

# STNL FACILITY WITH OVERSIZED YARD

4600 W GLENDALE AVE, GLENDALE, AZ 85301





# INVESTMENT OVERVIEW

LevRose Commercial Real Estate is pleased to present a unique opportunity to acquire a fully stabilized, single-tenant industrial asset strategically located at 4600 W. Glendale Avenue in Glendale, Arizona. Situated on a substantial ±8.11-acre fully secured lot, the property features a corporate office and industrial facility complemented by an expansive contractor yard. The yard’s size and security are critical to the tenant’s daily operations, providing essential space for materials storage, equipment staging, and operational logistics that are difficult to replicate or relocate.

The property is 100% leased to Gulfeagle Supply Company, a nationally recognized leader and one of the largest family-owned roofing and building materials distributors in the United States, with over 135 branches nationwide. This Glendale location serves as the support center for Gulfeagle’s West Coast operations, underscoring the site’s strategic importance and the tenant’s long-term commitment to this facility. With immediate access to key transportation corridors including Grand Avenue, Interstate 17, and Loop 101, the property offers exceptional regional connectivity that facilitates efficient distribution throughout the Phoenix metropolitan area. This asset represents a rare opportunity for investors to acquire a property with irreplaceable, site-specific features in one of the West Valley’s most sought-after industrial corridors.



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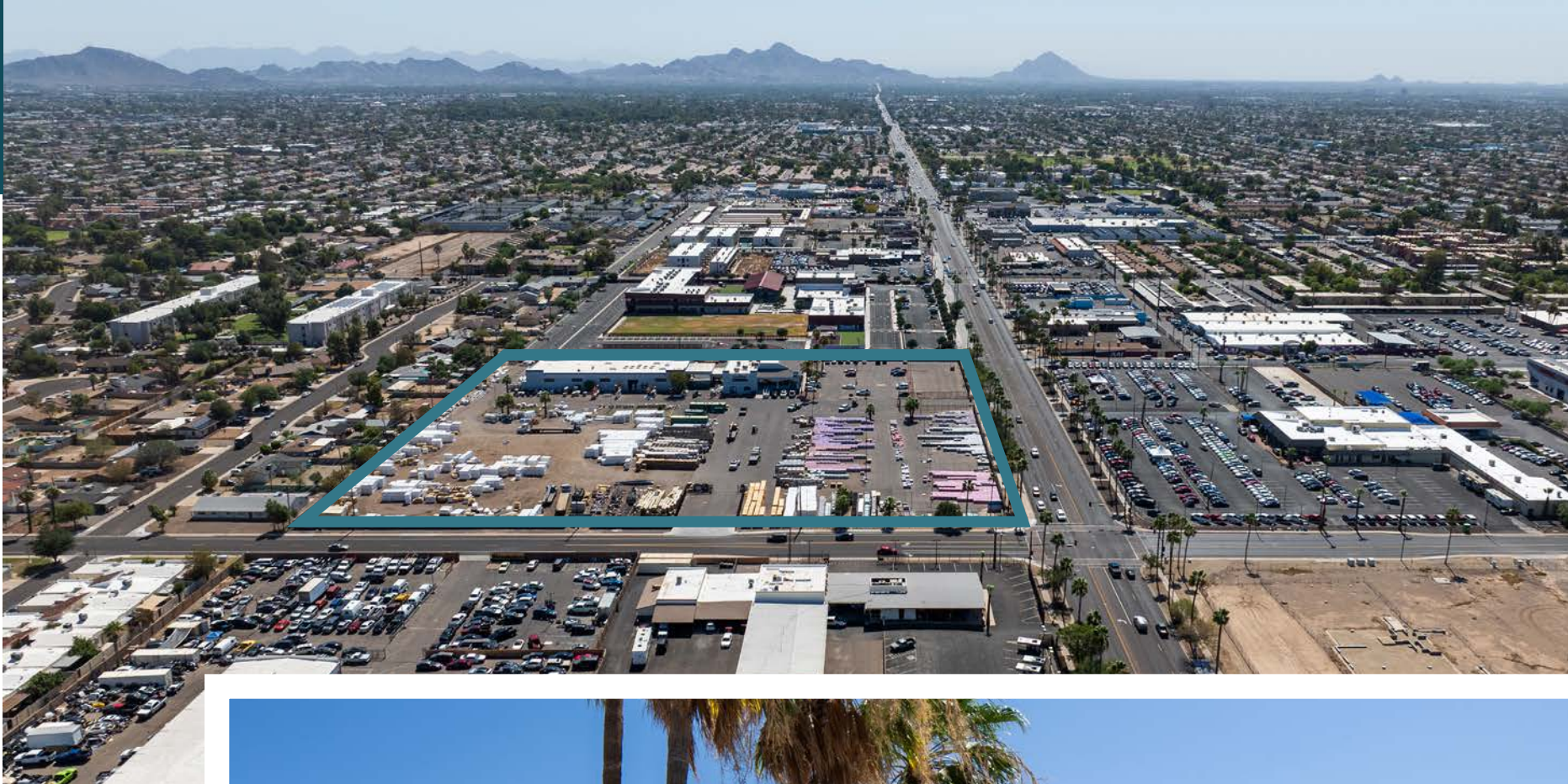
# EXECUTIVE SUMMARY

## INVESTMENT SUMMARY

Asking Price	\$9,750,000
NOI	\$556,200
CAP Rate	5.70%
Price Per SF	\$373.65/SF

## PROPERTY SUMMARY

Tenant	Gulfeagle Supply
Street Address	4600 W. Glendale Ave.
City, State, Zip	Glendale, AZ 85301
Building Size	±26,094 SF
Lot Size	±8.56 AC (±372,762 SF)
Year Built	1988
Parcel No. (APN)	147-09-028A & 147-09-028B
Zoning	C-3, City of Glendale ( <a href="#">View Zoning Details Here</a> )



»»» **Fully Secured 8.11-Acre Lot Critical to Operations:** The expansive, fully secured lot is essential to the Tenant’s daily operations. Its size and functionality are difficult to replicate, making relocation highly unlikely and reinforcing the Tenant’s long-term commitment to the property.

»»» **Established Tenant with Over 135 Locations:** Gulfeagle Supply Company, operates branches nationwide and is part of the largest family-owned and operated roofing distributor in the country.

»»» **Purpose-Built for Outdoor Material Distribution:** Designed specifically to support operations requiring extensive yard use, this property features infrastructure and layout optimized for bulk deliveries, large-scale storage, and efficient truck circulation—perfectly suited for high-volume tenants like Gulfeagle Supply.

# INVESTMENT HIGHLIGHTS

»»» **West Coast Branch Support Center:** Serves as the support center the Tenant’s West Coast operations, highlighting the property’s critical role and strategic importance for the company.

»»» **Strategic Location with Excellent Connectivity:** The property offers immediate access to major transportation corridors including Grand Avenue, I-17, and Loop 101, providing seamless regional connectivity and supporting efficient distribution and logistics operations.

»»» **Strong Submarket with Limited Vacancy:** Situated in a highly desirable submarket with an industrial vacancy rate of just 5.6%, reflecting strong demand and limited supply.



# FINANCIAL OVERVIEW

## LEASE SUMMARY

Tenant Entity	Elite Roofing Supply - AZ, LLC
Premises	±26,094
Lease Commencement	July 1, 2024
Lease Expiration	June 30, 2029
Original Lease Term	Sixty (60) Months
Remaining Lease Term as of 2/1/2026	3 Yr 5 Mos
Rent Increases	3% Annually
Security Deposit	\$17,000
Lease Type	NNN

## LEASE RESPONSIBILITY

Property Taxes	Tenant
Insurance	Tenant
Utilities	Tenant
Repairs and Maintenance	Tenant
HVAC Maintenance	Tenant
HVAC Replacement	Landlord
Roof, Structure & Parking Lot	Landlord



## RENT SCHEDULE

MONTHS	RENT PER SF (MONTHLY)	PER MONTH	ANNUAL RENT
7/1/24 to 6/30/25	\$1.72	\$45,000.00	\$540,000.00
7/1/25 to 6/30/26	\$1.78	\$46,350.00	\$556,200.00
7/1/26 to 6/30/27	\$1.83	\$47,740.50	\$572,886.00
7/1/27 to 6/30/28	\$1.88	\$49,172.72	\$590,072.58
7/1/28 to 6/30/29	\$1.94	\$50,647.90	\$607,774.76
RENEWAL OPTION 1			
7/1/29 to 6/30/30	\$2.00	\$52,167.33	\$626,008.00
7/1/30 to 6/30/31	\$2.06	\$53,732.35	\$644,788.24
7/1/31 to 6/30/32	\$2.12	\$55,344.32	\$664,131.89
RENEWAL OPTION 2			
7/1/32 to 6/30/33	\$2.18	\$57,004.65	\$684,055.84
7/1/33 to 6/30/34	\$2.25	\$58,714.79	\$704,577.52
7/1/34 to 6/30/35	\$2.32	\$60,476.24	\$725,714.84

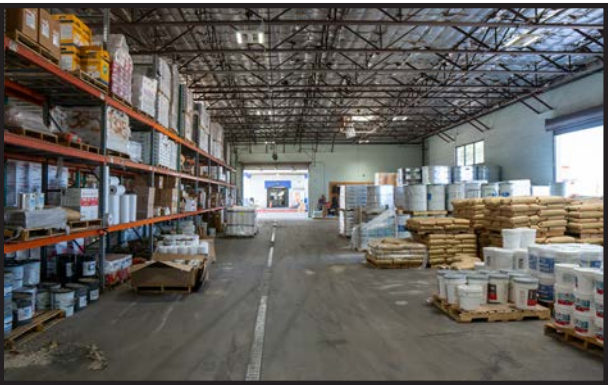
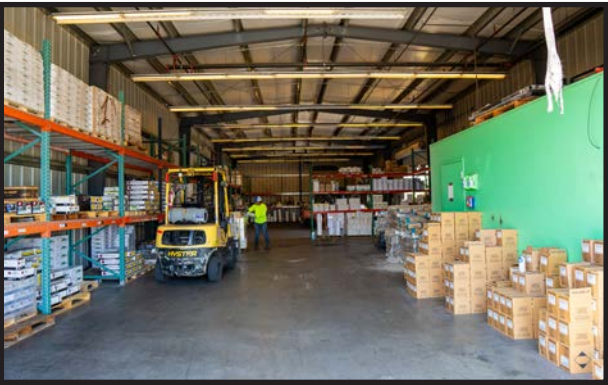


GULFEAGLE SUPPLY

Founded in 1973, Gulfeagle Supply Company is a leading full-line distributor of residential and commercial roofing and building products, operating over 135 locations nationwide. As one of the largest family-owned and operated roofing distributors in the United States, Gulfeagle is renowned for its commitment to quality, service, and integrity.

Their comprehensive product portfolio includes roofing materials, accessories, and related building supplies, supported by expert technical assistance and reliable job site delivery. Gulfeagle’s customer-centric approach and strong industry presence have driven consistent growth, establishing the company as a trusted leader in the roofing supply industry.

Number of Locations:	135+
Company:	Private
Founded:	1973
Headquarters:	Tampa, FL
Website:	 <a href="http://www.gulfeaglesupply.com">www.gulfeaglesupply.com</a>





# DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
2024 Population	27,466	211,245	543,385
Average Household Income	\$59,418	\$62,975	\$69,921
Median Household Income	\$44,236	\$48,001	\$52,808
2024 Households	9,443	67,082	177,575
2029 Population Projection	10,184	72,215	191,699
Annual Growth 2024-2029	0.2%	0.1%	0.4%





# MARKET OVERVIEW

## PHOENIX, AZ

The Phoenix metropolitan area is one of the fastest-growing and most dynamic regions in the United States, with a population exceeding 4.7 million. As one of the largest metros nationally, it continues to attract new residents and businesses thanks to its robust economy, business-friendly environment, and exceptional quality of life.

Known for its mild winters and abundant sunshine, the region offers an outstanding blend of urban energy and livable neighborhoods. Residents enjoy a wide range of recreational and cultural amenities, including expansive parks, professional sports venues, renowned museums, and vibrant performing arts centers.

Phoenix's infrastructure supports efficient movement of people and goods, anchored by a comprehensive highway system, extensive rail networks, and Phoenix Sky Harbor International Airport—one of the busiest airports in the country. This connectivity, along with its central location in the Southwest, strengthens the region's role as a major hub for commerce and logistics.



The local economy is diverse and resilient, driven by sectors such as technology, healthcare, manufacturing, finance, education, and logistics. The metro continues to draw talent and investment from across the country, fueled in part by sustained population growth. In 2023 alone, the region added nearly 85,000 new residents—making it one of the top areas for net migration in the U.S.

Higher education institutions such as Arizona State University and the University of Arizona play a key role in supporting workforce development and innovation. Meanwhile, ongoing commercial and residential development reflects the region's strength and future outlook.

With continued in-migration, strong economic fundamentals, and unmatched lifestyle amenities, the Phoenix metro offers a compelling opportunity for investors, companies, and individuals seeking growth, stability, and long-term success.





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