

INVESTMENT: CONTRACTORS FACILITY FOR SALE IN TUCSON

600 W 25TH ST, TUCSON, AZ 85713



W 22ND ST



W 25TH ST

184,387 VPD

S FREEWAY



FOR SALE

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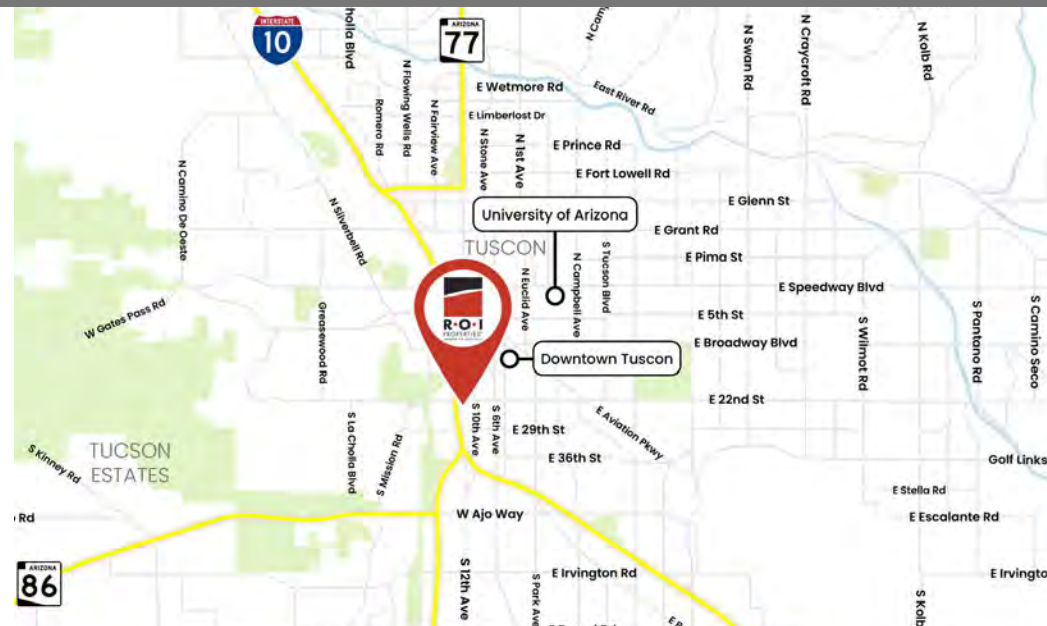
R.O.I. Properties
3333 E Camelback Rd., Ste 252
Phoenix, AZ 85018
www.roiproperties.com



3 ACRE CONTRACTORS FACILITY WITH FRONTAGE ON I-10

600 W 25TH ST, TUCSON, AZ 85713

FOR SALE



OFFERING SUMMARY

Sale Price:	Undisclosed
Lot Size:	3.04 Acres
Year Built:	1917 2016
Building Size:	40,514
Renovated:	2016
Zoning:	I-1

PROPERTY OVERVIEW

R.O.I. Properties is pleased to present for sale a 40,514 square foot contractors facility situated on 3 acres (light industrial zoning). The property is situated minutes southwest of Downtown Tucson along the Interstate-10 at 25th Street. The property is currently leased through March 31, 2027, the tenant has a five-year extension which (if exercised) would bring the max lease term to March 31, 2032. The tenant is Great Western Building Materials, Inc dba Foundation Building Materials.

PROPERTY HIGHLIGHTS

- Three buildings with extensive laydown yard space, frontage along Interstate-10.
- Located in an Opportunity Zone (Census Tract 04019002501)
- Extremely Well-Located Industrial Property with Close Proximity to Downtown Tucson, University of Arizona, Tucson International Airport, and Highways.

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HIGH VISIBILITY AND LARGE YARD WITH INDUSTRIAL ZONING

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GREAT WESTERN BUILDING MATERIALS, INC. DBA FOUNDATION BUILDING MATERIALS

60 W 5TH ST, TUCSON, AZ 85713
FOR SALE



Foundation Building Materials

FBM is a building material supplier for construction trades throughout North America. They have over 300 + locations across the United States and Canada. They have over 30,000 customers, 5,000 employees, and 2,500 delivery/fleet vehicles.

FBM was acquired in 2021 by American Securities (US Private Equity Firm), and has continued to grow its product & service offering while strengthen its market presence. Most recently in early 2024, Clayton, Dubilier & Rice (“CD&R”, Private Investment Firm) had acquired a significant ownership position in FBM, creating a strong partnership with American Securities for the future expansion of FBM.

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OVERVIEW: CURRENT EXTENSION EXPIRES MARCH 31, 2027, ONE 5-YEAR OPTION REMAINS

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Lease Overview:

Commencement Date: April 1, 2012

Original Term: 60-Months (Expiration: March 31, 2017)

Original Options: Two – Five Year Options (March 31, 2022 & March 31, 2027 expirations)

Amendments: March 2017, landlord renewed tenant for another 60-month term (expiration: March 31, 2022) and lessee retained the two five-year options (pushed the two original options out to March 31, 2027 & March 31, 2032 expirations)

Exercised Options: Tenant exercised their first option period in 2021, tenant still has one 5-year option period remaining.

Current Lease Expiration: March 31, 2027

Current Rent: \$7,875.00 monthly (\$94,500 annual) for the extension term.

Extension Rent: 5% Increase to \$8,268.75 monthly (\$99,224 annual) flat.

Rental Income



FAIR MARKET

April 1, 2032

Expenses:

Property Tax: Split between landlord and tenant (2023 Tax: \$21,953).

Repairs & Maintenance: Tenant responsible for buildings they construct.

Insurance: Tenant maintains general liability insurance (\$1,500,000 per occurrence).

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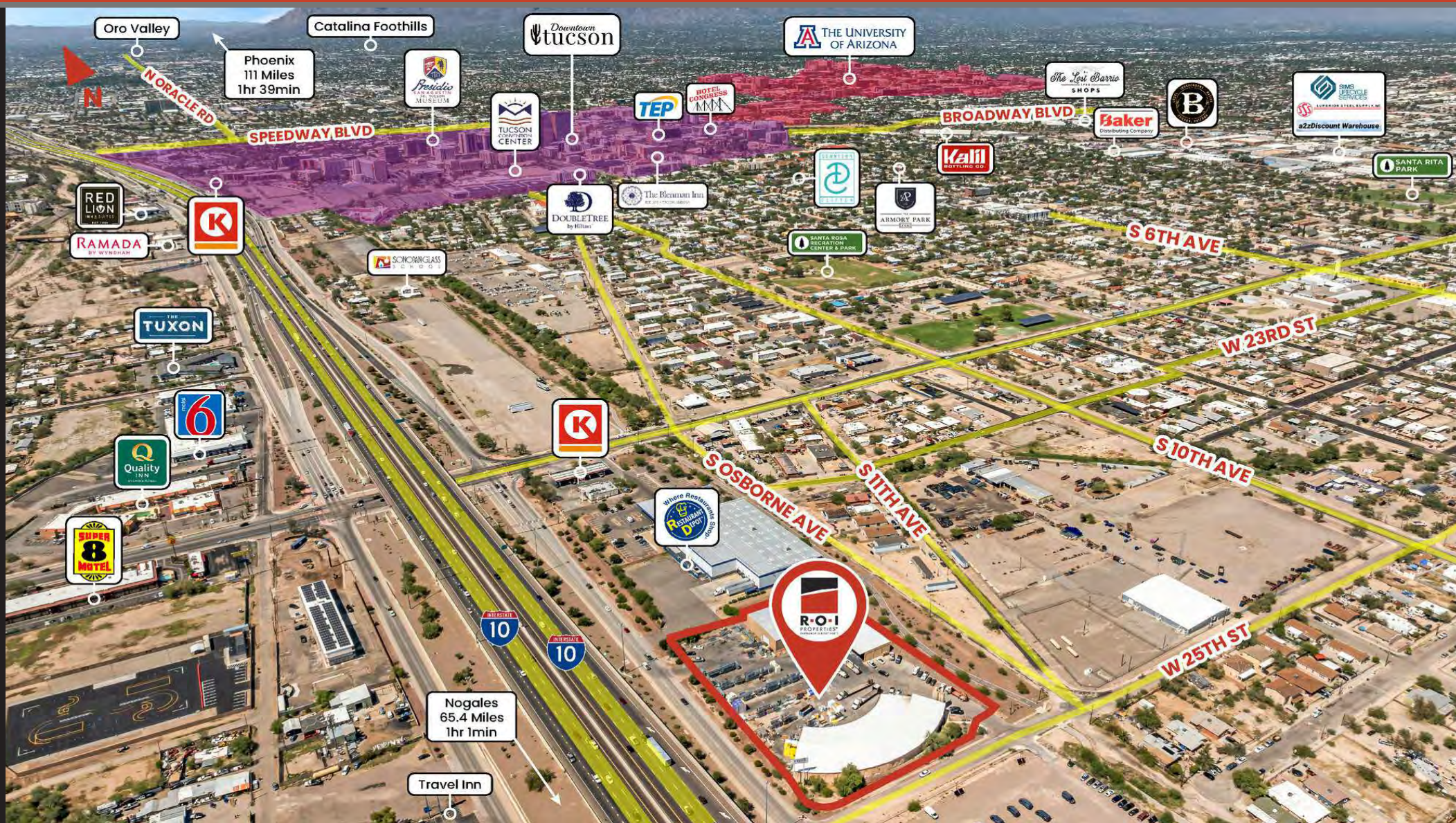
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INDUSTRIAL ZONED CONTRACTORS FACILITY LOCATED ALONG I-10 & CLOSE TO MAJOR METROPOLITAN AREA

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