

**INVESTMENT OPPORTUNITY
SALE LEASEBACK**

**811 EAST JACKSON STREET
PHOENIX, ARIZONA 85034**

NICK DEPAUL

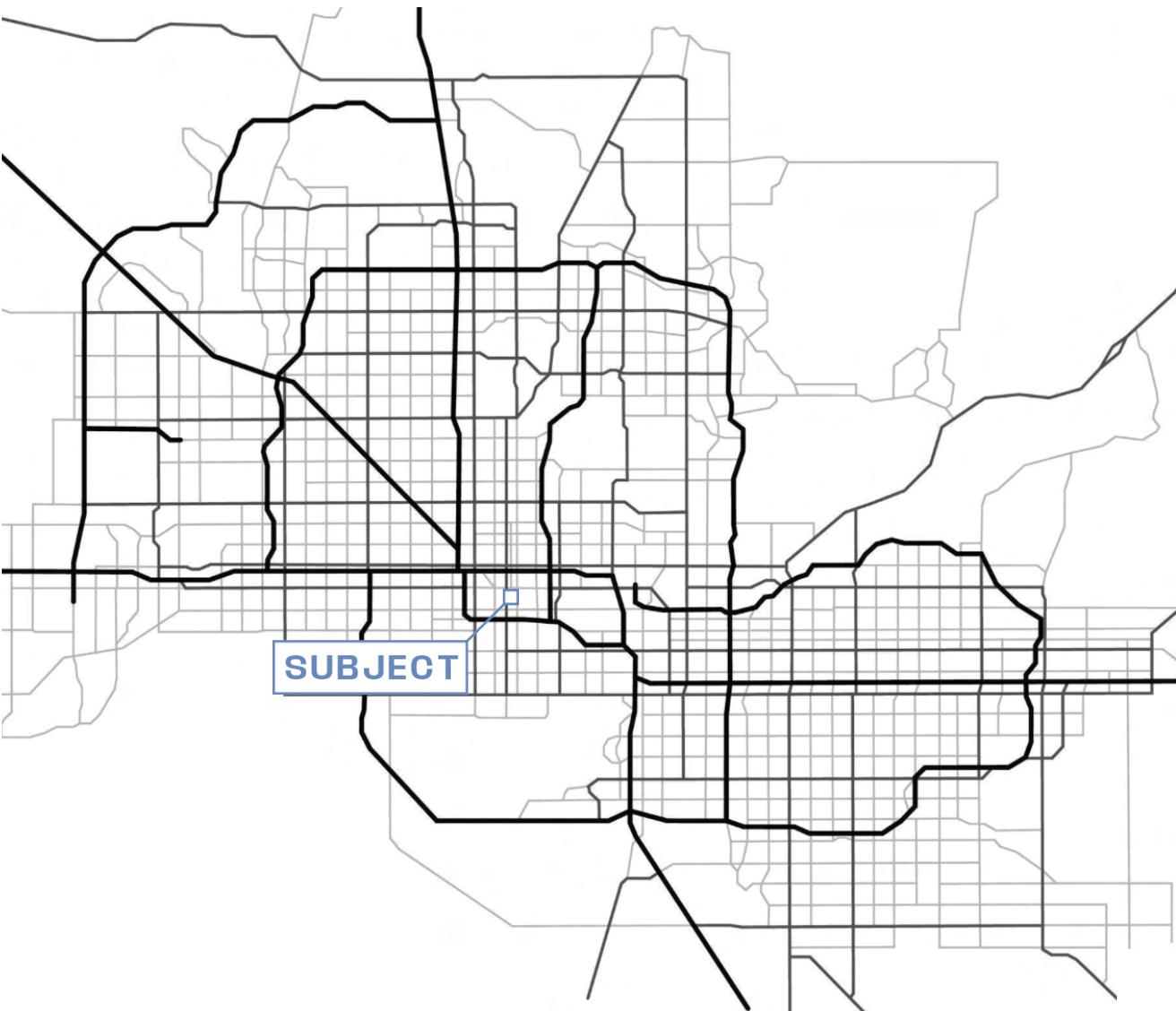
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PROPERTY DETAILS

- +/- 4,900 SF Warehouse
- +/- 0.46 Acre Lot
- +/- 20 Foot Ceiling Height
- Approximately 10% Office
- Mezzanine Storage
- Four Oversized Grade Level Doors
- Gated and Paved Yard
- Chain Link Fence
- Truck well
- A-2 Heavy Industrial Zoning
- Proximity To Chase Field and Downtown Phoenix

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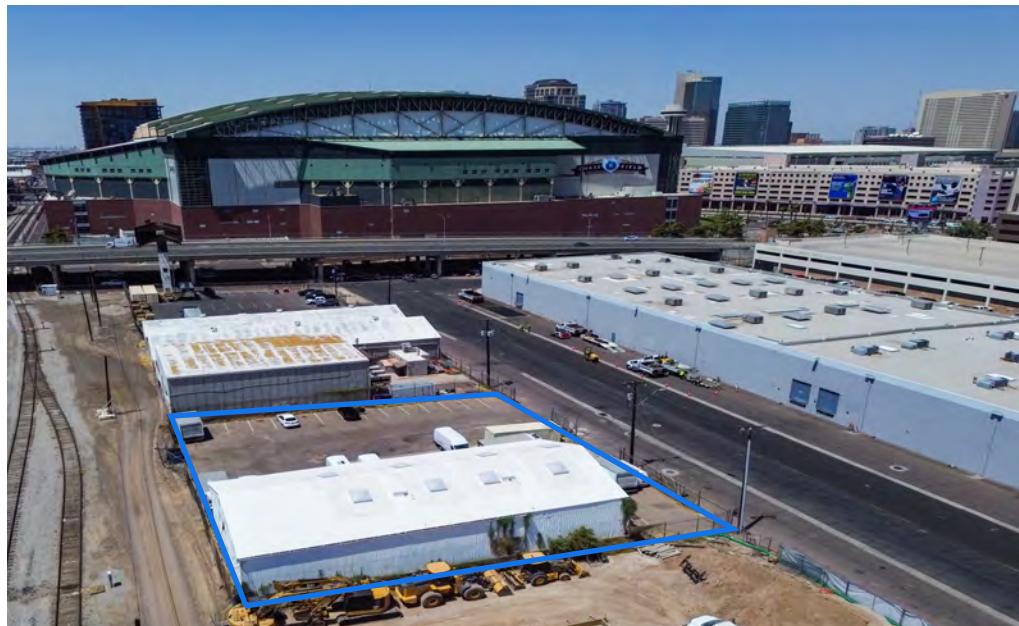
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Investment Overview:

- Sale-Leaseback Opportunity
- Tenant *Sun Produce Specialties* has been in business for 35 years
- Lease Term: 3–5 Years
- Rent: \$6,000/Month NNN with Annual Escalations
- Additional Income: ±\$100,000/year from event parking at Chase Field (80% via ParkWhiz reservations, 20% cash customers)
- NOI: \$172,000/year
- Pricing: \$2,450,000

Tenant Bio:

- *Sun Produce Specialties* is an independently owned wholesale distributor serving Arizona's restaurants, hotels, and food establishments with premium conventional and organic produce for over 35 years. By sourcing directly from growers, we deliver true farm-to-table freshness. From our central Phoenix location, we offer produce, herbs, dairy, specialty cheeses, food service packaging, prep products, and kitchen essentials—backed by exceptional service and a 100% freshness guarantee.

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