

±13,000 SF FREESTANDING INDUSTRIAL BUILDING - 5 YEAR NNN SALE LEASEBACK

±13,084 SF Industrial Building on ±0.85 Acres For Sale
218 S 15th Street, Phoenix, Arizona 85034

- 7.20% CAP RATE | \$2,500,000 (\$191 PSF)
- \$180,000 YEAR ONE PROPOSED NOI
- LOCATED WITHIN MINUTES OF SKY HARBOR AIRPORT & DOWNTOWN PHX
- TENANT: WEAVER QUALITY SHUTTERS

LOCATED IN AN
OPPORTUNITY ZONE



FOR SALE

WEAVER QUALITY SHUTTERS - 5 YEAR NNN SALE LEASEBACK

Site Information

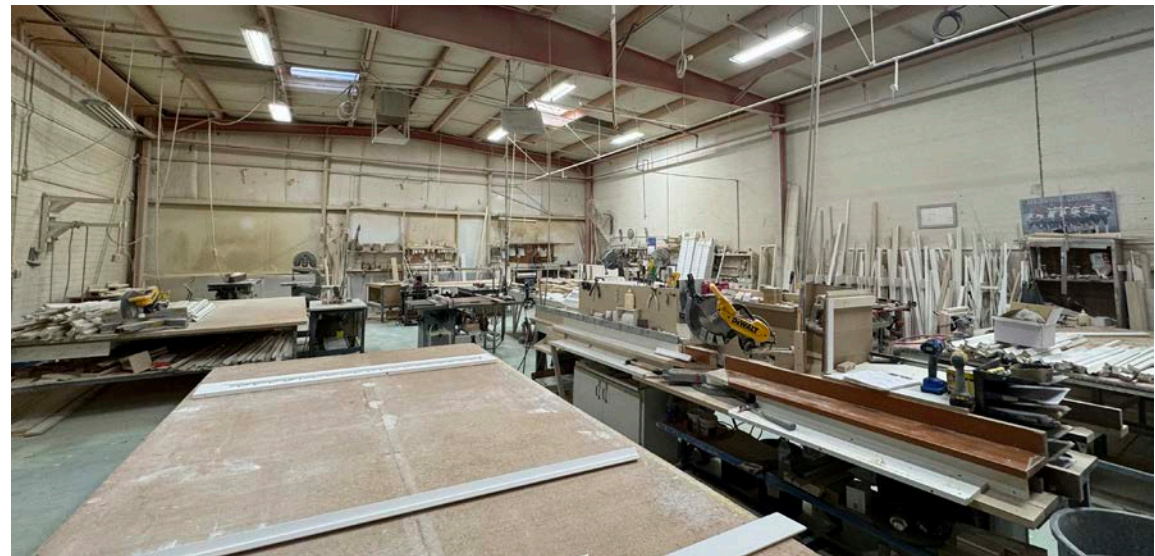
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Phoenix, Arizona 85034

PROPERTY OVERVIEW

- ±13,084 SF Building
- ±0.85 Acre Site (37,417 SF)
- ±0.50 Acres of Dedicated Yard
- A-1 Zoning (Light Industrial), City of Phoenix - Permits Most Outdoor Storage Sites
- Two (2) Grade Level Doors
- Heavy Power (800 AMPS, 480V, 3 Phase)
- Five (5) Permitted Paintbooths on Site
- Located in an Opportunity Zone

PROPOSED LEASEBACK TERMS / YEAR ONE FINANCIALS

- Tenant: Weaver Quality Shutters Inc. (Current Owner)
- Proposed Leaseback Terms: New Five (5) Year NNN Lease Commencing at Close of Escrow
- Proposed Leaseback Rent: \$15,000 Per Month NNN (\$1.15 PSF NNN) | \$180,000 Year One NOI
- **Sales Price: \$2,500,000 | 7.20% Cap Rate with Proposed Year 1 NOI**



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



8767 E. Via de Ventura
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RGcre.com

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Interior Images



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Tenant Overview

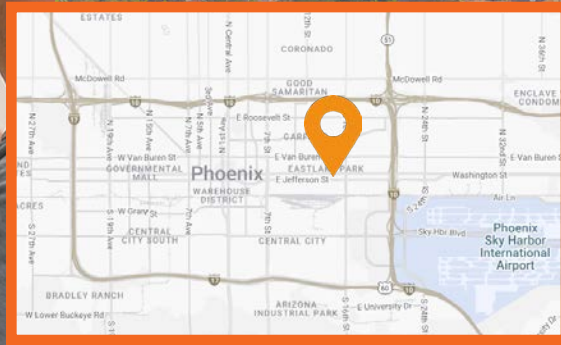
Weaver Quality Shutters



About Tenant

Weaver Shutters is a company that specializes in the design, manufacture, and installation of high-quality, custom window shutters. They have owned and operated their company for over 46 years, and constantly aim to maintain the highest standard for their customers. Weaver Shutters prides themselves on their efforts to stay environmentally friendly and up to date with 21st century technology, making them a valley-wide household name.

With a focus on providing tailored solutions, they offer a wide range of shutter styles, including plantation shutters, solid panel shutters, and bi-fold doors. The company serves both residential and commercial customers, aiming to enhance the aesthetic appeal and functionality of any space. Weaver Shutters is committed to using premium materials such as hardwoods and durable finishes, ensuring that their products are built to last. The company prides itself on expert craftsmanship and attention to detail, delivering bespoke shutters that perfectly fit each client's windows. Customers can expect personalized service from start to finish, with consultations to understand specific needs and preferences, followed by professional installation. With an emphasis on customer satisfaction, Weaver Shutters ensures that each project is handled with care, delivering high-quality results that complement the décor and style of the home or business. The company's reputation for reliability and excellence makes them a trusted choice for custom window treatments.



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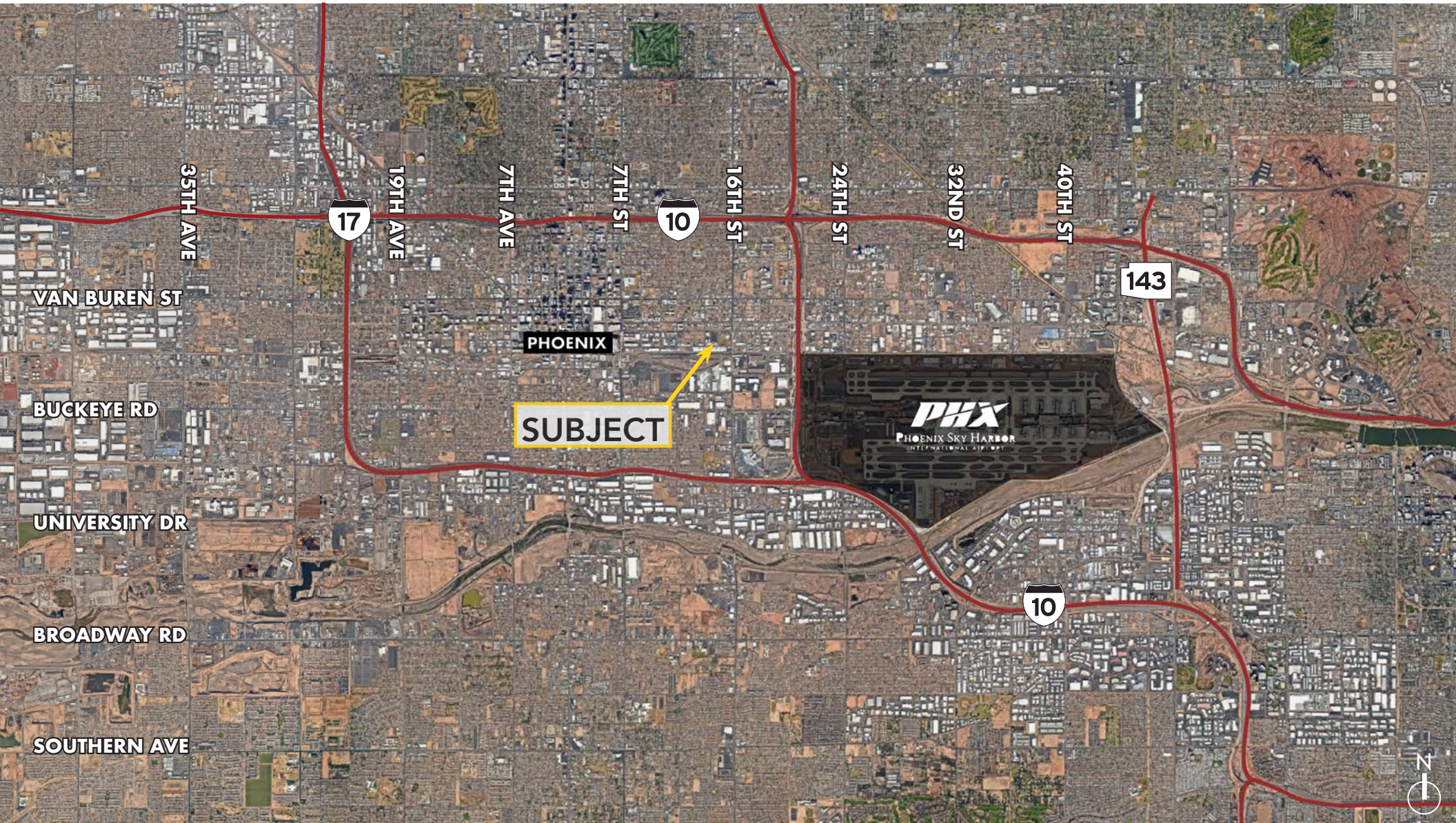
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Location Maps



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