



2402-2426 S CENTRAL AVE, PHOENIX AZ 85004
±21,598 SF - Multi-Tenant Industrial Property for Sale - Investment

JAMES LIEBERTHAL, SIOR

Associate Broker
480.529.6400 (Mobile/Text)
jiml@cutlercommercial.com | www.jimlieberthal.com

ERIC FERBER, CCIM

Senior Associate
602.332.2821 (Mobile/Text)
eferber@cutlercommercial.com

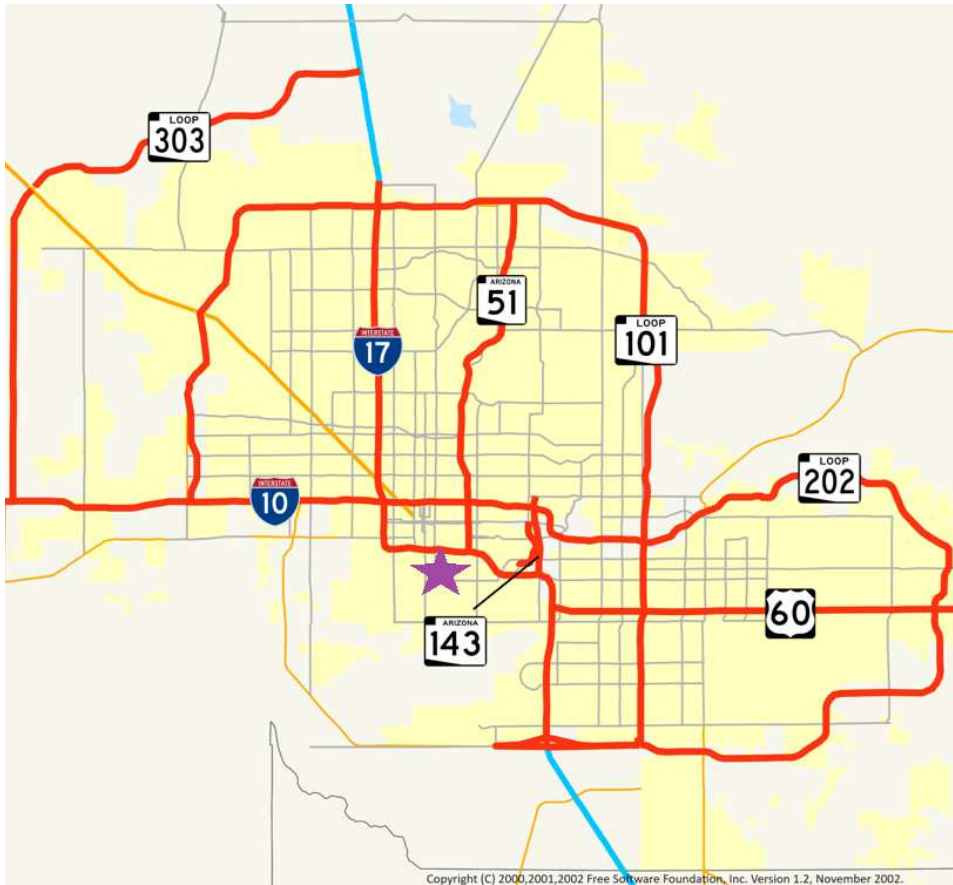


All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

2402-2426 S CENTRAL AVE

Phoenix, AZ 85004

MULTI-TENANT INDUSTRIAL PROPERTY FOR SALE



PROPERTY HIGHLIGHTS

- Sale Price: \$4,100,000 (\$189.83/PSF) | Cap Rate: ±5.95%
- NOI: ± \$ 244,223
- Stabilized Two Tenant Investment with Long Term Leases
- Building Size: ±21,598 Sf
- Multi-Tenant Property Potentially Divisible to 6-8 Bays
- 2 Tenants in Place: Tenant 1: ±12,324 Sf Tenant 2: ±9,274 SF
- Shared Fenced And Secured Yard
- Located Next to the New Light Rail, I-17, Us 60 & I-10
- Many Recent Upgrades & Interior/Exterior Improvements Including: New Asphalt, Paint, Roof Recoating, Tenant Improvements

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // cutlercommercial.com

JAMES LIEBERTHAL, SIOR

Associate Broker
480.529.6400 (Mobile/Text)
jjml@cutlercommercial.com | www.jjmlieberthal.com

ERIC FERBER, CCIM

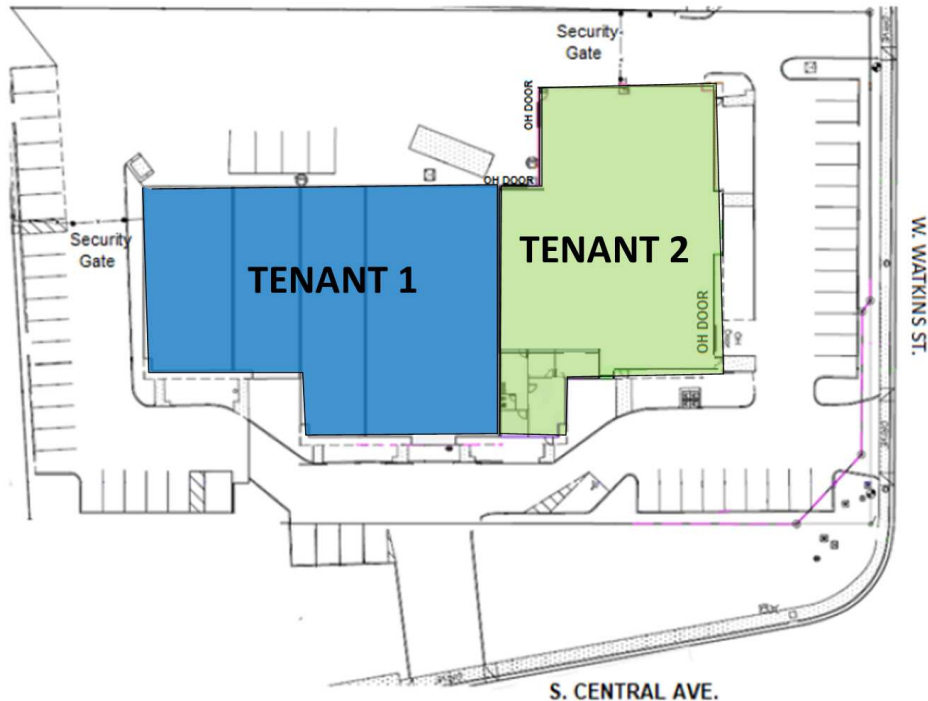
Senior Associate
602.332.2821 (Mobile/Text)
eferber@cutlercommercial.com



2402-2426 S CENTRAL AVE

Phoenix, AZ 85004

FLOORPLANS/TENANTS



TENANT 1 : Leased through 4/30/30
SUITE SIZE: ±12,324 SF (DIVISIBLE)
LEASE RATE: \$13,201.47/MO (Modified Gross)*
Long Term Tenant of Over 20 Years

TENANT 2 : Leased through 12/31/29
SUITE SIZE: ±9,274 SF (DIVISIBLE)
LEASE RATE: \$11,128.83/MO (Modified Gross)*

**Plus Water, Sewer & Trash with 4% Annual Increases*

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // cutlercommercial.com

JAMES LIEBERTHAL, SIOR

Associate Broker
480.529.6400 (Mobile/Text)
jjml@cutlercommercial.com | www.jjmlieberthal.com

ERIC FERBER, CCIM

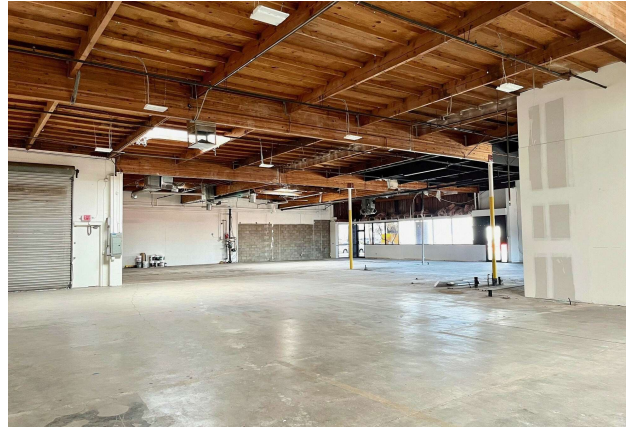
Senior Associate
602.332.2821 (Mobile/Text)
eferber@cutlercommercial.com



2402-2426 S CENTRAL AVE

Phoenix, AZ 85004

PROPERTY PHOTOS



2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // cutlercommercial.com

JAMES LIEBERTHAL, SIOR

Associate Broker
480.529.6400 (Mobile/Text)
jjml@cutlercommercial.com | www.jjmlieberthal.com

ERIC FERBER, CCIM

Senior Associate
602.332.2821 (Mobile/Text)
eferber@cutlercommercial.com



All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.