

// PROPERTY FEATURES

- ±10,201 SF Fully Air Conditioned Industrial Building
- ±2,000 SF Office Space
- ±8,201 SF Warehouse
- One (1) Dock High Door
- ±1.98 Acres of Yard Space Fully Fenced
- I-17 Visibility
- Ease of Access to I-10, SR-51, I-17, Loop 202 and Downdtown
- A/C Units have recently been replaced or repaird
- C-2 & R-4 Zoning, flexible rezoning options



// OVERVIEW

Site 1 - Lease Overview

- Fully Leased to U Cars (Parent Company: Voyager Blobal Mobility)
- Lease Term: 61 Months
- Lease Expires: April 30, 2028
- \$17,532.02/month NNN
- 3% Annual Increases
- ±10,201 SF Building on ±1.98 Acres
- Sales Price: \$3,500,000
- CAP Rate: 6%

Site 2

- An additional ±2.44 Acres available
- C-2 & R-3 Zoning, flexible rezoning options
- Fully Gated/Fenced Yard
- Currently Crushed Gravel
- Sales Price: \$2,000,000

// PROPERTY INFORMATION

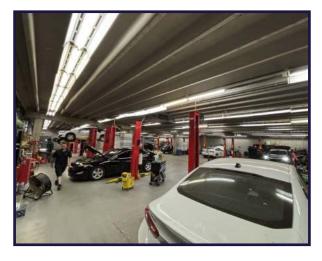
AREA	LAND AREA	ZONING
1	0.53 ACRES	C-2
2	1.91 ACRES	R-3
3	1.54 ACRES	C-2
4	.44 ACRES	R-4
TOTAL	4.42 ACRES	

The Site is a total of 11 different Parcels



// GALLERY



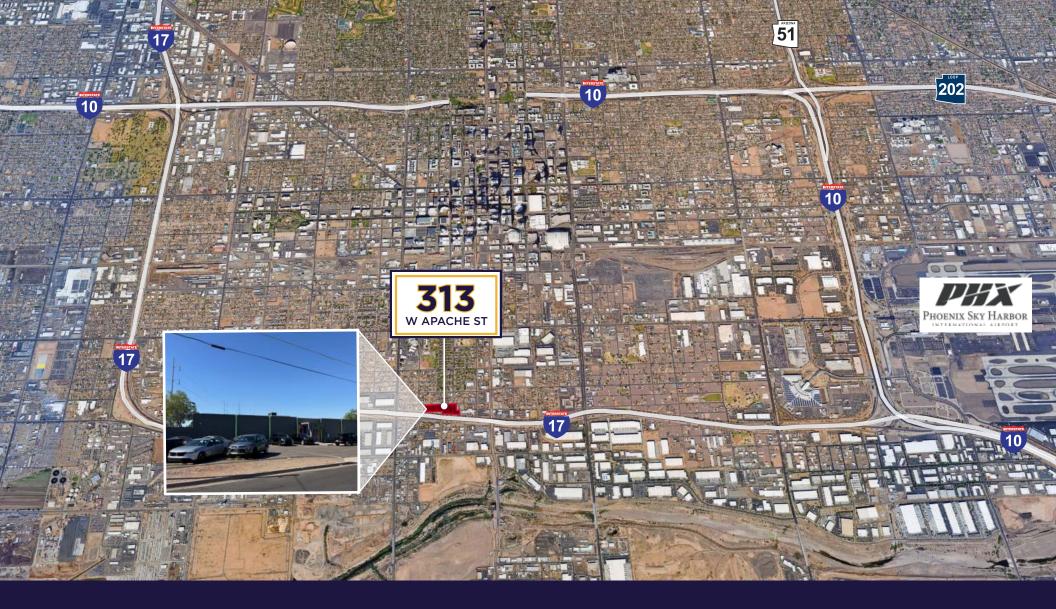












CONTACT

JOE VALE Senior Associate +1 602 229 5856 joe.vale@cushwake.com

TARRYN FOUNTAIN
Associate
+1 602 229 5851
tarryn.fountain@cushwake.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.