



For Sale | Small Bay Multi-Tenant Industrial
1711 E Jackson St, Phoenix, AZ 85034

54,085 RSF - \$8.7MM - 7.17% CAP

- ✓ **Highly Sought After Sky Harbor Airport Submarket Location**
- ✓ **+16'-20' Clear Height**
- ✓ **Grade Level Loading with Common Truck Well Loading**
- ✓ **Low Finish, Functional Office Space in Each Unit**
- ✓ **A-2 Zoning, Heavy Industrial**
- ✓ **Conditioned Office and Warehouse Units**

PROPERTY INFO

MULTI-TENANT INDUSTRIAL WAREHOUSE PHOENIX, AZ

HIGHLIGHTS

- 16'-20' Clear Height, Clear Span, minimal columns
- Cosmetic Improvements in progress, including: new paint, graphics, mechanical, concrete, landscaping & parking lot improvements
- Grade Level Loading with Common Truck Well - Drive In access
- Low finish, functional office areas
- EVAP + HVAC
- Sprinklered
- 3 Phase Power (400-600 amps per building)
- Ample on site and street parking; limited covered parking
- A-2 Zoning (accommodate broad spectrum of industrial uses)
- Bay sizes 1,580 RSF – 19,000 RSF, easily demisable
- Mezzanine storage

Available SF	0
Total Rentable SF	54,085
Land SF	95,832
Land Acres	2.20
Year Built	1986/1987
Year Renovated	2025
Zoning Type	A-2
Building Class	B/C
Number of Stories	One
Number of Buildings	Four
Dedicated surface parking	~1/1,000
Clear Height	20" Max Clear Height
Grade Level Doors	15
Access Doors	10
Column Spacing	Clear Span Throughout with Limited Columns
Fenced Yard	Yes
Office Finish	Approximately 10%

MECHANICAL

HVAC	HVAC (Offices) + EVAP Coolers (warehouse)
Fire Sprinklers	Yes
Electrical/Power	Amperage Varies/120-208v/3P
Loading Docks	Truck Well (1, shared)
Lighting	LED

CONSTRUCTION

Type	Steel
Sewer	City + Septic

TENANT INFORMATION

Lease Type	NNN
Major Tenants	URI Construction; Recycled City; Metal Creations; Sullivan Mechanical



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INVESTMENT HIGHLIGHTS

MULTI-TENANT INDUSTRIAL WAREHOUSE PHOENIX, AZ

Investment Summary: 54,085 SF Multi-Tenant Industrial Park – Sky Harbor Submarket

Executive Summary

This 54,085 RSF multi-tenant industrial park, located in the highly coveted Sky Harbor submarket, presents an exceptional investment opportunity within one of the nation's fastest-growing industrial markets. With a robust demand for industrial space driven by e-commerce, logistics, solar, micro chips, and light manufacturing, this property is well-positioned to deliver consistent cash flow and long-term appreciation. The next owner can add value through lease renewals, additional CAM, and will benefit from strong local tenant demand.

Property Highlights

- **Location:** Situated in the Sky Harbor submarket with close proximity to Phoenix's Sky Harbor Airport, Chase Field, I-10 and I-17, the property offers direct access to major transportation corridors, providing seamless connectivity to regional and national markets.
- **Size:** 54,085 rentable square feet of flexible industrial space, with smaller suite sizes, ability to further subdivide, and with A-2 Heavy Industrial Zoning, the park is suitable for a diverse mix of tenants, including fabrication, assembly, warehousing, and manufacturing.
- **Occupancy:** The property currently operates at 100% occupancy, with existing leases offering a balanced mix of term lengths and tenant industries. The property is designed to accommodate a variety of users and provide customizable lease options.
- **Building Features:** Includes various suites sizes, high-clearance ceilings, column free spaces, grade-level loading, common truck well access, ample parking, and energy-efficient infrastructure designed to meet the needs of most industrial users.

Market Overview

Sky Harbor has emerged as a key industrial hub, benefiting from:

- **Population Growth:** Phoenix ranks as one of the fastest-growing cities in the U.S., driving demand for industrial and logistics facilities to support expanding consumer needs.
- **Industrial Market Demand:** The industrial vacancy rate in Sky Harbor remains at historic lows ([XX]%), with rental rates experiencing steady year-over-year growth.
- **Infrastructure:** Proximity to major transportation hubs, including I-10, I-17, Highway 51, Sky Harbor Airport and Union Pacific rail lines, supports the movement of goods across the Southwest and beyond.

Investment Thesis

This industrial park offers investors a rare combination of strong in-place cash flow, attractive WALT with staggered lease expirations, and future rent growth:

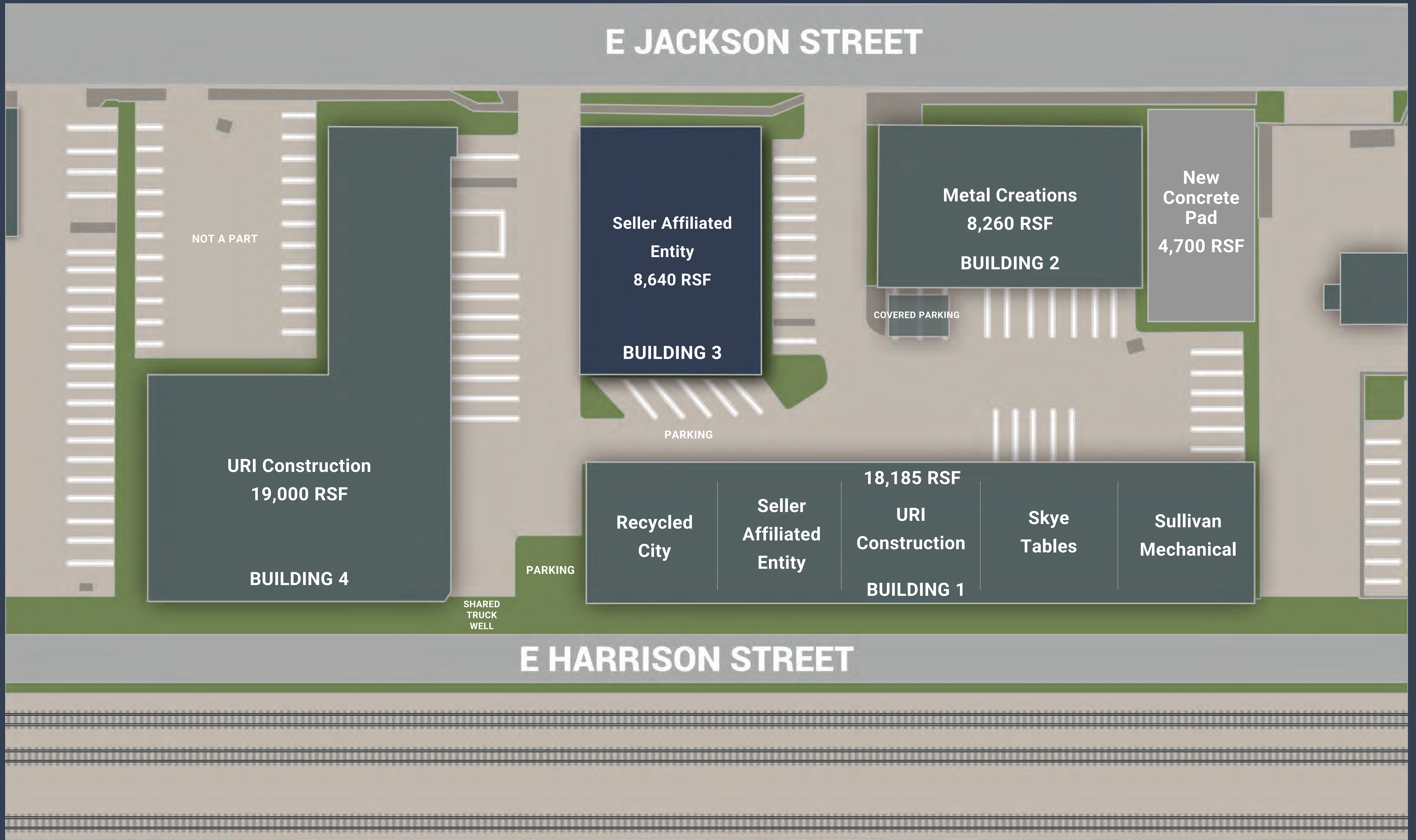
- **Stabilized Income:** Current leases provide predictable income with the ability to increase rents as leases roll over in a competitive market.
- **Resilience:** Industrial assets in Central Phoenix have demonstrated resilience across market cycles, with continued demand driven by growth in e-commerce and logistics.

Financial Summary

- **Purchase Price:** \$8,700,000
- **Cap Rate:** 7.17%
- **WALT:** 3.72
- **Net Operating Income (NOI 2026):** \$624,015

SITE PLAN

MULTI-TENANT INDUSTRIAL WAREHOUSE PHOENIX, AZ



LOCATION HIGHLIGHTS

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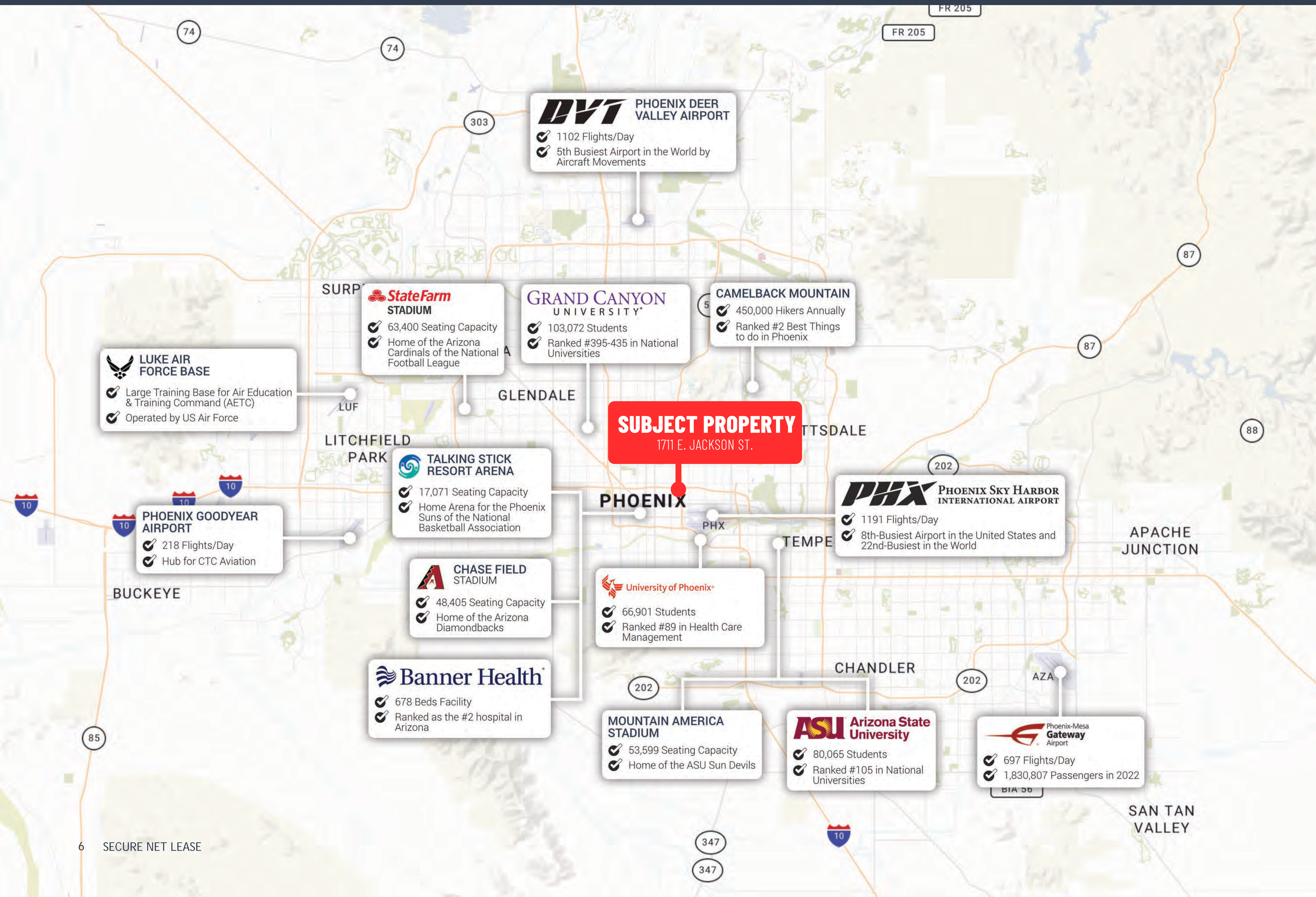


- ✓ **Located Off of Interstate 10 (205,514+ VPD)** with immediate access to Arizona Highway 143 (47,875+ VPD).
- ✓ **Excellent Demographics** - 345,057+ residents living within 5-miles with an average household income of over \$92,389.
- ✓ **Located Adjacent to Phoenix Sky Harbor International Airport** (1,200+ Flights/Day & 44M+ Passengers/Year)
- ✓ **Impressive Daytime Population and Surrounded by Major Industrial Tenants** in Valley Interstate Industrial Center and Sky Harbor Business Park including Amazon and WESCO Assembly. The daytime employment within a 5-mile radius exceeds 316,890+ employees.
- ✓ **Only 6 Miles from Arizona State University (64,778+ Students)** and 1.5 Miles from their Downtown Phoenix Campus (11,500+ Students).
- ✓ **Phoenix is the 5th Largest City in the Country**, with one of the fastest-growing job markets and economies in the US.



METRO AREA

MULTI-TENANT INDUSTRIAL WAREHOUSE PHOENIX, AZ



DVT PHOENIX DEER VALLEY AIRPORT

- ✓ 1102 Flights/Day
- ✓ 5th Busiest Airport in the World by Aircraft Movements

State Farm STADIUM

- ✓ 63,400 Seating Capacity
- ✓ Home of the Arizona Cardinals of the National Football League

GRAND CANYON UNIVERSITY*

- ✓ 103,072 Students
- ✓ Ranked #395-435 in National Universities

CAMELBACK MOUNTAIN

- ✓ 450,000 Hikers Annually
- ✓ Ranked #2 Best Things to do in Phoenix

LUKE AIR FORCE BASE

- ✓ Large Training Base for Air Education & Training Command (AETC)
- ✓ Operated by US Air Force

SUBJECT PROPERTY
1711 E. JACKSON ST.

TALKING STICK RESORT ARENA

- ✓ 17,071 Seating Capacity
- ✓ Home Arena for the Phoenix Suns of the National Basketball Association

PHX PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

- ✓ 1191 Flights/Day
- ✓ 8th-Busiest Airport in the United States and 22nd-Busiest in the World

PHOENIX GOODYEAR AIRPORT

- ✓ 218 Flights/Day
- ✓ Hub for CTC Aviation

CHASE FIELD STADIUM

- ✓ 48,405 Seating Capacity
- ✓ Home of the Arizona Diamondbacks

University of Phoenix*

- ✓ 66,901 Students
- ✓ Ranked #89 in Health Care Management

Banner Health

- ✓ 678 Beds Facility
- ✓ Ranked as the #2 hospital in Arizona

MOUNTAIN AMERICA STADIUM

- ✓ 53,599 Seating Capacity
- ✓ Home of the ASU Sun Devils

ASU Arizona State University

- ✓ 80,065 Students
- ✓ Ranked #105 in National Universities

Phoenix-Mesa Gateway Airport

- ✓ 697 Flights/Day
- ✓ 1,830,807 Passengers in 2022

GARFIELD ELEMENTARY SCHOOL (435 STUDENTS)

EDISON ELEMENTARY SCHOOL (466 STUDENTS)

VALLEYWISE HEALTH MEDICAL CENTER (645 BEDS)

REUNION REHABILITATION HOSPITAL PHOENIX (48 BEDS)

GATEWAY COMMUNITY COLLEGE-18TH STREET

AUGUSTUS H SHAW JR MONTESSORI SCHOOL (453 STUDENTS)

CAREER SUCCESS SCHOOLS - ROBERT L DUFFY HIGH SCHOOL (86 STUDENTS)

SUBJECT PROPERTY

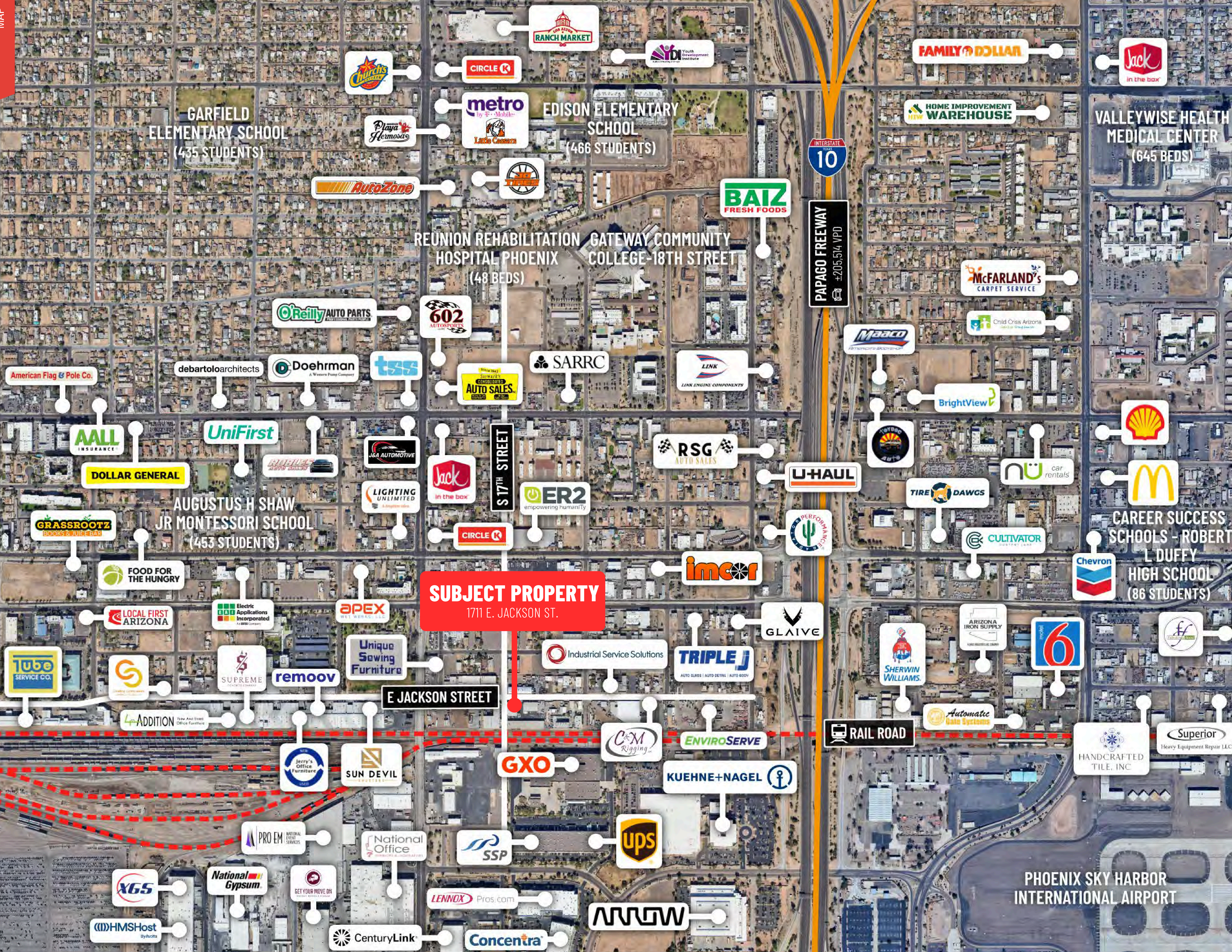
1711 E. JACKSON ST.

E JACKSON STREET

PAPAGO FREEWAY I-10 +205,514 VPD

RAIL ROAD

PHOENIX SKY HARBOR INTERNATIONAL AIRPORT



- American Flag & Pole Co.
- AALL INSURANCE
- DOLLAR GENERAL
- GRASSROOTZ BOOKS & MORE
- FOOD FOR THE HUNGRY
- LOCAL FIRST ARIZONA
- Tube SERVICE CO.
- Life ADDITION
- PRO EM NATIONAL EVENT SERVICES
- XGS
- HMSHost

- debartoloarchitects
- UniFirst
- Reilly AUTO PARTS
- 602 AUTOSPORTS
- Doehman
- tss
- USA AUTOMOTIVE
- LIGHTING UNLIMITED
- Electric Applications Incorporated
- APX
- Unique Sewing Furniture
- remooov
- SUN DEVIL
- PRO EM NATIONAL EVENT SERVICES
- National Office
- National Gypsum
- GET YOUR MOVE ON
- CenturyLink

- Church's
- Circle K
- metro by 4-Mobile
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SECURE

NET LEASE

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

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15051 N Kierland Blvd
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