



**313**

W APACHE ST

PHOENIX, AZ 85003

Site 2

Site 1

**FOR SALE**

Investment Opportunity Plus  
up to ±2.2 Acres available



**CUSHMAN &  
WAKEFIELD**



# // 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 Downtown
- A/C Units have recently been replaced or repaired
- C-2 & R-4 Zoning, flexible rezoning options



# // OVERVIEW

## Site 1 - Lease Overview

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- Fully Leased to U Cars (Parent Company: Voyager Global 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

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- 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
<b>TOTAL</b>	<b>4.42 ACRES</b>	

The Site is a total of 11 different Parcels





# // GALLERY







## CONTACT

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