

FOR SALE | ±130K SF | ±\$22.4M | 6% CAP | ABSOLUTE NNN LEASE 17-YR | DEER VALLEY
2525 EAST BEARDSLEY ROAD, PHOENIX, AZ | DEER VALLEY SUBMARKET | INFILL LOCATION

MANUFACTURING, R&D OR DISTRIBUTION FACILITY | LONG-TERM APPRECIATION POTENTIAL



LOCATED IN PRIME DEER VALLEY DIRECTLY OFF LOOP 101 W/ PROXIMITY TO I-17 & SR-51

\$1,346,536 NOI AT \$10.30 PSF/YR (\$0.85/MO) | BELOW MKT RENTS W/ UPSIDE

HEAVY POWER, 40' CLEAR HEIGHT, 2 DRIVE-IN DOORS, 4 DOCK-HIGH DOORS, & EFFICIENT LAYOUT

SURROUNDED BY MAJOR DEER VALLEY ANCHORS HONEYWELL AEROSPACE, NORTHROP GRUMMAN, AMAZON, & DEER VALLEY AIRPORT

Arizona Natural Resources w/ Guarantor:
Cohere Beauty Group (PE-backed) & priced at just \$179 PSF in a \$300+ PSF Market

4 MILES
from Phoenix, Deer Valley Airport

ANR ARIZONA NATURAL RESOURCES INC.
DWG CAPITAL GROUP CRE BROKERAGE
INVESTMENT SALES, CAPITAL MARKETS, LLC

±130,656SF
BUILDINGS

±5.44AC
LAND

1992
YEAR BUILT/RENO

Strategic HUB in one of the most dynamic industrial markets in the country

DWG CAPITAL GROUP | JUDD DUNNING | 310.261.8428

SAGIV HARTMAYER | 949.295.7517

THE OFFERING

DWG Capital Group presents **2525 East Beardsley Road**, a rare opportunity to secure a strategic foothold in one of Phoenix's most dynamic and accessible industrial corridors. Situated in the Deer Valley submarket—an area consistently ranked among the city's strongest for industrial activity—the property combines location, accessibility, and long-term growth fundamentals that appeal to both users and investors.

THE PROPERTY

2525 East Beardsley Road is a **highly functional industrial property** that combines **modern design**, **strategic location**, and **exceptional visibility along Loop 101**. Constructed with **durable concrete tilt-up architecture**, the building delivers both operational efficiency and a professional corporate presence. The property features **expansive warehouse space** with clear heights designed to maximize racking capacity and cubic storage, making it an ideal choice for distribution, logistics, or manufacturing users. **Multiple dock-high and grade-level loading doors** ensure smooth and flexible operations, while **heavy power capacity** supports a wide range of industrial uses, from light manufacturing to assembly.

THE TENANT

The property is leased to a **financially strong, regionally established tenant with multi-million-dollar annual revenues and a proven operating track record**. The tenant has demonstrated long-term commitment to the site, investing significantly in improvements and benefitting from the building's efficient design and strategic positioning. The absolute NNN lease structure ensures reliable income and minimal landlord involvement, making the asset a truly hands-off investment.



THE MARKET

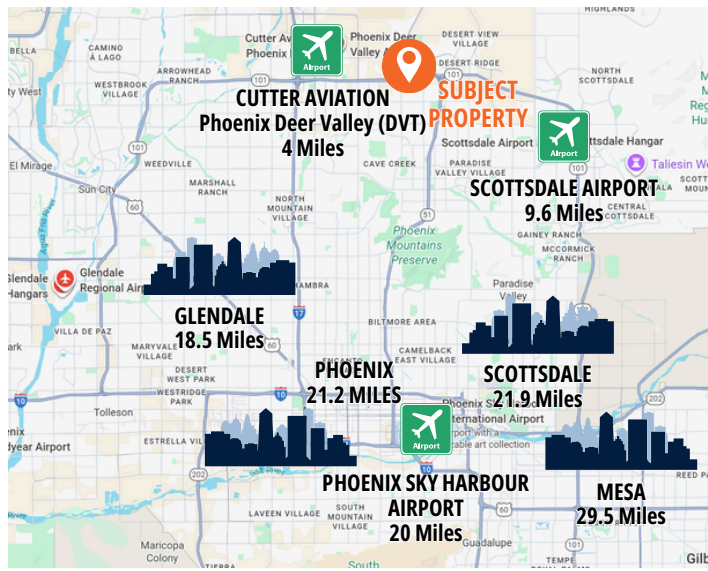
The **Deer Valley submarket** has become a magnet for industrial and flex users due to its freeway visibility, business-friendly environment, and proximity to a growing residential base. **Vacancy rates remain tight**, while **tenant demand continues to outpace new supply**. These fundamentals have supported rental growth and strong investor appetite, positioning properties in this corridor for sustained appreciation.

Address	2525 East Beardsley Road, Phoenix, AZ 85050
Property Type	Industrial Manufacturing Distribution/RD
Building Size	130,656 SF
Lot Size	±5.44 AC
Zoning	CP-BP; Industrial
Year Built/Reno	1992
Clear Height	40'
Parking	167 Spaces
Drive-In Doors	2
Dock-High Doors	6
Lease	Absolute NNN, 17 Years Remaining +2 Ten Year Options
NNN Rent	\$1,346,536
Rent/SF	\$10.30 2% Ann. Escalations
Price	\$22,440,000 6% Cap

THE LOCATION

2525 East Beardsley Road offers one of the most strategic industrial locations in the Phoenix metro. Situated directly off Loop 101, with immediate connections to I-17 and SR-51, the property gives industrial users fast, uncongested freeway access in every direction.

- **Regional Reach:** Access to nearly 5 million residents in Greater Phoenix within a 45-minute drive.
- **Interstate & Logistics Connectivity:** A direct north-south shipping corridor through Arizona, connecting to Flagstaff and beyond to key western U.S. markets.
- **Airport Proximity:** Less than 25 mins from Phoenix Sky Harbor International Airport, **one of the busiest cargo airports in the U.S.**, and also close to Deer Valley Airport—important for corporate and smaller-scale aviation logistics.
- **Freeway Visibility:** With frontage along Loop 101, the property offers signage and visibility that add value for tenants who benefit from brand exposure or need easily identifiable locations for customers, vendors, and trucking logistics.



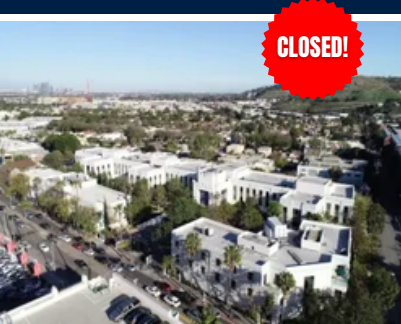
- Industrial Demand at Peak**
- Long-Term Stable Income**
- Superior Physical Asset**
- Premium Lease Structure**
- Premier Submarket Location**
- Attractive Yield Proposition**



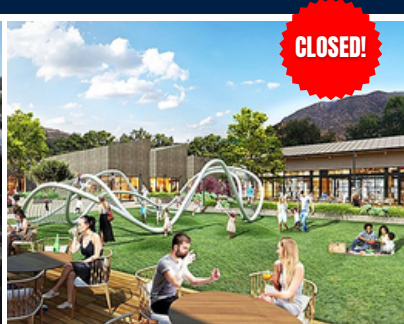
BUYING, SELLING OR LEASING NATIONWIDE?



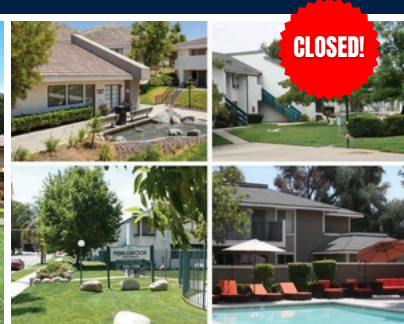
DWG Capital Group has been selling Multifamily, Industrial, Office and Retail properties and development sites nationwide for 20+ years. Call us for a free consultation/valuation on your real estate, debt/equity, tenancy requirements, and overall wealth expansion strategies, today!



SONY ANIMATION STUDIOS
LA OFFICE/FLEX INDUSTRIAL
\$160M



MALIBU CROSSROADS AREA JV
CLASS A RETAIL
\$130M



INLAND EMPIRE MULTIFAMILY PORTFOLIO
RECAPITALIZATION/SALE
\$118M



\$3B TENANT
NEW INDUSTRIAL LEASE
165K SF

INDUSTRIAL | DEVELOPMENT | MULTIFAMILY | RETAIL | OFFICE | JOINT VENTURE | DEBT | EQUITY

OVER 15K+ UNITS SOLD | \$1B CLOSED PAST 24 MONTHS | LABJ CRE GOLD AWARD WINNER | COSTAR POWER BROKER

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CoStar
POWER BROKER AWARD

TRUSTED INSTITUTIONAL
CRE ADVISORY

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