

FOR SALE

# 2956

## W OSBORN RD

PHOENIX, AZ



**NEWMARK**

VACANT ±9.8 ACRE INDUSTRIAL OUTDOOR STORAGE (IOS) FACILITY  
A-1 (INDUSTRIAL) ZONING - CITY OF PHOENIX  
OPPORTUNITY ZONE LAND  
VALUE-ADD/REDEVELOPMENT OPPORTUNITY



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PRESENTED BY

**Gary Cornish**

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Newmark (Newmark, the "Agent") has been engaged as the exclusive sales representative for the sale of 2956 W Osborn Rd in Phoenix, Arizona (the "Property") by 'Ownership' (the "Seller").

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (July 2025) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.





An aerial photograph of an industrial yard facility. A large, irregularly shaped area is outlined with a thick yellow line. The area is mostly flat, gravel-covered ground with some patches of dirt and sparse vegetation. Surrounding the facility are various industrial buildings, parking lots, and roads. In the background, a highway (I-17) is visible. The sky is clear and blue.

## IMMEDIATELY AVAILABLE FOR SALE

Purchase Price

**\$8,500,000**

**\$20 Per Land SF**

- ±9.8-acre secured yard facility
- A-1 (Industrial) zoning - City of Phoenix
- Gravel surface
- Electric and barb wire fencing
- Automatic gates
- LED lighting
- Security cameras
- US-60/Grand Ave frontage with convenient I-17 and I-10 access
- Opportunity zone
- ±500 SF office with A/C & plumbing
- Over 260 semi-truck parking spaces



Tempe

Downtown Phoenix



OSBORN ROAD



**2956**  
W OSBORN RD  
— PHOENIX, AZ —

## WITHIN 5 MILES



**453,225**  
Population



**15**  
Hospitals



**1,203**  
Restaurants, Cafes, & Bars



**72**  
Hotels



**1,906**  
Existing Apartment Buildings  
(±82,735 Units)



**283**  
Banks



**21**  
Apartment Buildings Under Construction (±3,837 Units)



Population within a 40-minute commute:

**4,199,265**

**90% of Maricopa County**



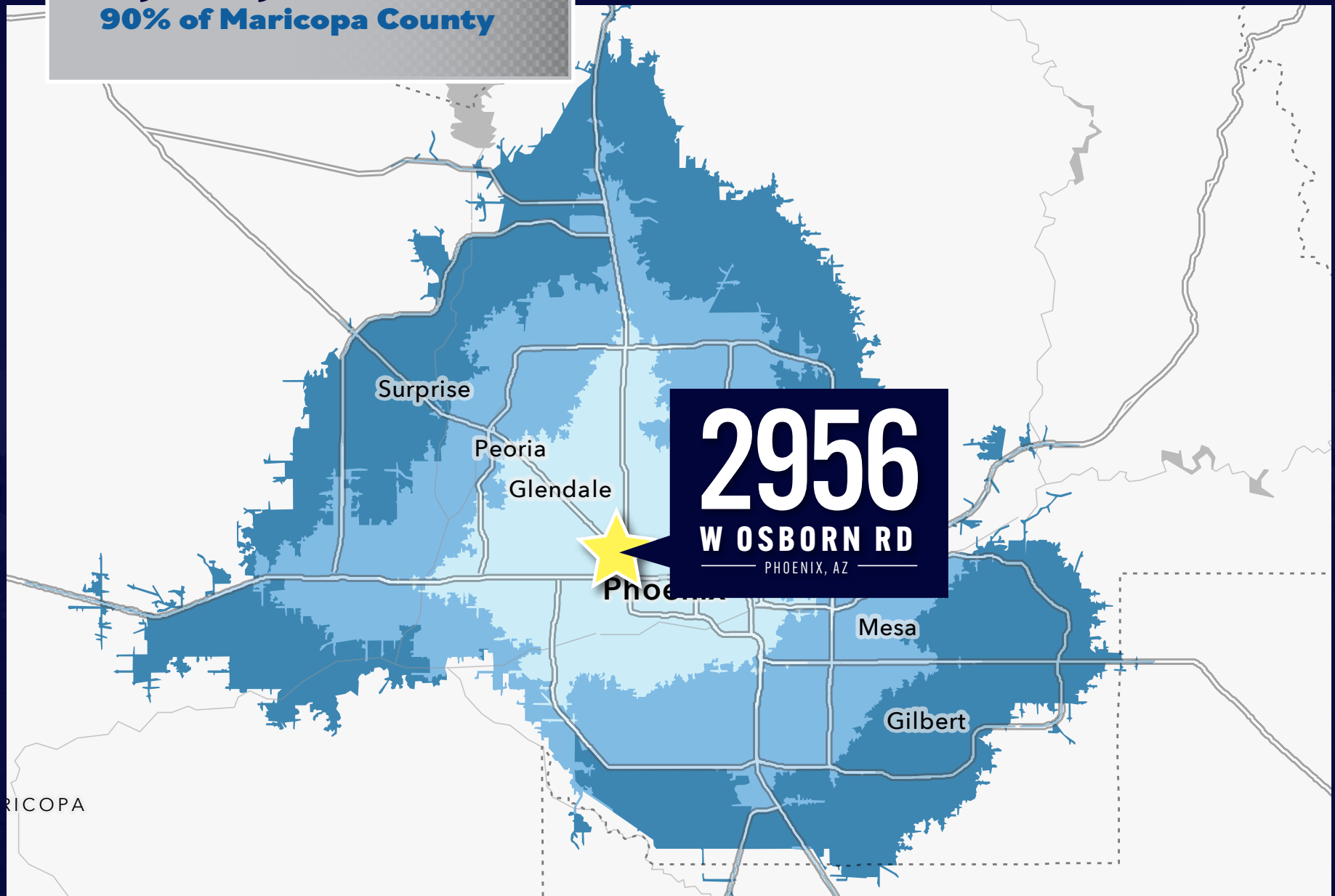
20 Min



30 Min



40 Min



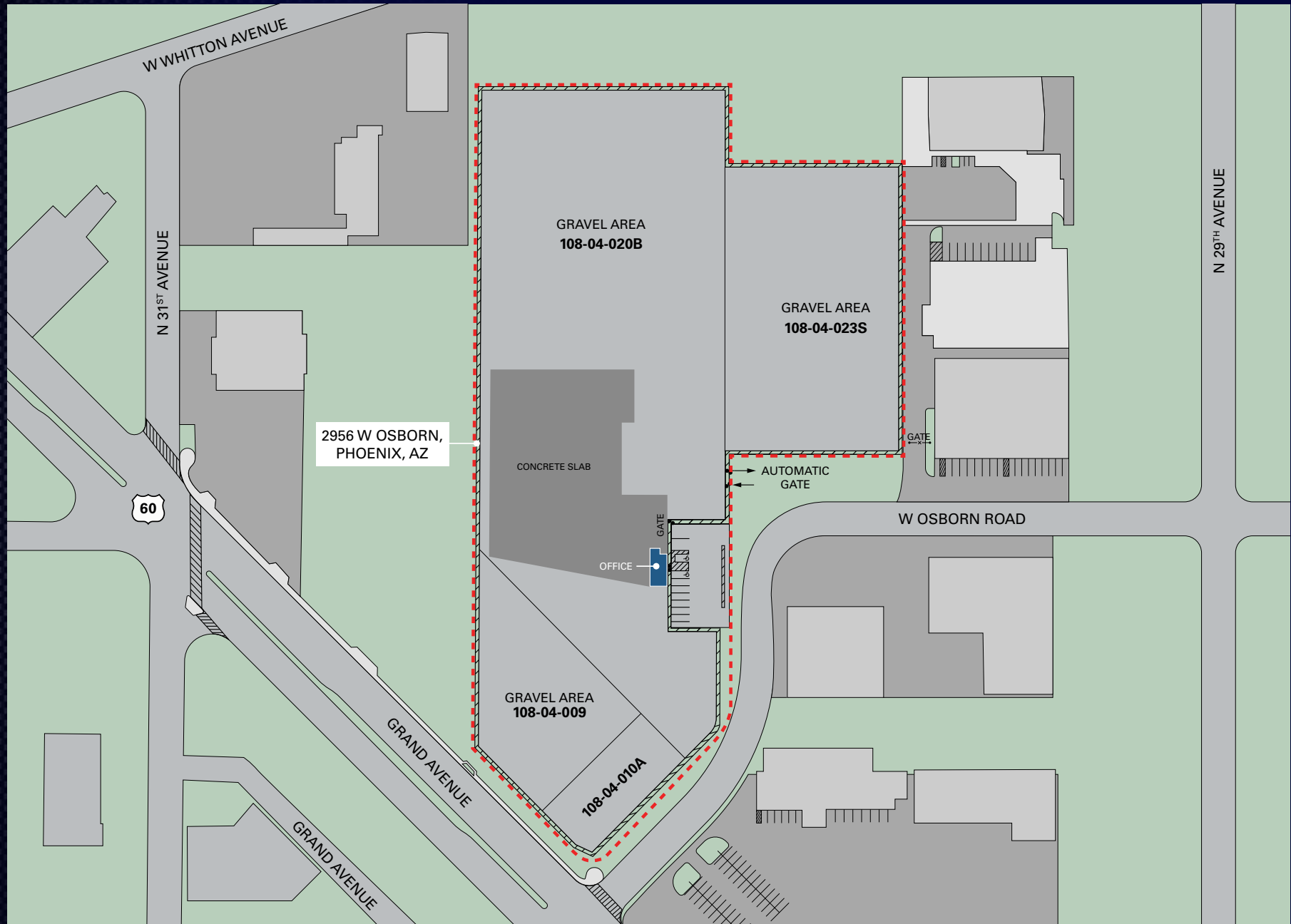
**2956**

**W OSBORN RD**

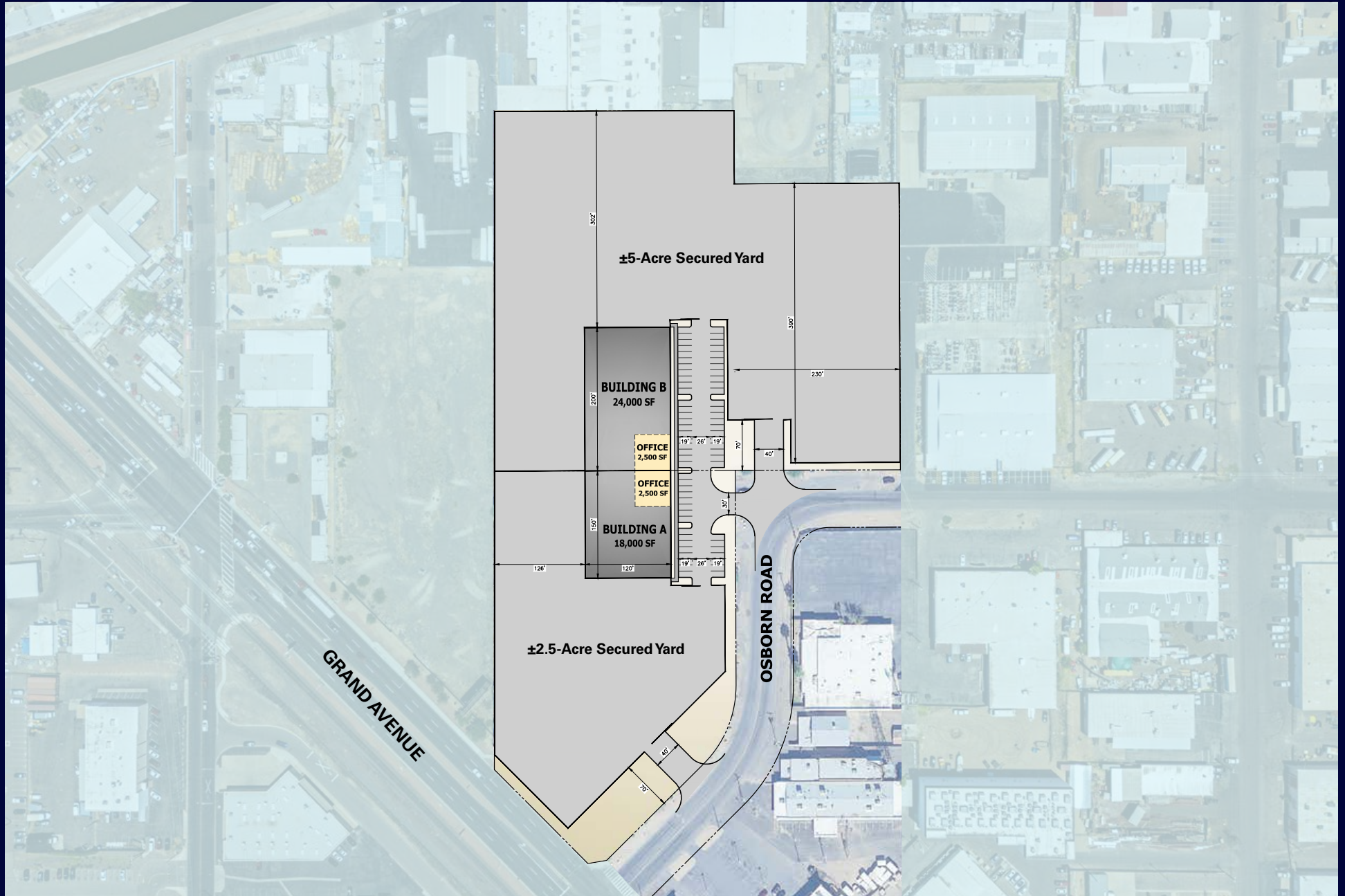
PHOENIX, AZ

MARICOPA

# EXISTING **SITE PLAN**



# CONCEPTUAL **SITE PLAN** - IOS REDEVELOPMENT





# FACING **NORTHWEST**

Surrounded by major employers and industrial users with immediate access to I-17, US-60, and I-10 freeways, offering excellent labor and logistics connectivity





# FACING **SOUTHEAST**



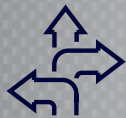


# PHOENIX

## MARKET OVERVIEW

The Phoenix Metropolitan Area is the primary business center of Arizona and has evolved into a dynamic economic hub over the last several decades, consistently attracting new residents and businesses. Today, the Greater Phoenix region is home to over 5.1 million residents and continues to experience steady growth. In fact, Maricopa County—which encompasses the Phoenix metro—ranked third in the nation for numeric population growth between July 2023 and July 2024, adding over 57,000 new residents and maintaining its position as the fourth most populous county in the U.S. This growth has helped the City of Phoenix reach a population of approximately 1.67 million, reaffirming its place as the fifth largest city in the country. The metro area is attractive not only due to its cost advantages but also because of its overall value proposition, which includes a strong infrastructure network, a growing and diverse talent pool, and an exceptional quality of life.

### PHOENIX'S PILLARS FOR ECONOMIC EXPANSION



**PHOENIX'S ECONOMIC  
DIVERSIFICATION CONTINUES**



**INFRASTRUCTURE AND INVESTMENTS  
IN TRANSPORTATION ATTRACTING  
WORLD-CLASS COMPANIES TO PHOENIX**



**ROBUST POPULATION GROWTH  
FUELS OFFICE SPACE DEMAND**



**CENTRAL LOCATION WITH  
ACCESS TO MAJOR TRADE HUBS**



**PHOENIX RANKS AS THE 2ND  
MOST AFFORDABLE MAJOR WESTERN  
US METROPOLITAN MARKET**



**EXCEPTIONAL  
QUALITY OF LIFE**



# BY THE NUMBERS

#1

**Phoenix Sky Harbor ranked best large airport in the U.S.** (WSJ, 2023)

**Maricopa County is the #1 county for growth in the country** (U.S. Census Bureau, 2017-2022)

**Maricopa County top large county for talent attraction for 3rd consecutive year** (Lightcast, 2022)

**Phoenix is best city to launch a startup** (Time2Play, 2022)

**Phoenix #1 in U.S. for year-over-year home price increase** (S&P Dow Jones Indices, 2021)

**Phoenix Ranks #1 in Nation For Monthly Rent Growth** (RealPage, 2021)

**Scottsdale ranks #1 in Best cities to retire in America** (Niche, 2021)

**Metro Phoenix ranks #1 in U.S. for net migration in 2018-2021** (U.S. Census, 2021)

**Metro Phoenix Ranks # 1 nationally for attracting and retaining workers** (Emsi, 2021)

#2

**Tempe ranks #2 best place to live in the U.S.** (Money, 2022)

**Metro Phoenix #2 among best-performing labor markets** (ThinkWhy, 2021)

**Phoenix ranks #2 among hottest housing markets of 2021** (Zillow, 2021)

**Phoenix ranks #2 in U.S. for small business growth** (Paychex, 2021)

#3

**Phoenix Sky Harbor International Airport Ranked 3rd among "mega" airports in the U.S. for customer satisfaction** (J.D. Power, 2024)

**Phoenix ranks #3 for attracting wealth and high income earners** (MyEListing, 2023)

**Phoenix ranks #3 for new jobs in the country** (Bureau of Labor Statistics, 2023)

**#3 State in the nation for job recovery** (Arizona Offices of Economic Opportunity, Feb 2020 - Feb 2021)

**Gilbert ranks #3 in best cities to buy an affordable family home** (SmartAsset.com, 2021)

#4

**Best state for women startup founders** (Merchant Maverick, 2023)

**Most electric vehicle friendly state** (The Fabricator, 2022)

**Phoenix is ranked 4th for projected job growth over the next two years** (CBRE EA)

**Maricopa County is the 4th largest county in the United States** (US Census, 2022)





## ROBUST POPULATION GROWTH

Greater Phoenix's demographic profile further strengthens its long-term growth outlook. The region boasts a relatively young and increasingly diverse population, with a median age of 36.6—below the national average—supporting a deep and sustainable labor pool. Steady in-migration continues to bring in talent from across the country, particularly from California, Texas, and the Midwest, fueling demand across both residential and commercial sectors. With a growing share of college-educated residents and a rising number of high-income earners, Phoenix is well-positioned to support future business expansion and innovation-led growth.

### METRO PHOENIX BY THE NUMBERS



**5,069,353**  
Population



**3.2%**  
Projected Growth  
Over Next 5 Years



**36.6**  
median Age



**3.5%**  
Unemployment  
(Jan-25)



**1,852,549**  
Households



**1,930,969**  
Households  
2027 Projected



**300+**  
Yearly Days  
Of Sunshine



**76°**  
Average Annual  
Temperature



**56%**  
Home  
Ownership



**26**  
Average Commute  
in Minutes



**400+**  
Hiking Trails



**230+**  
Art Galleries



**370+**  
Golf Courses



**50+**  
Performing  
Arts Theatres

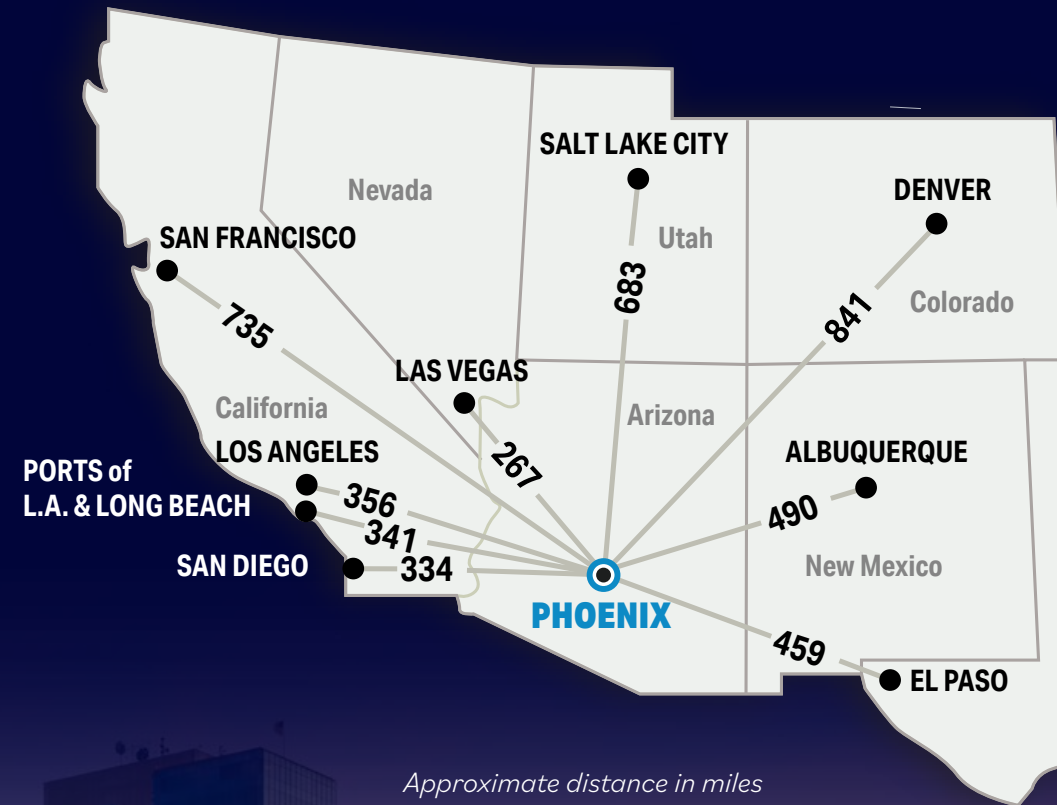
Source: U.S. Climate Data, U.S. Census Bureau, Newmark Research





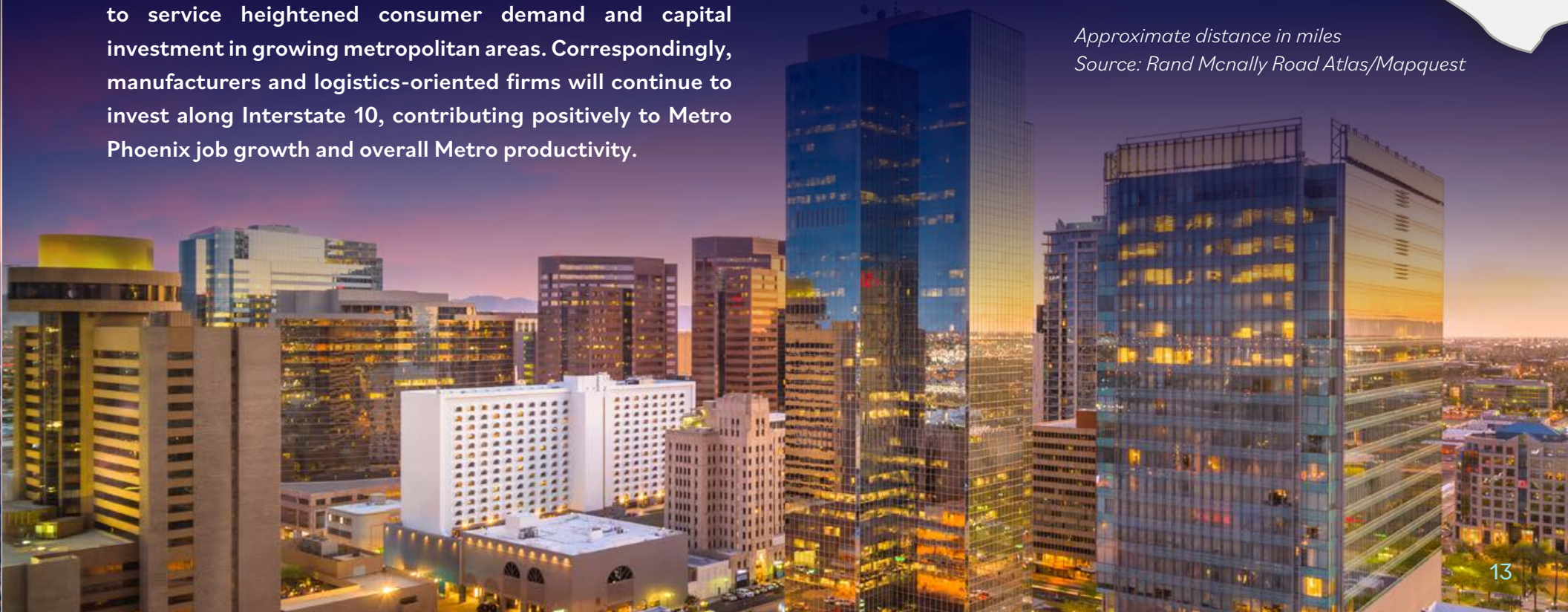
## CENTRAL LOCATION WITH ACCESS TO MAJOR TRADE HUBS

Three major consumer markets in the Southwest including Los Angeles, Phoenix, and Houston are connected by Interstate 10. Heightened interstate movement of goods throughout the Southwest has prompted major manufacturing, distribution, and logistics firms to invest in facilities along Interstate 10, specifically in Metro Phoenix's West Valley leading to Los Angeles and in South Phoenix leading to Texas. With a majority of population growth in the U.S. taking place in Sun Belt markets, movement of goods and materials along Interstate 10 will need to increase to service heightened consumer demand and capital investment in growing metropolitan areas. Correspondingly, manufacturers and logistics-oriented firms will continue to invest along Interstate 10, contributing positively to Metro Phoenix job growth and overall Metro productivity.



*Approximate distance in miles*

*Source: Rand McNally Road Atlas/Mapquest*





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FOR MORE INFORMATION, PLEASE CONTACT

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**NEWMARK**

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