

Hohokam Industrial Park

1725 West 17th Street, Tempe, AZ



1725 West 17th Street in Tempe, Arizona ("1725") is being offered on a fee simple basis and is 100% leased to Landmark Building Services dba Pivot Building Services on a NNN basis with over 4 years of remaining lease term, providing steady cash flow for potential investors. Located in the heart of Phoenix's Sky Harbor Airport industrial submarket, less than one-quarter mile from a full diamond interchange at Broadway Road & I-10, as well as short distances to state route 143, loop 202, and Arizona State University, 1725 offers an investor the opportunity to purchase a rare single tenant NNN leased flex/warehouse building in a prime location.



Lease Summary

- ▶ Tenant: Landmark Building Services dba Pivot Building Services
- ▶ Expiration: December 31, 2025
- ▶ Annual Rent Escalation: 3%
- ▶ Existing NOI: \$90,000
- ▶ Current Market Rent: \$142,800 NNN

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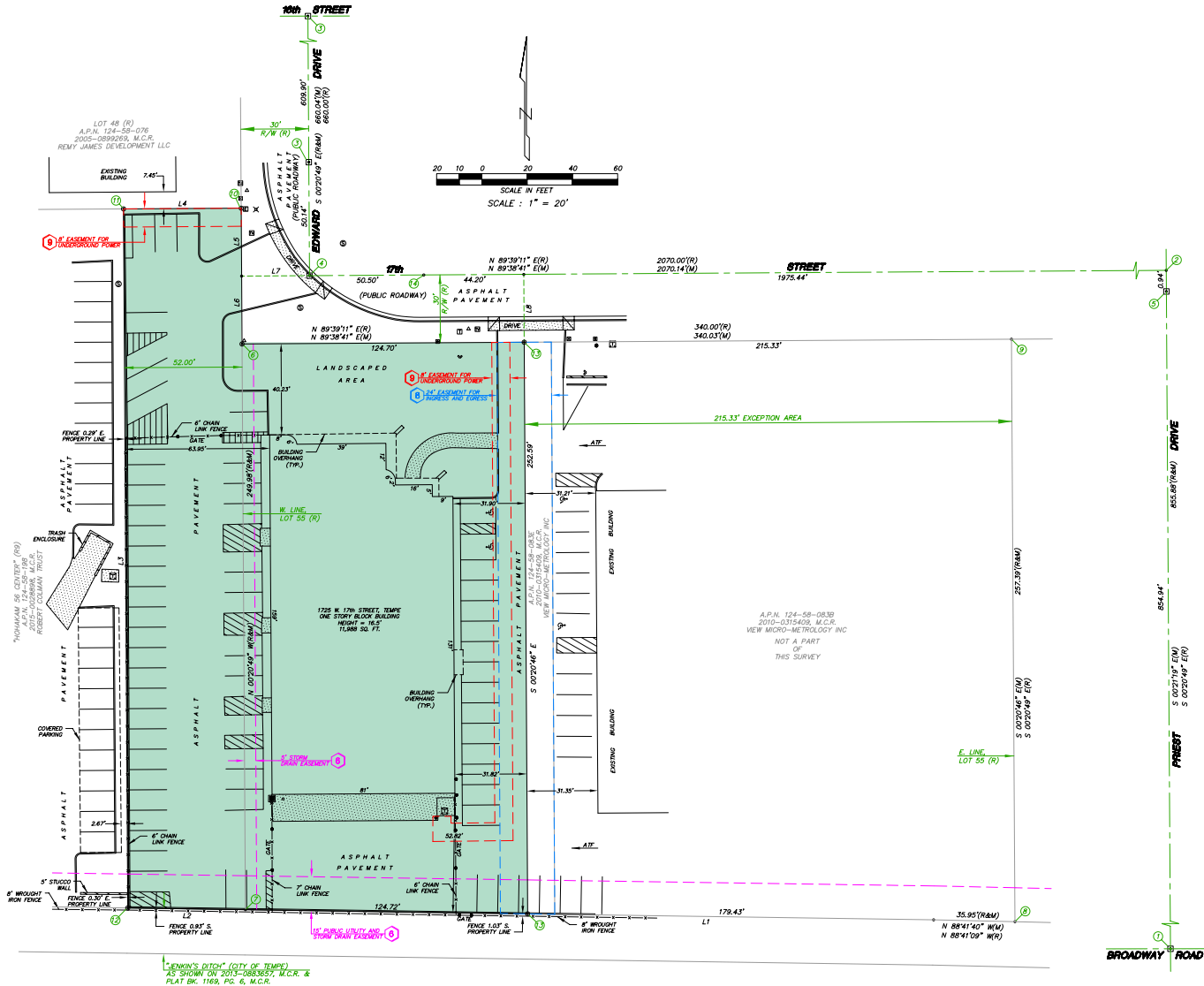
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Property Summary

- ▶ Size: 11,900 RSF; Lot Size: 47,425 SF
- ▶ Zoning: GID, City of Tempe
- ▶ APN: 124-58-083G
- ▶ Occupancy: 100% NNN Leased
- ▶ Construction: Block
- ▶ Parking: 67 Exclusive Stalls
- ▶ Clear Height: 12' 6"
- ▶ Loading: (1) 8'x10' Grade Level Door
- ▶ Fenced Yard: ±1/3 Acre
- ▶ Existing Debt: None
- ▶ Offer Price: \$2,100,000
- ▶ Offer Terms: Cash: As-Is, Where-Is

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