

FOR SALE

Office Warehouse

- Prime A+ Location near Airport
- 22,355 sf office/warehouse
- Between I-10, 202, & 60 Freeways
- Potential for Owner/Occupant
- Situated on 1.29 Acres

9%+ CAP!



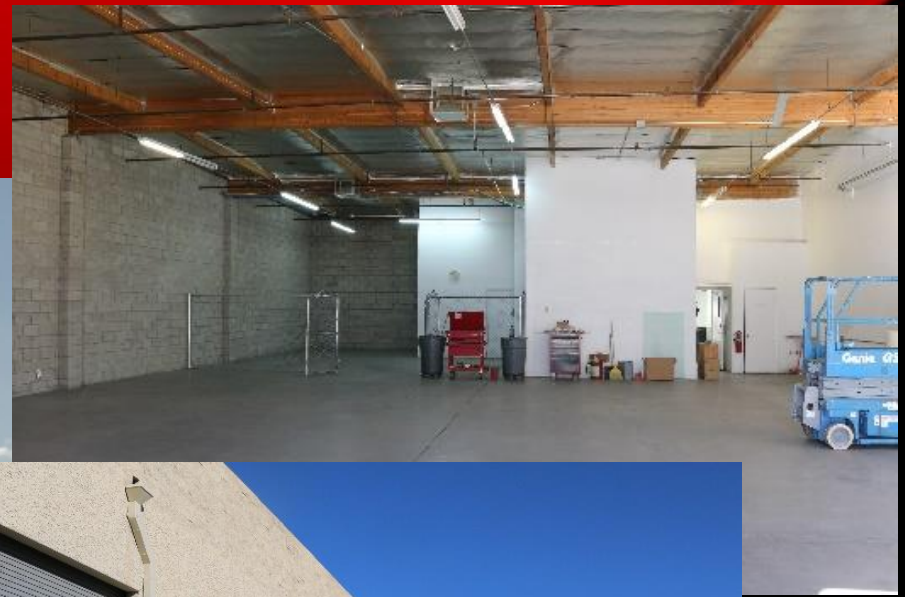
\$2,510,000

422 South Madison Drive, Tempe, AZ 85281

Prime A+ location industrial near Phoenix Sky Harbor Airport between I-10, 202, 143, and 60 freeways. Switching from current tenant leased thru 3/2020 (NOI = \$226,034 is a 9%+ CAP) to multi-tenant with higher rents. Suite 2 and 3 are already occupied and opportunity to raise rents with remaining suites or perfect for a new owner/occupant. It could even be an excellent opportunity for an owner to occupy the office space in Suite 1 and lease the rest? Many options for this excellent industrial property.

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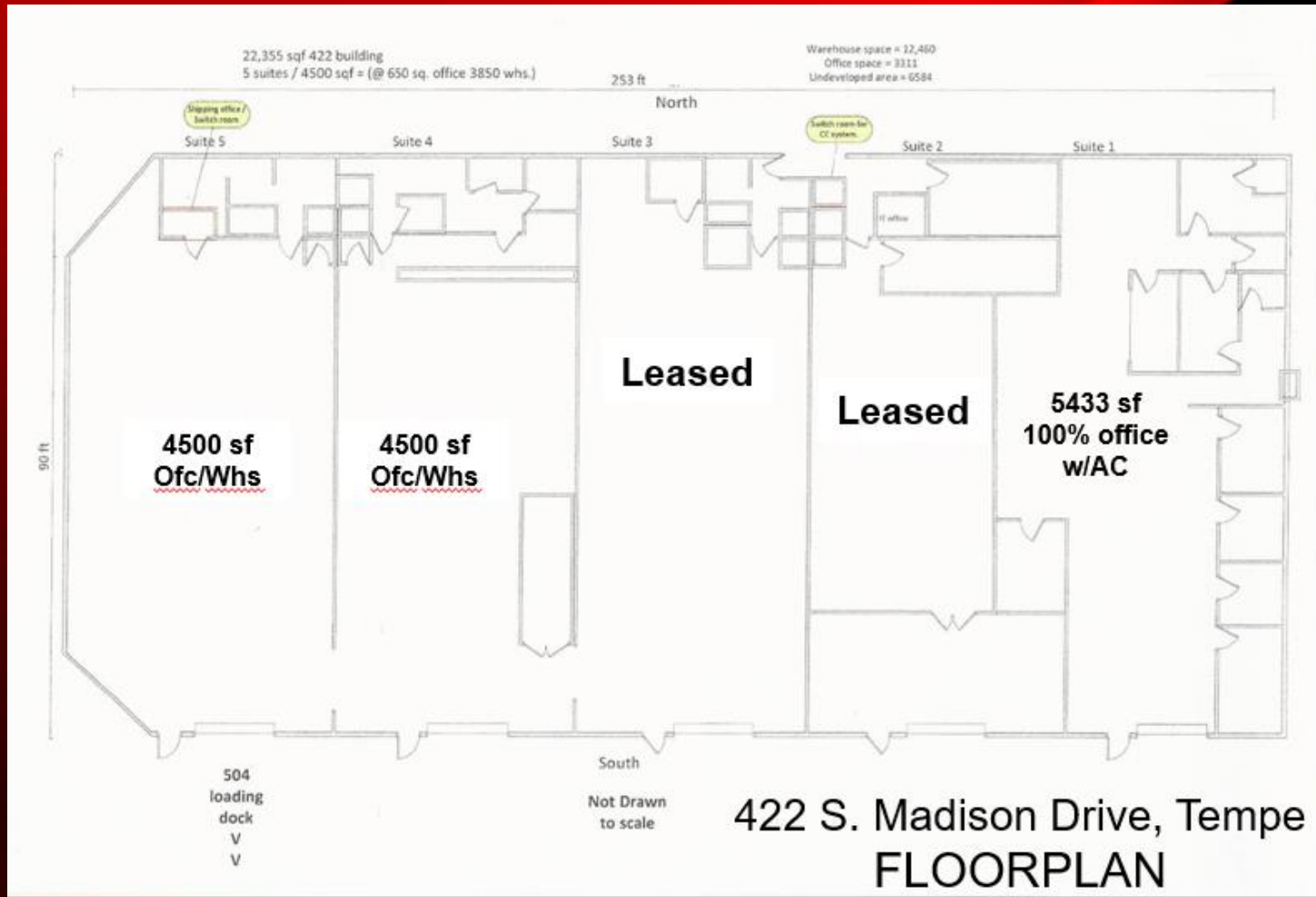




Prime Industrial Location - Near Phoenix Sky Harbor Airport between I-10, 202, 143, and 60 freeways

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Built as 5 individual suites. Suite 1 is primarily office with Suite 2 a combination of office/warehouse. Suites 3 – 5 are typical industrial warehouse. All 5 have rollup doors.





**Prime Industrial
Location –
Near Phoenix Sky
Harbor Airport
between I-10, 202,
143, and 60
freeways**



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