



±8,083 SF FREESTANDING INDUSTRIAL INVESTMENT OPPORTUNITY
2824 E WASHINGTON ST PHOENIX, ARIZONA 85034

FULLY LEASED TO PUMPMAN THROUGH SEPTEMBER 2028



8767 E. Via de Ventura #290
Scottsdale, AZ 85258

RGcre.com

MAX SCHUMACHER, SIOR
480.214.9403
Max@RGcre.com

PATRICK SHEEHAN, SIOR
480.214.9405
Patrick@RGcre.com

JACK HANSEN
480.214.9421
Jack@RGcre.com

03 Executive Summary

04 Site Images - Exterior

05 Site Images - Interior

06 Investment Details

07 Investment Highlights

08 Tenant Profile

09 Location Map

10 Site Plan

11 Disclaimer



±8,083

Rentable Square Feet

\$2,100,000

Purchase Price

\$129,327.96

Year 1 NOI

Sept. 2028

Lease Expiration

±0.50

Total Acres

6.15%

Cap Rate (Year One)

3.0%

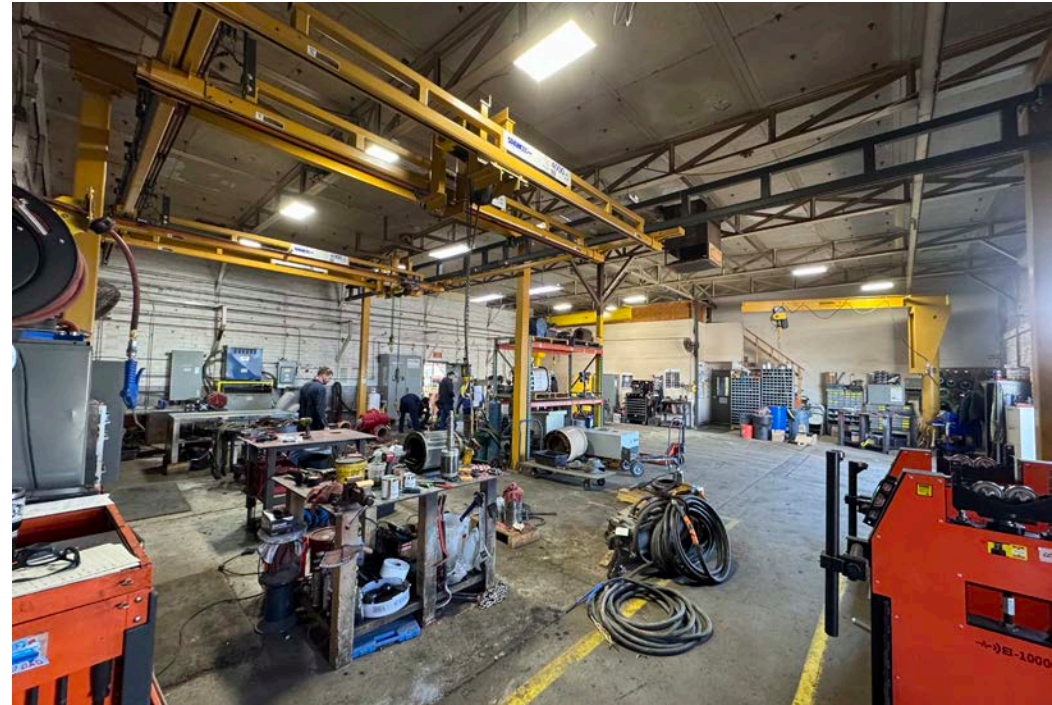
Annual Rent Bumps

NNN

Lease Type







FINANCIAL OVERVIEW

Price	\$2,100,000
Price/SF	\$259.80
Cap Rate- Actual	6.15%
Current Occupancy	100%

PROPERTY OVERVIEW

Building Area	±8,083 SF
Parcel #	121-65-124A, 121-65-122A, 121-65-120A
Zoning	A-1
Land Area	±0.50 AC

TRAFFIC COUNTS (2012/2015)

Washington St & 28th St	30,774 VPD
Washington St & 27th St	15,149 VPD
Van Buren & 29th St	19,193 VPD

This information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify this information and bear all risk for inaccuracies.

- ±8,083 SF Freestanding Industrial Building
 - » Two (2) Grade Level Doors - 18’ W x 12’ H / 12’ W x 10’ H
 - » 13’ Clear Height in North Warehouse
 - » 15’ Clear Height in South Warehouse
- ±0.47 AC (20,548 SF) Site
- Zoned A-1 (Light Industrial), City of Phoenix
- Power - 400 Amp 240V (To be Confirmed by Buyer)
- Fully Fenced and Secured Yard
- Frontage on Washington St
- Centrally Located with Proximity to Loop 202, SR-51, I-17, and I-10
- APN’s: 121-65-124A, 121-65-122A, 121-65-122A, 121-65-120A

SECURE SINGLE TENANT NNN LEASE WITH BELOW MARKET RENTS

PumpMan, a national credit tenant executed a NNN lease at \$10,77.33 per month with 3% annual escalations, through September 2028.

ZERO LANDLORD RESPONSIBILITIES

Structured as a NNN lease, the tenant covers all property expenses, ensuring passive ownership and minimizing investor risk.

PRIME LOCATION & ACCESSIBILITY

Strategically located along Washington Street with direct access to State Route 143, Interstate 10, and Sky Harbor International Airport, the property is ideally positioned for local and regional distribution, offering seamless connectivity across the Phoenix metro and beyond.

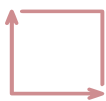
FUTURE FLEXIBILITY & VALUE-ADD POTENTIAL

The freestanding building and secured ± 0.50 AC site offer investors long-term flexibility for future repositioning, expansion, or potential redevelopment, enhancing the asset's adaptability in a dynamic market.

HIGH-GROWTH MARKET & NEARSHORING BENEFITS

Situated in the Sky Harbor submarket, the property is surrounded by a high concentration of commercial and logistics users. The area continues to experience strong tenant demand and limited supply, driving rental growth and long-term value appreciation.




8,083

Square Feet


\$10,777.33

Monthly Rent


3.5 YEARS

Lease Term


NNN

Lease Type


3.0%

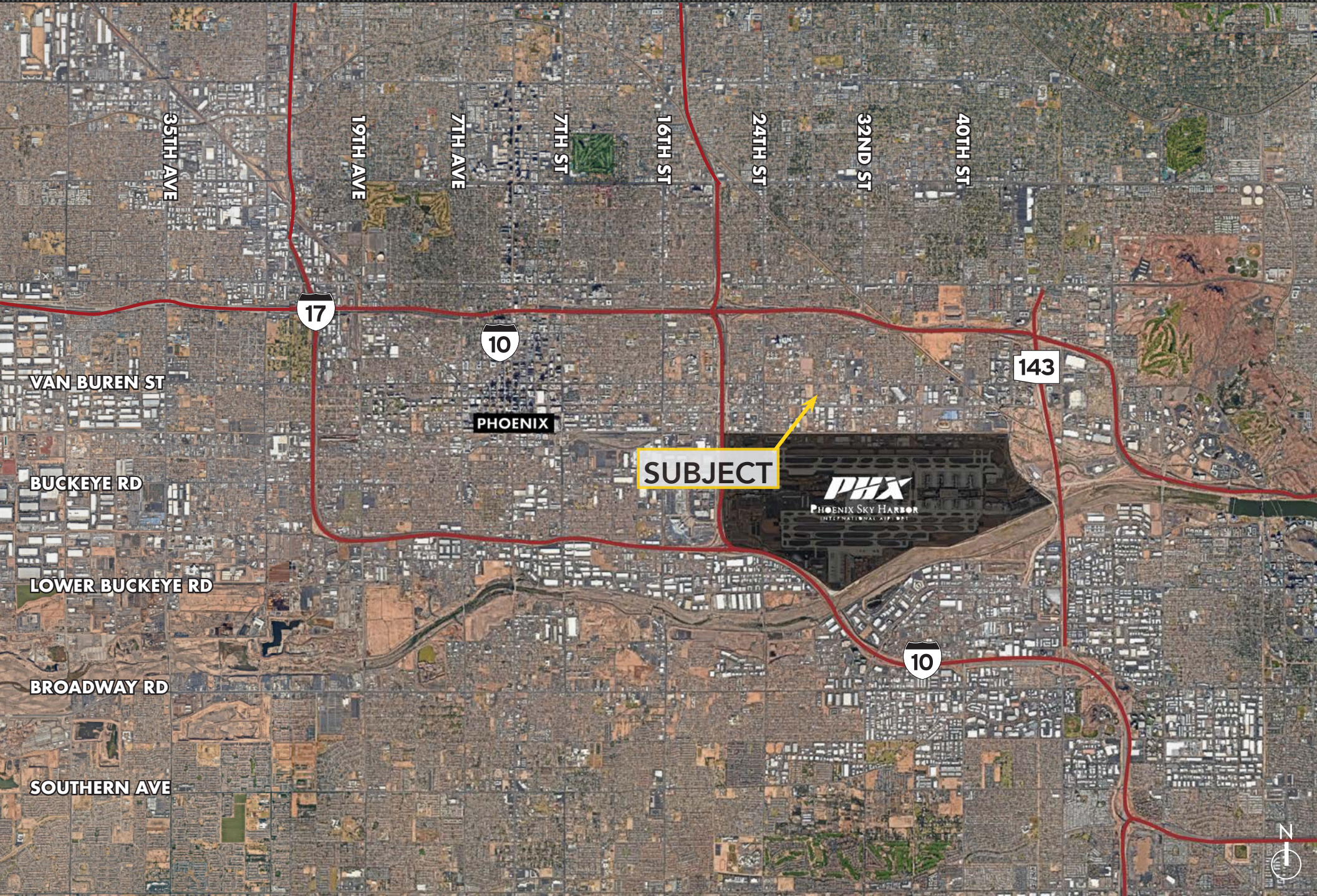
Rent Escalations



PUMPMAN

The tenant at 2824 E Washington Street is PumpMan, a leading provider of pump system maintenance, repair, and replacement services for commercial, industrial, and municipal clients. As part of the larger PumpMan network, the Phoenix branch benefits from national support while maintaining strong local expertise and customer relationships.

With a reputation for technical excellence and dependable service, PumpMan plays a vital role in keeping critical water and wastewater systems operating efficiently. Their presence at this location reflects the building's functionality and strategic positioning within Phoenix's core industrial district. PumpMan's stable operations and industry relevance make them a high-quality tenant, contributing to the property's strong income profile and long-term investment security.





DISCLAIMER:

This information package has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation. In particular, Rein & Grossoehme and its agents have not made any investigation of the actual property, the tenants, the operating history, financial reports, leases, square footage, age, the presence or absence of contaminating substances, mold, peb's or asbestos, the compliance with city, state and federal regulations or any other aspect of the property and make no warranty or representation with respect to the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue or renew its occupancy of the subject property. The information contained in this information package has been obtained from sources we believe to be reliable, however, Rein & Grossoehme and its agents have not conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Any proformas, projections, opinions, assumptions or estimates used are for example only and do not necessarily represent the current or future performance of the property

REIN & GROSSEOHME COMMERCIAL REAL ESTATE L.L.C. AND ITS AGENTS STRONGLY RECOMMEND THAT ANY PROSPECTIVE PURCHASER CONDUCTS AN IN DEPTH INVESTIGATION OF EVERY PHYSICAL AND FINANCIAL ASPECT OF THE PROPERTY TO DETERMINE IF THE PROPERTY MEETS THEIR NEEDS AND EXPECTATIONS. WE ALSO RECOMMEND THAT YOU CONSULT WITH YOUR TAX, FINANCIAL AND LEGAL ADVISORS ON ANY MATTER THAT MAY AFFECT YOUR DECISION TO PURCHASE THE PROPERTY AND THE SUBSEQUENT CONSEQUENCES OF OWNERSHIP.

CONFIDENTIALITY:

The information provided herein and/or any other information subsequently provided by Rein & Grossoehme shall be used solely for the purpose of evaluating the possible acquisition of this property by prospective purchasers and shall not be used or duplicated for any other purpose. Prospective purchasers and/or their agents shall keep all information herein strictly confidential; provided, however, that such information may be given to third parties only for the purpose of giving advice with respect to the possible purchase of this property, provided, however, that any such third parties shall be informed of the confidential nature of this information and shall be directed to keep all information confidential and to use this information only in connection with the analysis of this property for possible purchase. Prospective purchasers shall not communicate with tenants of the property without the prior consent of the property owner or owner's agent.

NON-CIRCUMVENTION:

This information is being made available to prospective purchasers and their agents on the assumption that all discussions and negotiations pertaining to the sale and purchase of this property shall be handled through Rein & Grossoehme Commercial Real Estate. Prospective purchasers and/or their brokers shall not to have any direct dealings with the seller of this property relating to the potential purchase of this property and all negotiations or questions pertaining to the property shall be handled through Rein & Grossoehme, as the sellers intermediary Broker's that fail to abide by this stipulation shall be deemed to have waived their right to share any commissions with Rein & Grossoehme.