

FOR SALE

ON TRACK GARAGE DOOR SERVICE
4821 E INDIGO ST | MESA, AZ 85205



10 YEAR NNN SALE - LEASEBACK

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EXECUTIVE SUMMARY

4821 E INDIGO ST | MESA, AZ 85205

LevRose Commercial Real Estate is pleased to present a ten (10) year sale-leaseback with On Track Garage Door Service/CHI Overhead Doors. The property is located at 4821 E. Indigo Street in Mesa, AZ within the highly sought after Falcon Field Industrial Submarket. The area is home to a multitude of companies such as: Northrop Grumman, TriMas, Mitsubishi, Boeing, Bemo USA, MD Helicopters, and more!

The property is in excellent condition and has features that are highly functional for any industrial use. 4821 E. Indigo has: ±20 ft clear height, multiple grade level doors, EVAP cooled warehouse, LED lights, wet sprinklers, skylights, additional mezzanine capabilities, a truck well, a secured yard, security cameras, an electric car charger, and more. The building sits on a lot just over an acre which allows for ample yard space.

We are offering this sale leaseback at \$2,950,000 at a 5.93% capitalization rate. The tenant will have two and one half (2.5%) annual escalations in the lease to combat inflation.



OFFERING DETAILS

SALE PRICE: \$2,950,000	BUILDING SF: ±10,046 SF
CAP RATE 5.93%	LOT SIZE: ±44,664 SF
LEASE TERM: 10 Years	ZONING: LI, Mesa
LEASE TYPE: NNN	YEAR BUILT: 2005
INCREASES: 2.5% Annually	PARCEL: 141-34-306

PROPERTY HIGHLIGHTS

- Multi-tenant capable
- Fire sprinklered
- ±20' clear height
- Two (2) 20' x 14' double wide
- One (1) 12' x 14' grade level door in Suite 101
- Wet sprinklers
- Swamp cooled warehouse
- LED lights
- Skylights
- One (1) 12' x 14' grade level door in Suite 104
- 2 offices in Suite 104
- Interior roof access
- 4 total bathrooms - 2 in office, 2 in warehouse
- 500 amps (buyer to verify)
- Power drops throughout
- Heavy duty mezzanine
- Secured yard
- Truckwell
- Security cameras
- Electric car charger



BUILDING PHOTOS



INTERIOR PHOTOS



RENT SCHEDULE

PROPOSED RENT SCHEDULE - 10 YR TERM W/2.5% ANNUAL INCREASES

YEAR	ANNUAL \$/SF	MONTHLY \$/SF	MONTHLY RENT	ANNUAL RENT
Year 1	\$17.40	\$1.45	\$14,567	\$174,800
Year 2	\$17.84	\$1.49	\$14,931	\$179,170
Year 3	\$18.28	\$1.52	\$15,304	\$183,650
Year 4	\$18.74	\$1.56	\$15,687	\$188,241
Year 5	\$19.21	\$1.60	\$16,079	\$192,947
Year 6	\$19.69	\$1.64	\$16,481	\$197,771
Year 7	\$20.18	\$1.68	\$16,893	\$202,715
Year 8	\$20.68	\$1.72	\$17,315	\$207,783
Year 9	\$21.20	\$1.77	\$17,748	\$212,977
Year 10	\$21.73	\$1.81	\$18,192	\$218,302
AVERAGES:	\$19.49	\$1.62	\$16,320	\$195,836

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

TENANT OVERVIEW

On Track Garage Door Service, established in 1987, is a family-owned and operated company based in Mesa, Arizona. With over three decades of experience, they have built a reputation for providing high-quality garage door repair and installation services throughout the state.



SERVICES OFFERED:

GARAGE DOOR REPAIR: Expert solutions to address various issues, ensuring optimal functionality and security.

GARAGE DOOR INSTALLATION: A range of high-quality, stylish options to enhance home security and curb appeal.

GARAGE DOOR OPENER REPAIR AND REPLACEMENT: Swift, efficient services to ensure smooth and secure operation.

GARAGE DOOR SPRING REPLACEMENT: Safe solutions to restore and maintain balance and smooth operation.

GARAGE DOOR TUNE-UP: Comprehensive maintenance to prolong the lifespan of garage doors.

CUSTOM WOOD GARAGE DOORS: Tailor-made wooden doors that add a unique, elegant touch to a home's exterior.

Their team of certified technicians is trained to handle all major garage door brands, providing same-day service for urgent repairs. They specialize in repairing and replacing broken garage door springs and offer services such as track lubrication, safety checks, and garage door opener repair.

***Financials available upon request and signed NDA.

AERIAL OVERVIEW



E MCKELLIPS RD



SITE



E BROWN RD

N RECKER RD

N GREENFIELD RD

N HIGLEY RD



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024	8,973	100,577	244,796
2029	9,685	109,848	266,222



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	3,367	43,452	98,332
2029	3,641	47,732	107,417



AVERAGE H.H. INCOME

	1 MILE	3 MILES	5 MILES
2024	\$111,689	\$88,841	\$92,771



MEDIAN H.H. INCOME

	1 MILE	3 MILES	5 MILES
2024	\$92,699	\$65,742	\$70,475



EMPLOYEES

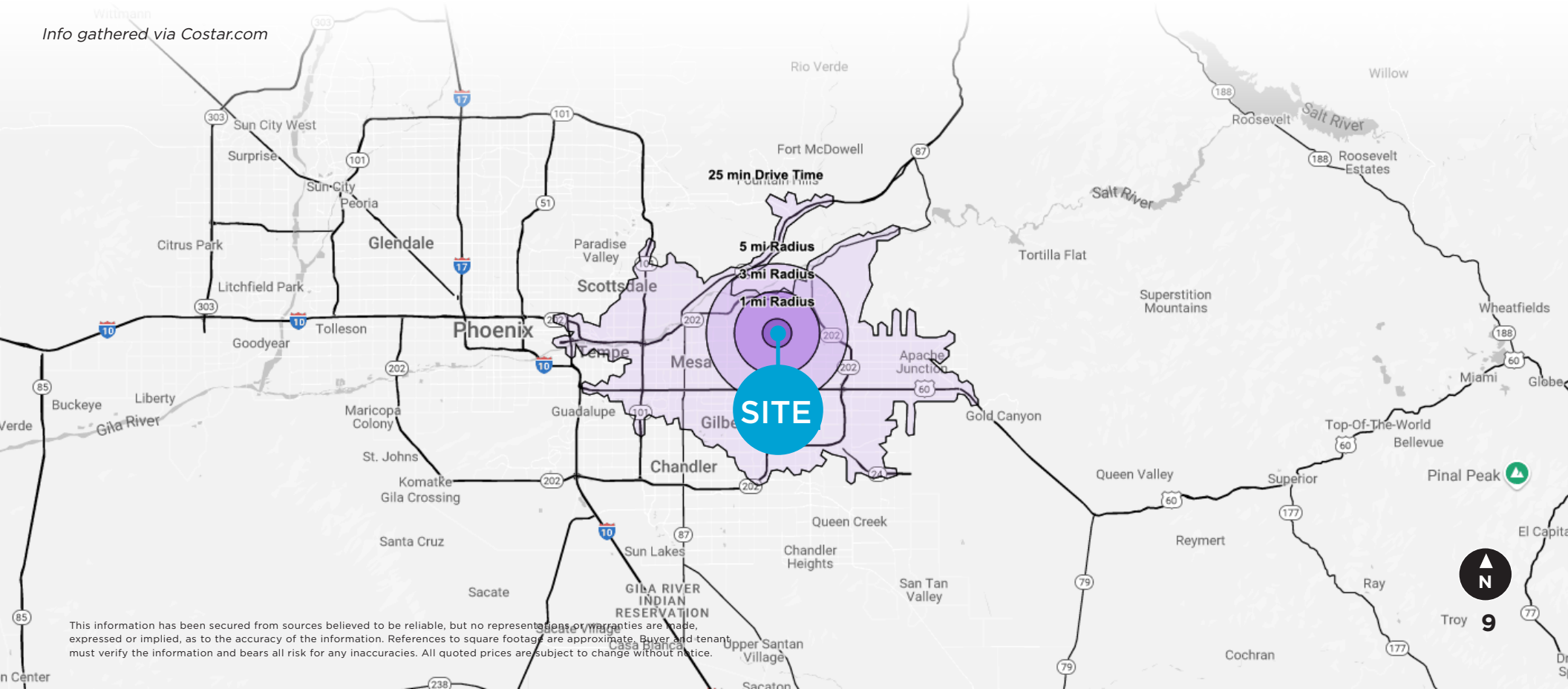
	1 MILE	3 MILES	5 MILES
2024	5,318	29,392	80,343



BUSINESSES

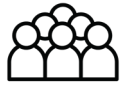
	1 MILE	3 MILES	5 MILES
2024	539	3,270	10,641

Info gathered via Costar.com



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MESA CITY OVERVIEW



504K +
TOTAL POPULATION



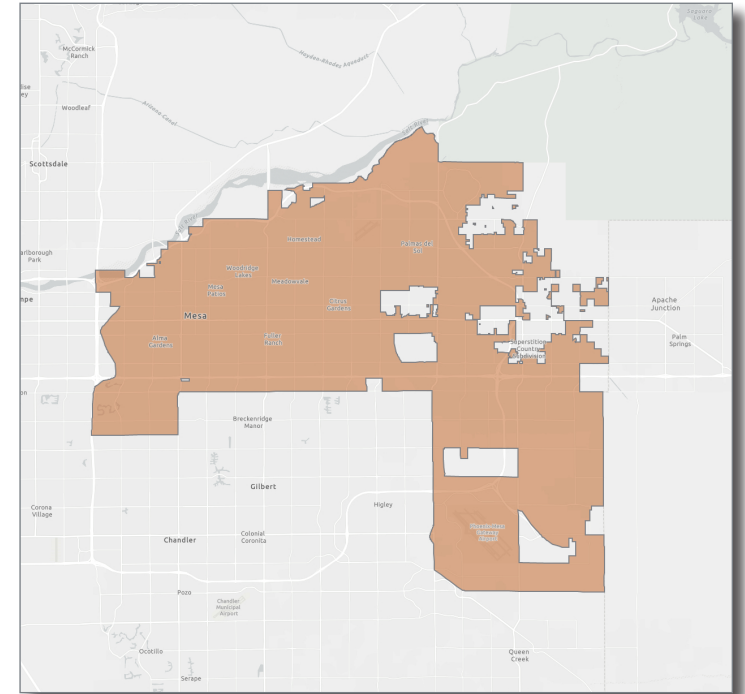
\$94K +
AVG HH INCOME

LIVELY CITY

Mesa, Arizona is the 35th largest city in the United States and the 3rd largest city in the state of Arizona. The city is easily accessible via a robust freeway system and also is part of the light rail system with stops extending from Downtown to Gilbert. There are more than 40 golf courses, 66 outdoor parks, 14 art studios, 65 hotels and resorts, over 3,000 restaurants, and miles of hiking/biking trails. Mesa is home to some of the best Spring Training baseball in the nation, with the Chicago Cubs and Oakland A's calling the city home for training.

HOUSEHOLDS AND EMPLOYMENT

Mesa currently has over 191,000 households and over 245,000 employees serving the city. The diverse business community has a strong competitive advantage in the healthcare, education, aerospace, technology, and tourism sectors. The city was ranked 6th best for businesses in Arizona according to Chief Executive Magazine in 2016 and continues to see growth in population and new businesses.



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