

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

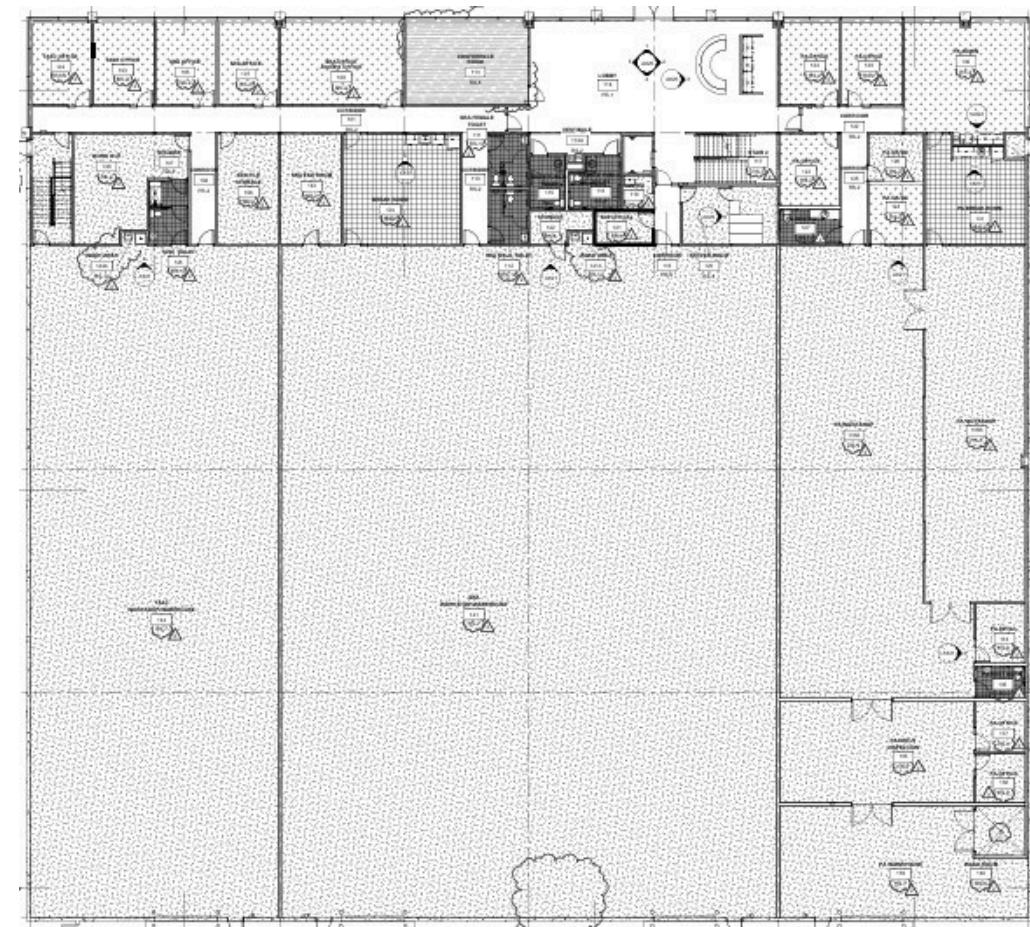
TENANT PROFILE - SALT RIVER AVIATION

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.

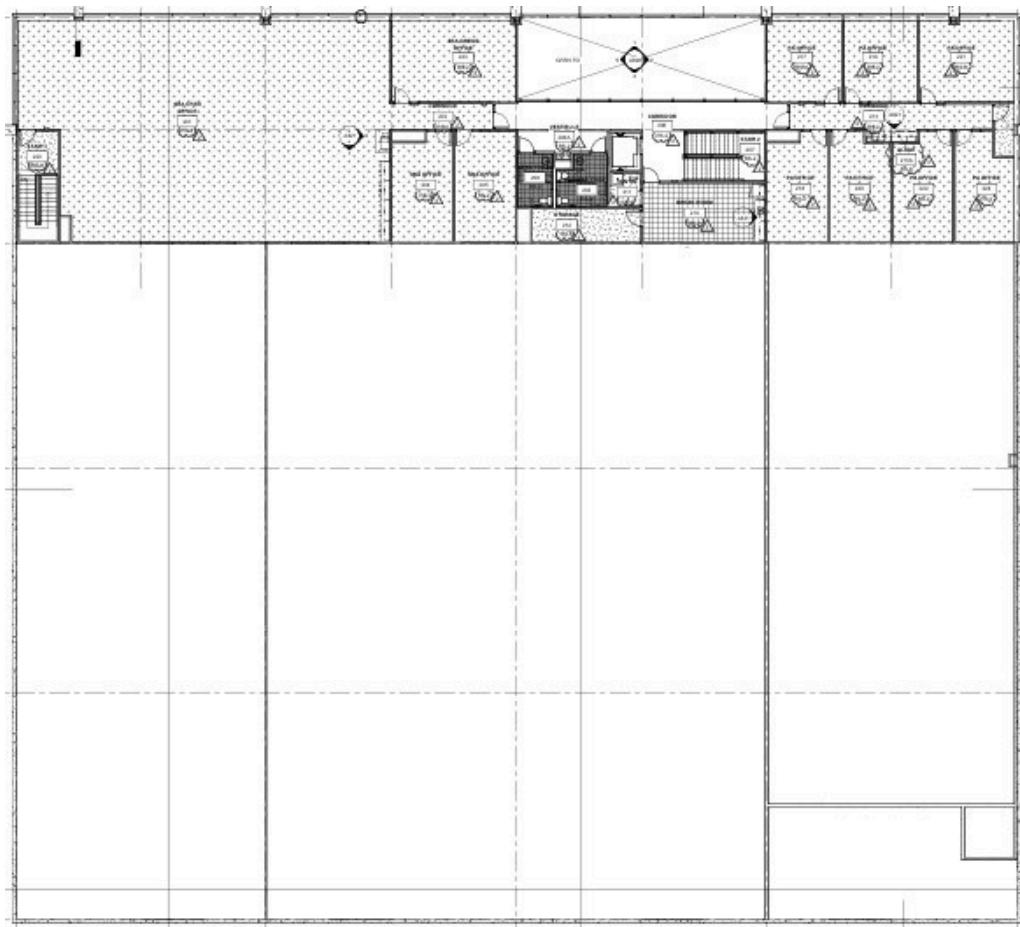
In April 2024 Salt River Aviation acquired Aviocraft, a premier MRO provider specializing in batteries, chargers, communication devices, galley, relays and other aircraft accessories. Aviocraft maintains an active FAA Repair Station Operator ("Part 145", "145") license under Title 14 of the Code of Federal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





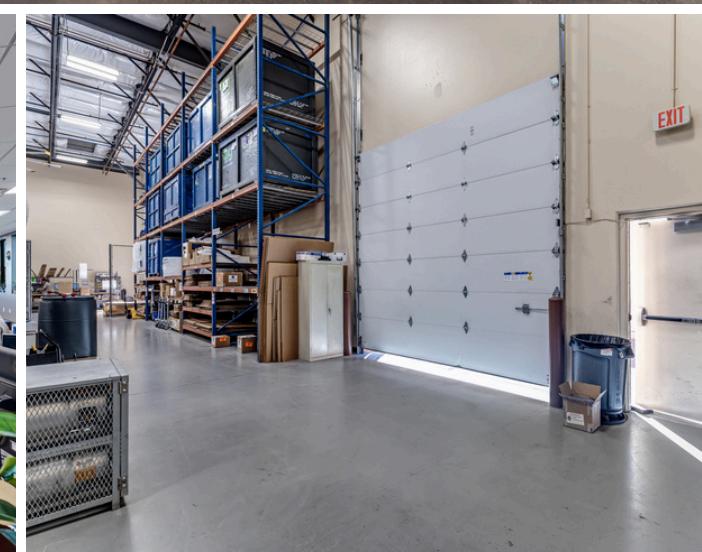


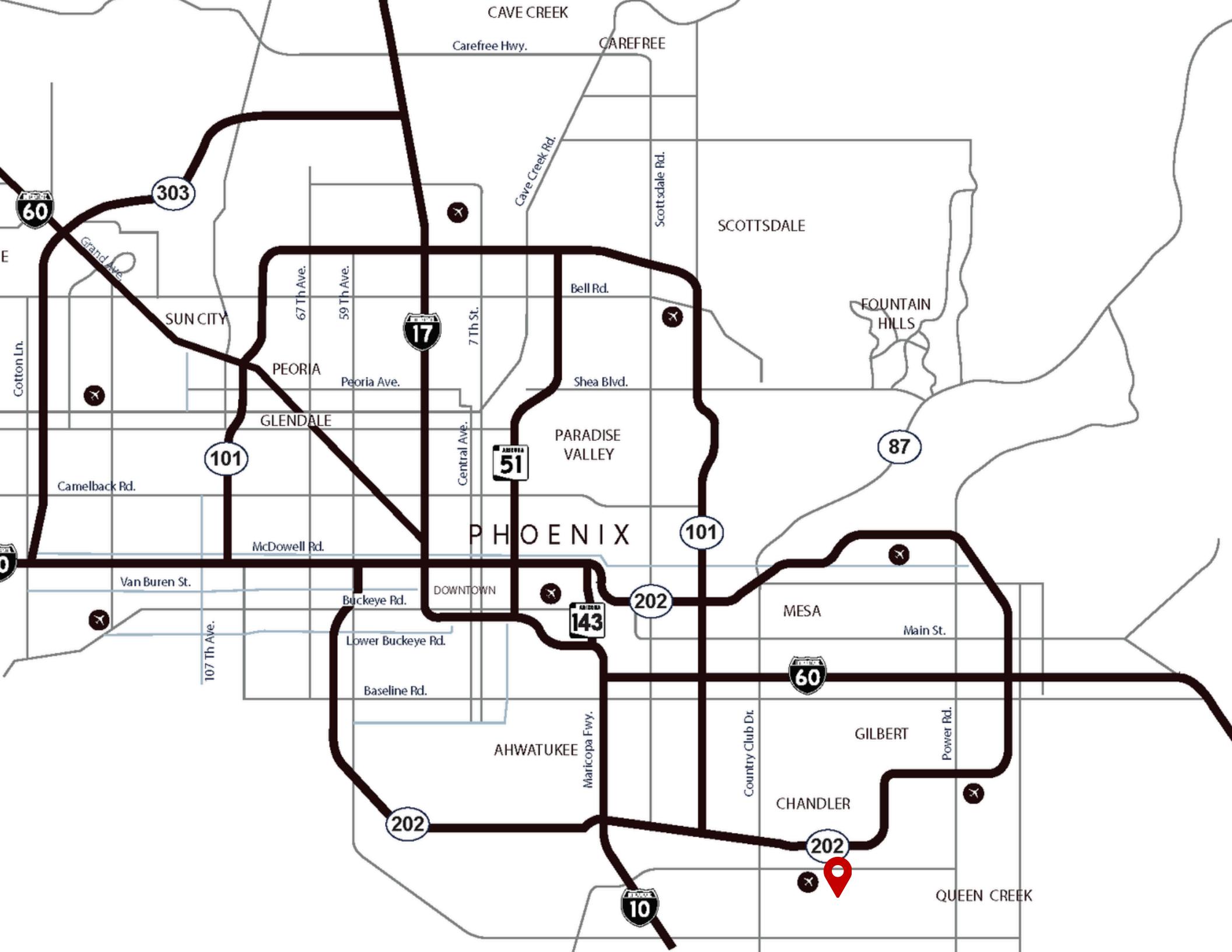
FIRST FLOOR



SECOND FLOOR

INTERIOR SITE PHOTOS - 2675 E CESSNA DRIVE





This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Neither Ross Brown Partners, Inc nor any of its clients or independent contractors, makes any guarantees or representations, express or implied, as to the completeness or accuracy of such information. Any projections, opinions, assumptions or estimates, used are for example only. Neither Ross Brown Partners nor any of its clients accepts any liability for loss resulting from reliance on such information. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Copyright © 2025 Ross Brown Partners, Inc. All rights reserved



Kyle McGinley

602.327.3984

kmcginley@rossbrown.com

Rick Collins

480.216.8055

rcollins@rossbrown.com

Payton Kruidenier

480.695.8688

paytonk@rossbrown.com

ROSS
BROWN