

# FOR SALE

# 2675 E CESSNA DRIVE

ROSS  
BROWN







## SITE FEATURES - 2675 E CESSNA DRIVE, CHANDLER, ARIZONA 85286

- +/- 44,143 SF
- Single Tenant NNN Lease
- 5 Year Lease Commencing November 1, 2025
- Year 1 NOI: \$715,116.60
- (2) 5 Year Options to Extend at Fair Market Value
- Year Constructed: 2017
- Constructed as a 3 Tenant Building (separate power panels, demising walls, offices, etc.)
- 28' Clear Height
- 4 Oversized Grade Level Doors, Truck-well Capable
- Class A+ Finishes
- 1,200A of 277/480V (3 Panels of 400A Each)
- Fenced/Secured Yard
- East Suite: HVAC Warehouse
- West Suite: EVAP Cooled Warehouse with HVLS Fans
- Tenant: Salt River Aviation (<https://saltriveraviation.com/>) with Phoenix Aviation Services as Co-Guarantor
- Pricing: 6% Cap or \$11,918,610



## TENANT PROFILE - SALT RIVER AVIATION

Salt River Aviation, LLC is a niche provider of Auxiliary Power Units (“APU”), APU teardown and disassembly services, APU subcomponents, and other airframe parts and components. Founded in 2006, Salt River Aviation is known throughout the industry as APU experts, acting as a holistic supplier of APUs, components, and services related to the entire aviation ecosystem including maintenance, repair, and overhaul providers (MROs); OEMs; airlines; lessors; and aftermarket distributors.

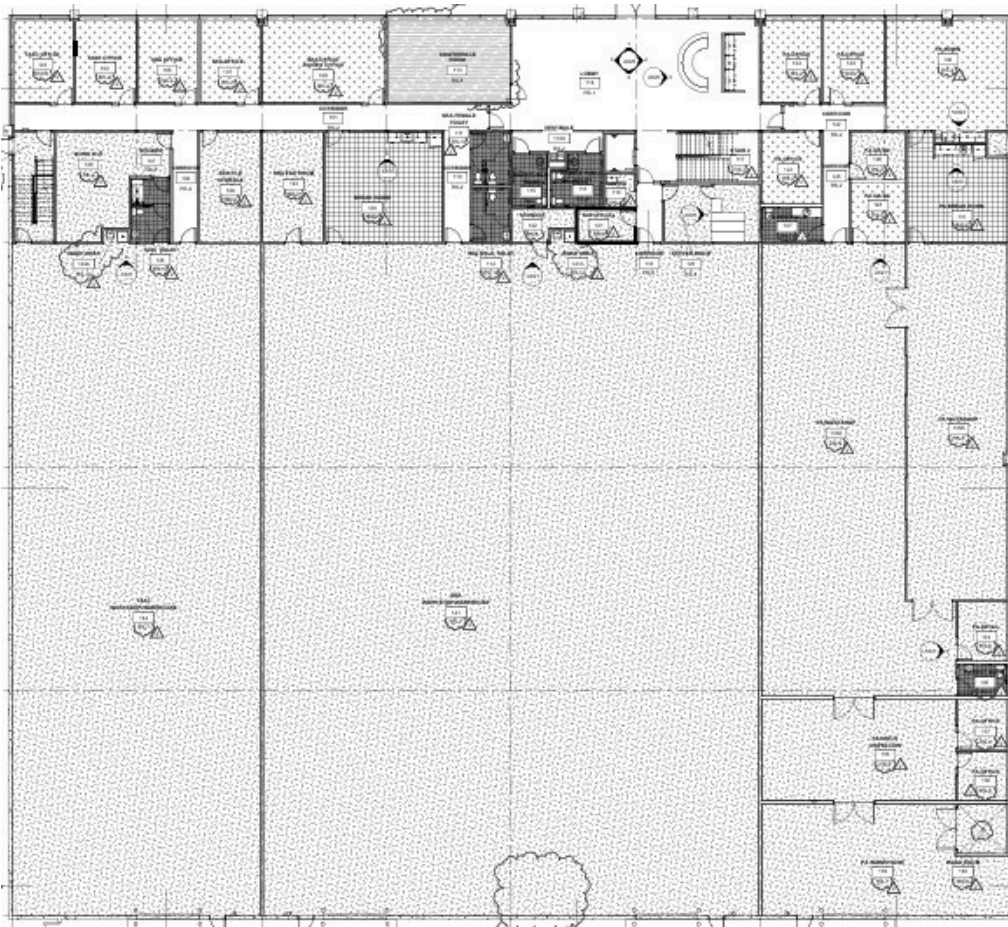
In April 2024 Salt River Aviation acquired Aviacraft, a premier MRO provider specializing in batteries, chargers, communication devices, galley, relays and other aircraft accessories. Aviacraft maintains an active FAA Repair Station Operator (“Part 145”, “145”) license under Title 14 of the Code of Federal Regulations. Also headquartered in this building, Aviacraft is the supplier of choice for major and regional airlines, original equipment manufacturers and overhaul facilities worldwide.



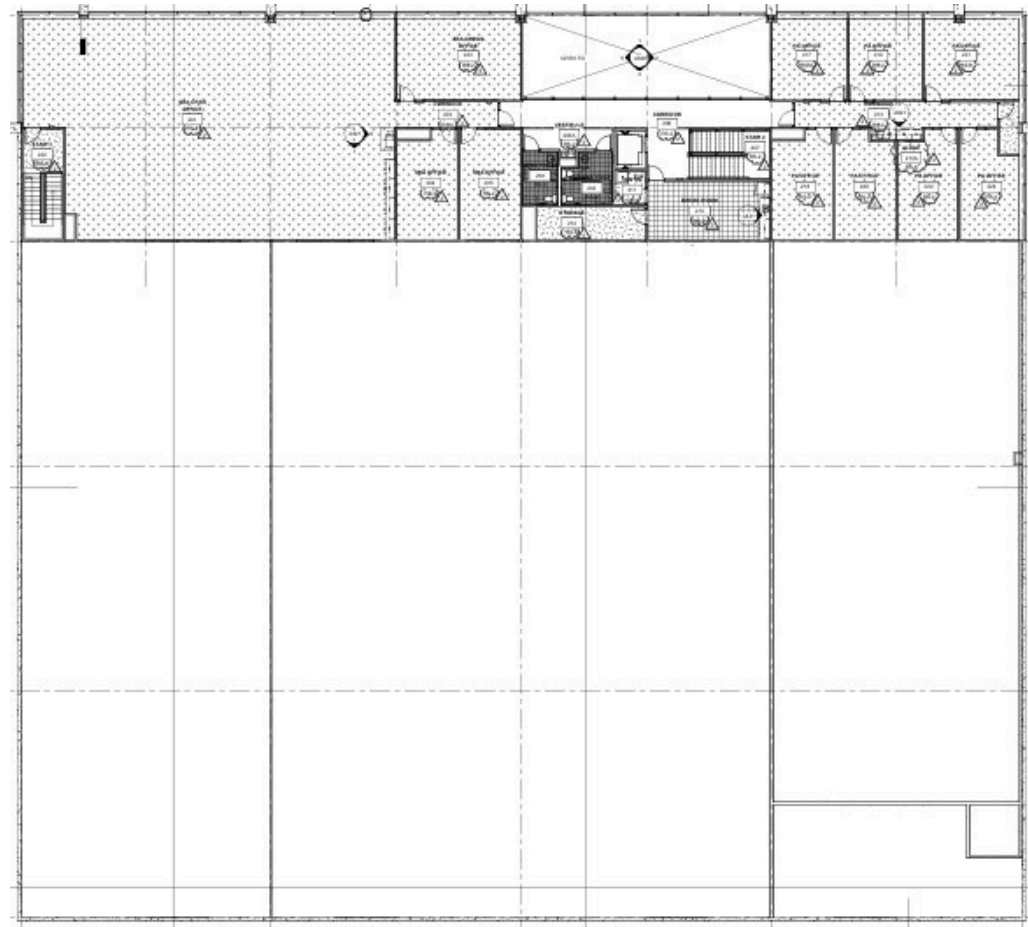








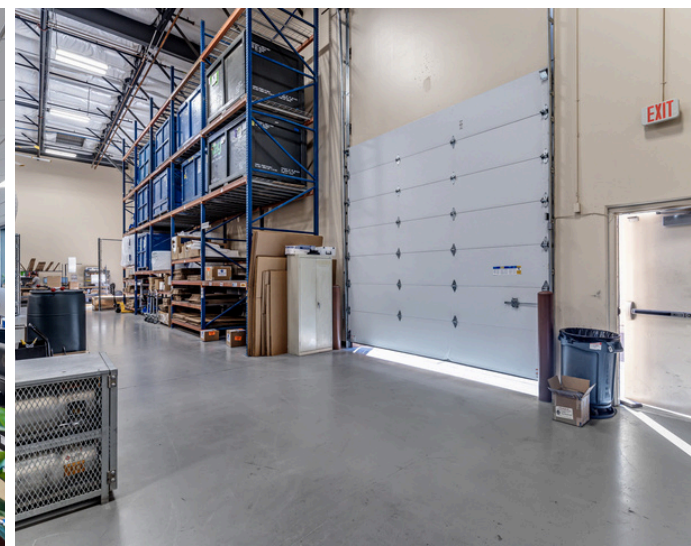
**FIRST FLOOR**



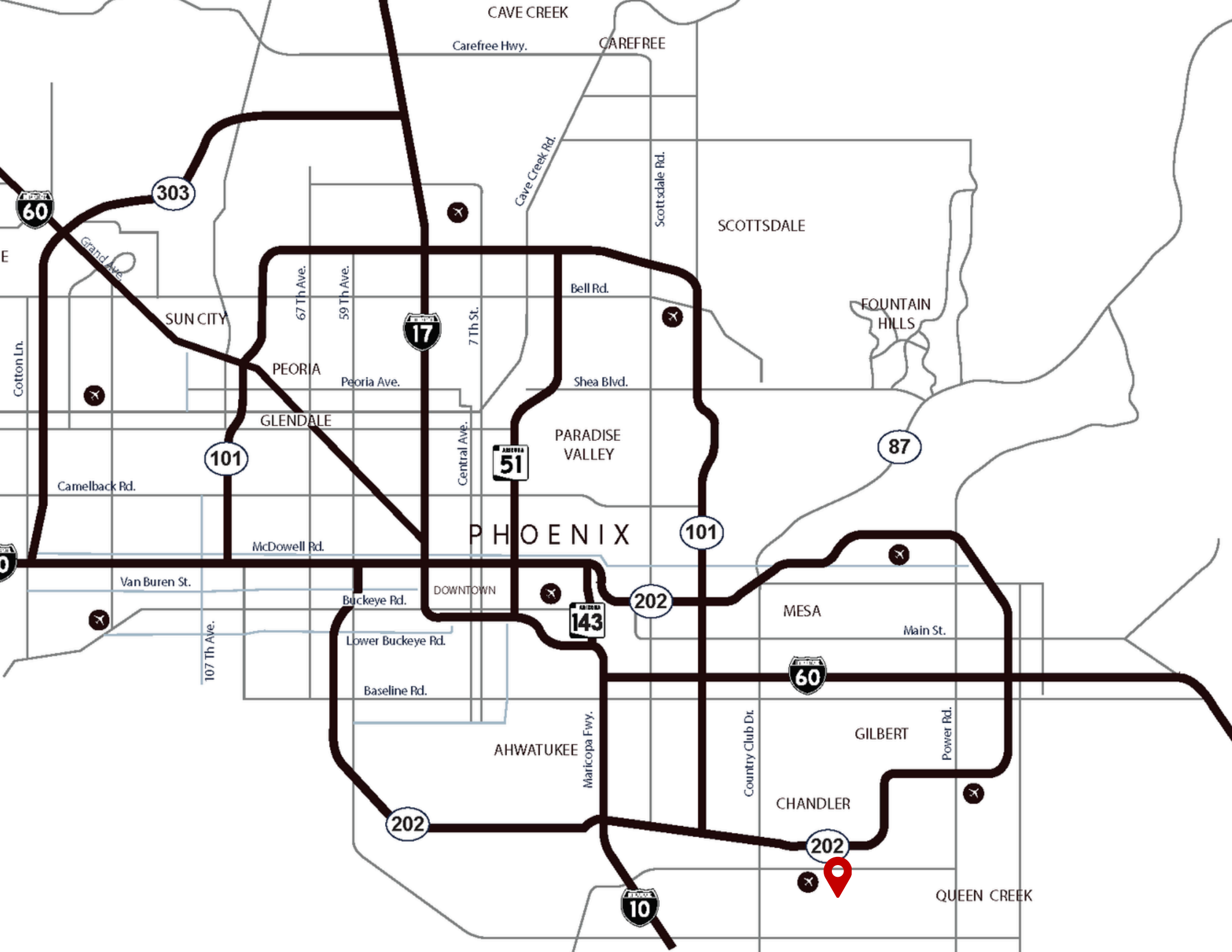
**SECOND FLOOR**



# INTERIOR SITE PHOTOS - 2675 E CESSNA DRIVE









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