

**±16,200 SF MULTI-TENANT INDUSTRIAL BUILDING FOR SALE**  
INVESTMENT OR FUTURE OWNER/USER OPPORTUNITY  
2350 W Holly St Phoenix, Arizona 85009



- 5,875 SF CURRENTLY VACANT  
- 9,475 SF AVAILABLE FOR A USER  
TO OCCUPY BY JULY 2025  
- 2.02 YEARS OF WALT

## Property Overview



**\$3,200,000**  
**(\$197 PSF)**  
LIST PRICE



**±16,200 SF**  
BUILDING SIZE



**±5,875 SF**  
CURRENTLY VACANT  
**±9,475 SF**  
AVAILABLE FOR  
USER BY JULY 2025



**\$205,436.22**  
NOI



### PROPERTY OVERVIEW

Building Size	±16,200 SF
Site Size	±0.88 AC
Number of Suites	Eight (8)
Zoning	A-2

### FINANCIAL ANALYSIS

Monthly Rent	\$18,765.52
Current Gross Annual Rent	\$225,186.24
Annual Expenses	\$19,750.02
Current NOI	\$205,436.22

## Site Images



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

**MAX SCHUMACHER**, SIOR  
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**PATRICK SHEEHAN**, SIOR  
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**JACK HANSEN**  
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# Income & Expenses

**NOI**  
**\$205,436.22**

**EXPENSES**  
**\$19,750.02**



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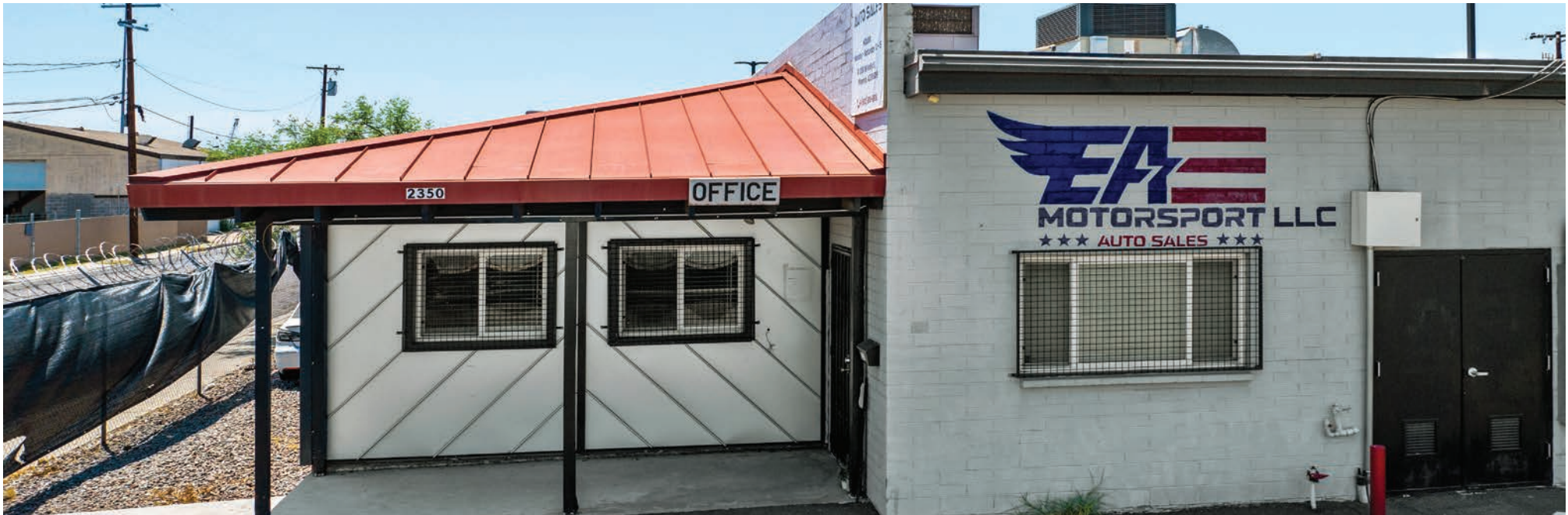
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# Rent Roll

UNIT	SIZE	LEASE START	LEASE END	TENANT	RENT	RPSF	BUMPS	OPTIONS
2338	1,200	4/1/24	3/31/27	Chelsea Miguel	\$1,500.00	\$1.25	3%	None
2346	2,525	12/1/23	11/30/25	Soul Gladiator Digital Design & Sound/ John Walton	\$2,550.00	\$1.01	\$2,100 for first 3 months	None
2344	1,375	8/1/23	7/31/24	Matt Hutcheson Design	\$1,611.56	\$1.17		Option to renew for 24 months with 4% annual increases
2342	1,200	8/1/23	5/31/25	Chelsea Miguel	\$1,519.03	\$1.27	3.5% in year 2	None
2334	3,000	8/1/23	5/31/26	Fermins Automotive	\$4,234.93	\$1.41	3.5% annually	None
2340	1,200	8/1/23	10/31/24	AVV Transportation / Pepe Amador	\$1,850.00	\$1.54	11/1/2024: \$1,850, 3.5% annually after	None
2336	1,200	8/1/23	12/31/24	AZ DLR, LLC/ Brittany & Carter Schilling	\$1,500.00	\$1.25		None
2348	4,500			Vacant, Can be Delivered Leased	\$4,000.00	\$0.89		None
<b>TOTAL</b>	<b>16,200</b>				<b>\$18,765.52</b>			



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# Location Map



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