



±8,083 SF FREESTANDING INDUSTRIAL INVESTMENT OPPORTUNITY

2824 E WASHINGTON ST PHOENIX, ARIZONA 85034

FULLY LEASED TO PUMPMAN THROUGH SEPTEMBER 2028



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±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%

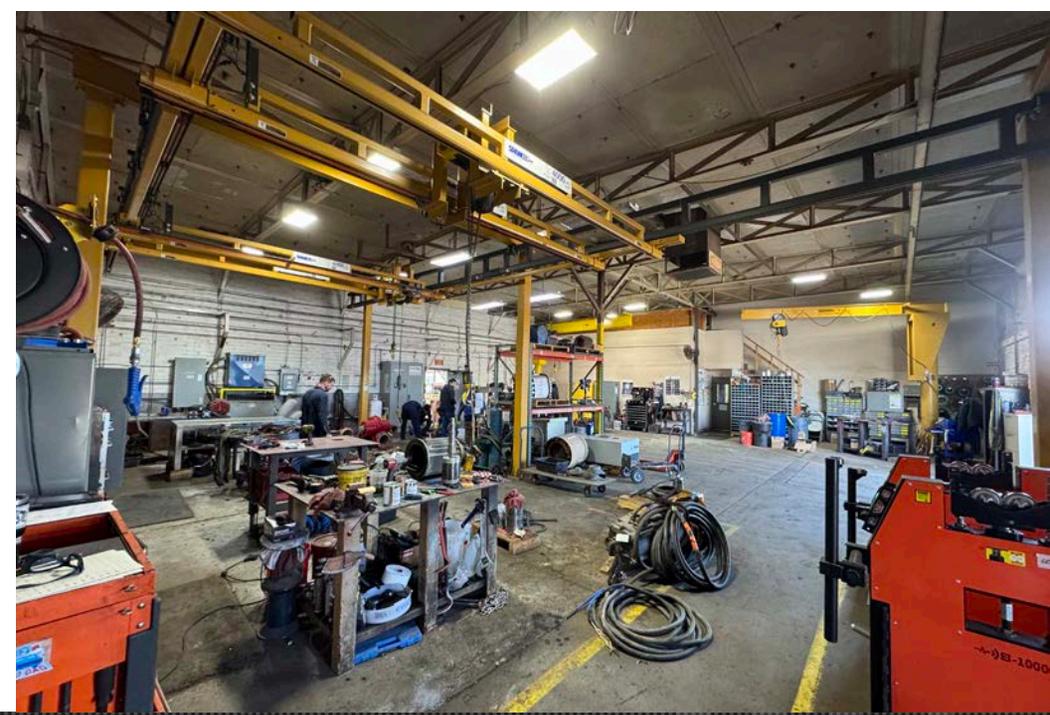
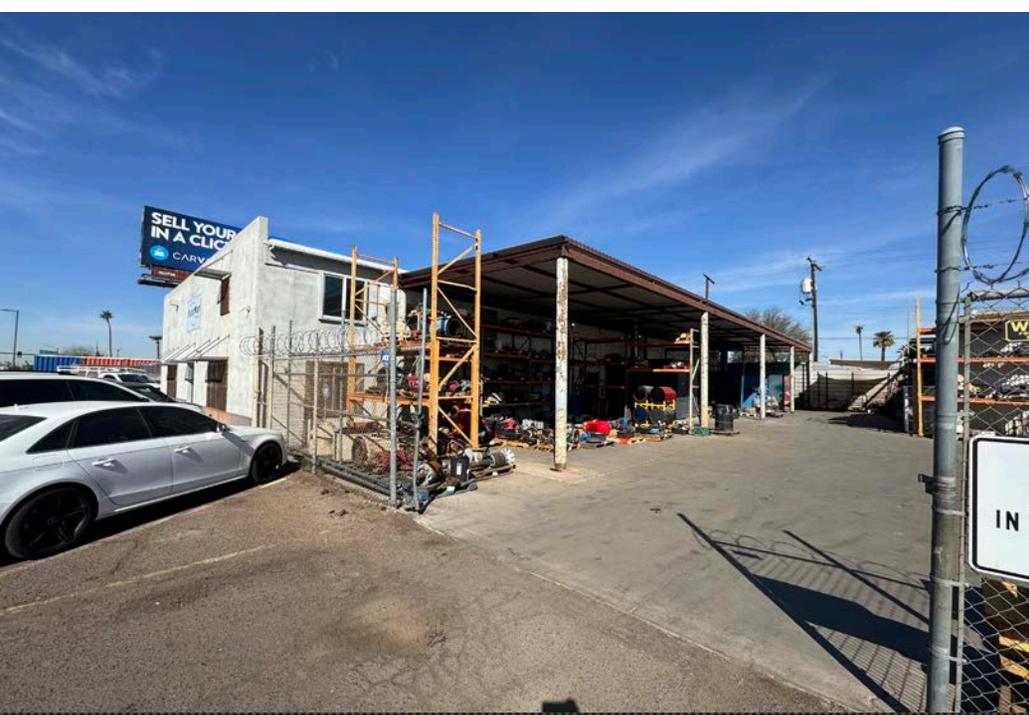
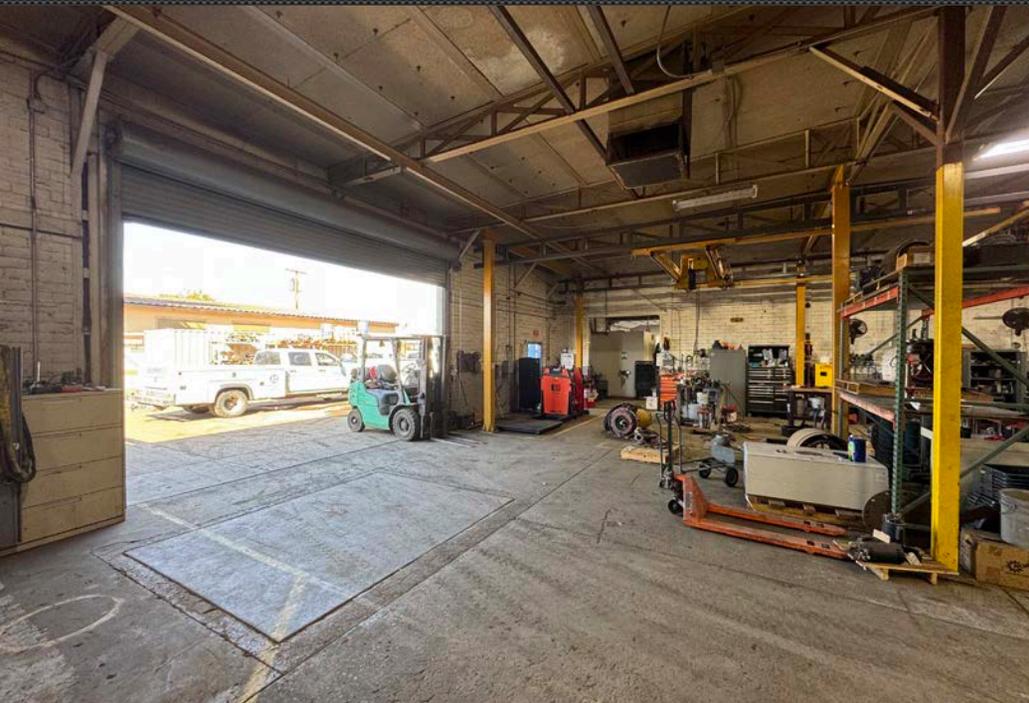
Annual Rent Bumps

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

- ±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

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.

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.

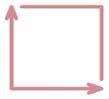
FUTURE FLEXIBILITY & VALUE-ADD POTENTIAL

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%

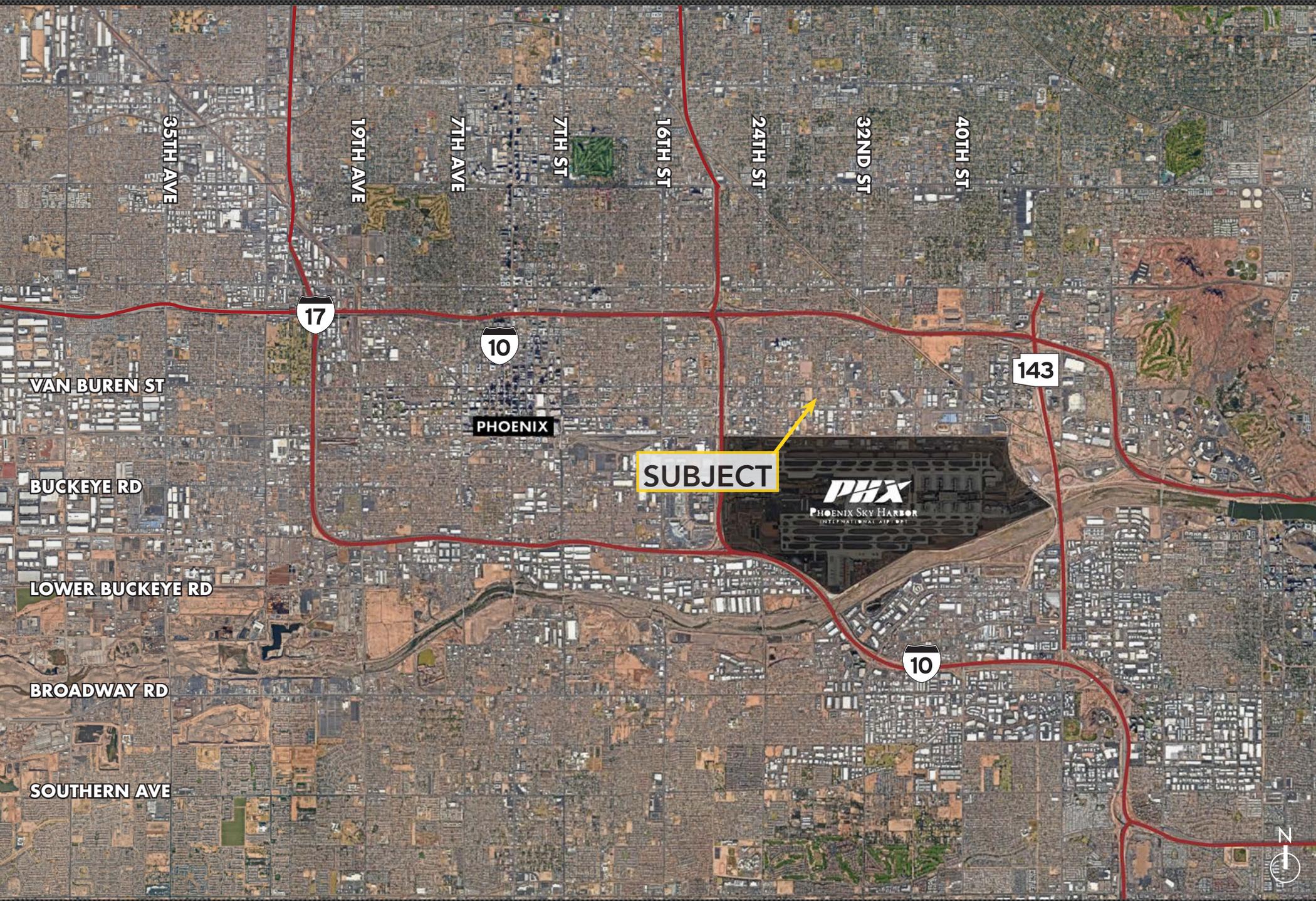
Rent Escalations



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.



WASHINGTON ST



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