



WANG ELECTRIC - 10 YEAR NNN INDUSTRIAL SALE LEASEBACK

±20,401 SF Industrial Building On ±1.89 Acres For Sale
4107 E Winslow Ave Phoenix, Arizona 85040



10 YEAR SALE LEASEBACK
6.55% CAP RATE | \$400,000 YEAR ONE PROPOSED NOI
LOCATED IN HIGH BARRIER TO ENTRY, INFILL SKY HARBOR SUBMARKET

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FOR SALE

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Investment Overview

SALE LEASEBACK

Upon Close of Escrow, Seller will execute a 5-10 year lease at \$33,333 per month NNN offering the Buyer immediate cash flow.

HIGHLY SOUGHT AFTER SUBMARKET

The Airport Submarket is one of the most highly sought-after submarkets in Phoenix due to its immediate access to most to the Valley's major freeway systems and proximity to Sky Harbor Airport. This submarket boasts a vacancy rate of only 2.2%

ESTABLISHED TENANT

Wang Electric has been in business for over 40 years and has occupied the subject property since 2000.

FULLY PAVED YARD

The site is fully paved and situated on 1.89 acres, featuring +/- 1 acre of dedicated yard space.

RARE, A-1 (LIGHT INDUSTRIAL) ZONING

A-1 zoning which permits outdoor storage is extremely sought-after valley-wide and is even more difficult to find in the Sky Harbor submarkets.



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Investment Overview

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Phoenix, Arizona 85040

PROPERTY OVERVIEW

- Industrial Service Facility with Multi-Tenant Functionality
- 20,401 SF Building
- 1.89 Acre Site (82,247 SF)
- Approx. 1 Acre Dedicated Yard
- A-1 Zoning (Light Industrial), City of Phoenix - Permits Most Outdoor Storage Sites
- Fully Asphalt Paved
- Eight (8) Grade Level Doors
- 24.80% Coverage Ratio

PROPOSED LEASEBACK TERMS / YEAR ONE FINANCIALS

- Tenant: Wang Electric Systems (Current Owner)
- Proposed Year One Lease Rate: \$33,333 per month NNN
- Proposed Year One NOI: \$400,000 | 6.55% Cap Rate
- Proposed Leaseback Terms: 10 Year NNN Lease Commencing at the Close of Escrow
- Asking Sales Price: \$6,100,000



The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.

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Site Images

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COMMERCIAL REAL ESTATE



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Tenant Overview



ABOUT WANG ELECTRIC

Wang Electric, has been operating in the Greater Phoenix area for over 40 years, delivering comprehensive commercial and residential electrical contracting services. Founded with a dedication to exceptional quality and reliability, Wang Electric has occupied the subject property since 2000. In 2020, Wang Electric did a comprehensive renovation of the building, further solidifying their commitment to the location and ensuring it meets the highest standards of operational efficiency and excellence. This centrally located facility with access to nearly all the Valley's major freeway systems truly makes this a mission critical facility for Wang Electric.

Wang Electric Systems offers a broad range of services, including the installation of energy-saving systems, design-build electrical projects, and comprehensive residential, commercial, and industrial electrical services. These services encompass buildouts, retrofits, and emergency electrical services, making Wang Electric a versatile and reliable partner for various electrical needs. Wang Electric is fully licensed, bonded, and insured, consistently going above and beyond to exceed client expectations. With a steadfast commitment to innovation, quality, and customer satisfaction, Wang Electric continues to set the standard for electrical services in the Greater Phoenix area.



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Site Plan



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Floor Plan



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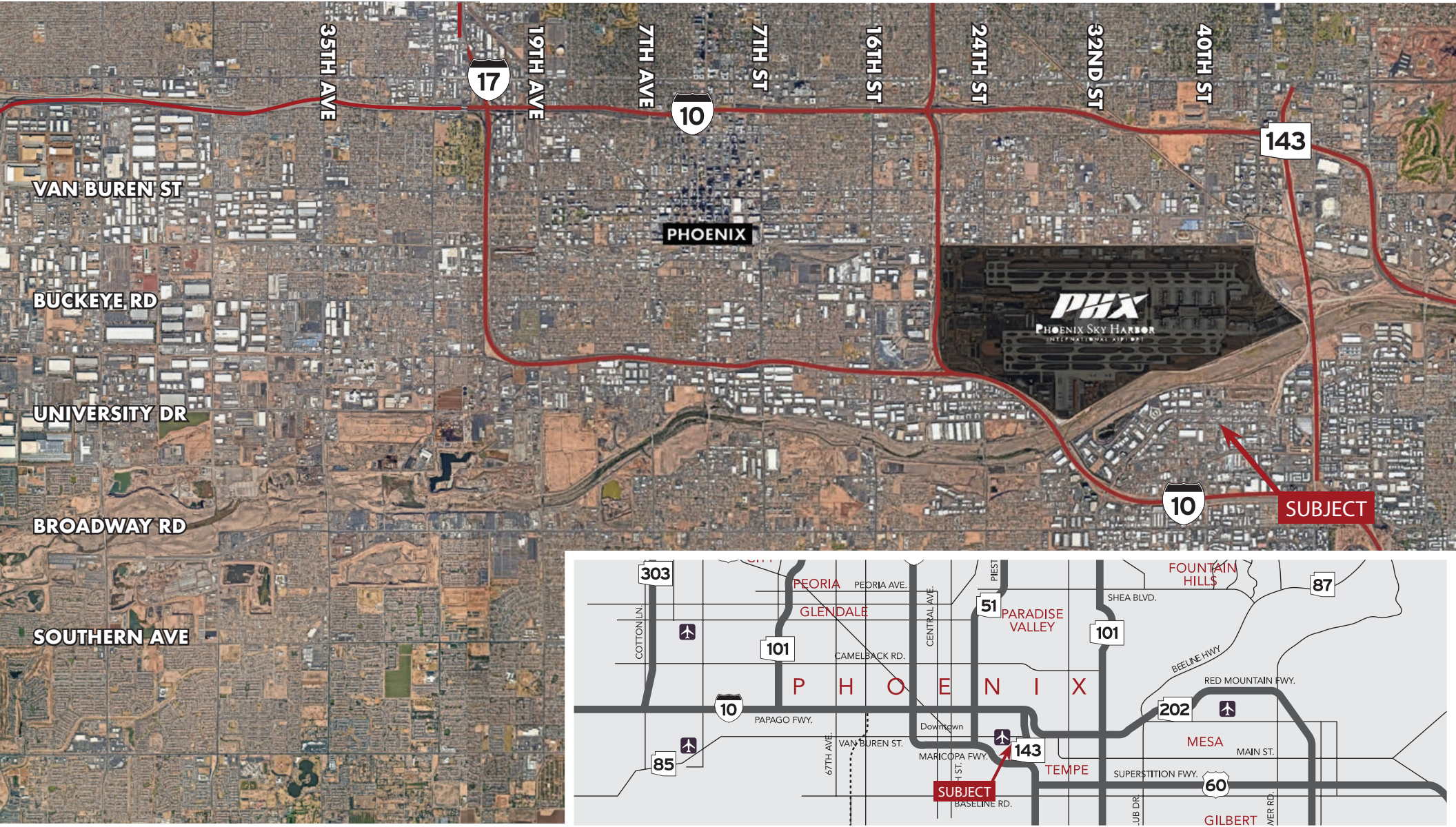
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Location Maps



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