\$73,635</b>	<b>\$84,547</b>	<b>\$94,826</b>



### 2024 MEDIAN AGE

1 MILE	3 MILES	5 MILES
<b>41.5</b>	<b>41.5</b>	<b>42.3</b>



### 2024 AVERAGE VALUE OF OWNER OCC. HOUSING UNITS

1 MILE	3 MILES	5 MILES
<b>\$246,174</b>	<b>\$257,774</b>	<b>\$276,210</b>

## TOP EMPLOYERS





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E INDUSTRY DR



## INVESTMENT CONTACTS

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