



**28,132 SF ON 2.36 AC FOR SALE - NEW 10 YEAR LEASE RENEWAL**  
2333 E UNIVERSITY DR/2336 E MAGNOLIA ST PHOENIX, AZ 85034

**LOW COVERAGE NNN INDUSTRIAL OPPORTUNITY IN THE HEART OF SKY HARBOR SUBMARKET**



- Asking Price: \$8,100,000 (6.65% Cap Rate)
- \$538,980 Annual NOI
- Zoned A-2, Heavy Industrial
- Leased to Alliance Ambulance of Arizona, LLC (a Global Medical Response company, parent of AMR)

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**±28,132 SF**

Building SF

**±2.36 AC**

Site Size

**A-2**

Zoning  
*Heavy Industrial, City of Phoenix*

**\$8,100,000**

Asking Sale Price

**\$538,980**

Year 2 NOI

**6.65%**

Cap Rate

**~11 Years**

Remaining Lease Term  
*Through 10/31/2036*

**~2.2%**

Annual Bumps

**Planned Capital Improvements**

*Tenant has committed to completing over \$1M in capital improvements on site*



MONTHS	YEAR	MONTHLY BASE RENT
1-12	1 <i>*Seller to credit Buyer for Year 1 rent differential at close</i>	\$38,500.00
13-24	2	\$44,915.01
25-36	3	\$45,872.91
37-48	4	\$46,859.54
49-60	5	\$47,875.78
61-72	6	\$48,922.50
73-84	7	\$50,000.63
85-96	8	\$51,111.10
97-108	9	\$52,254.88
109-120	10	\$53,432.98
121-132	11	\$54,646.42

EARLY TERMINATION FEE	
Month 60	\$1,204,277.44
Month 84	\$886,074.34

**FULLY LEASED TO:**

ALLIANCE AMBULANCE OF ARIZONA, LLC (A GLOBAL MEDICAL RESPONSE COMPANY, PARENT OF AMR)

**LANDLORD RESPONSIBILITIES**

- Roof
- Foundations
- Structural Portions
- Bearing Walls

**TENANT RESPONSIBILITIES**

- HVAC (Heating, Ventilating, Air Conditioning)
- Plumbing System
- Electrical System
- Outside Wall Surfaces
- Subfloors and Floor Coverings
- Walks, Driveways, Parking and Loading Areas
- Lawns and Landscaping
- Fences and Signs
- All Alterations/Additions Made by Tenant
- Glass Replacement (Interior and Exterior)



**LONG-TERM CREDIT TENANT**

Alliance Ambulance of Arizona, LLC (a Global Medical Response company, parent of AMR) executed a 10-year NNN lease extension demonstrating long-term commitment to the location.

**HEAVY INDUSTRIAL ZONING (A-2)**

A-2 zoning permits a wide range of industrial uses including manufacturing, warehousing, fleet operations, and outdoor storage - maximizing tenant appeal and future flexibility.

**MINIMAL LANDLORD RESPONSIBILITIES**

Structured as a NNN lease, the landlord is responsible only for roof and structure. Tenant covers all property taxes, insurance, utilities, HVAC, parking lot, and general maintenance.

**STABILIZED INCOME WITH BUILT-IN GROWTH**

Year 2 NOI of \$538,980 with 2.2% annual escalations and two 5-year renewal options at FMV. Seller to credit Buyer for Year 1 rent differential at close.

**PRIME INFILL AIRPORT SUBMARKET**

The region’s favorable climate minimizes weather-related disruptions, ensuring consistent productivity.

**ESSENTIAL USE TENANT**

Ambulance and emergency medical services operate recession-resistant, essential businesses with consistent demand regardless of economic cycles.

Alliance Ambulance of Arizona, LLC (a Global Medical Response company, parent of AMR), located in Phoenix, AZ, is a dedicated provider of emergency medical services (EMS), offering a range of critical services including emergency ambulance transport, non-emergency medical transport, and medical response for events. With a fleet equipped with advanced life support systems, Alliance Ambulance serves Phoenix and its surrounding areas 24/7, ensuring timely and effective care for patients in need.

The organization employs a skilled team of certified paramedics, emergency medical technicians (EMTs), and administrative staff, all committed to delivering high-quality care. Alliance Ambulance has established partnerships with local hospitals and healthcare organizations, reinforcing its role in the community. Actively involved in community health initiatives, the organization participates in educational workshops and health fairs to promote public health awareness. Looking ahead, Alliance Ambulance aims to expand its services and locations within Arizona while continuing to enhance its contributions to community health and emergency preparedness.



**BUILDING A - 2336 E MAGNOLIA ST.**

- ±18,400 SF Industrial Building
- Six (6) Grade Level Doors
  - » Two (2) 8' H x 10' W
  - » Two (2) 9' H x 10' W
  - » One (1) 12' H x 10' W
  - » One (1) 10' H x 10' W

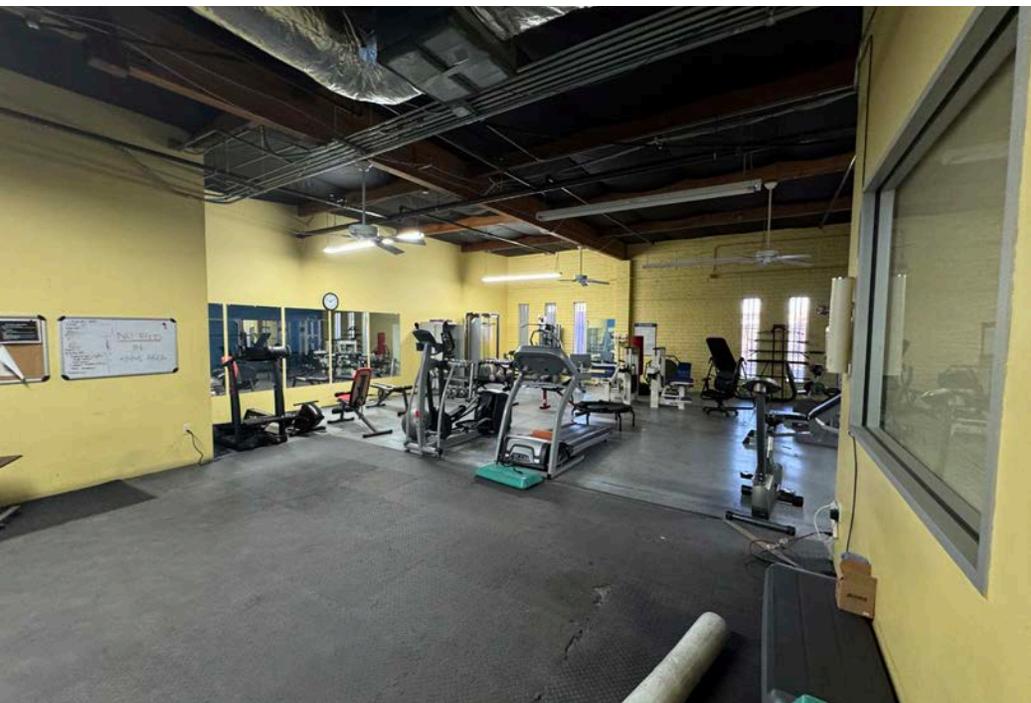
**BUILDING B - 2333 E UNIVERSITY DR.**

- ±8,700 SF Industrial Building
- Private Offices and Bullpen Area
- Three (3) Restrooms + Break Room



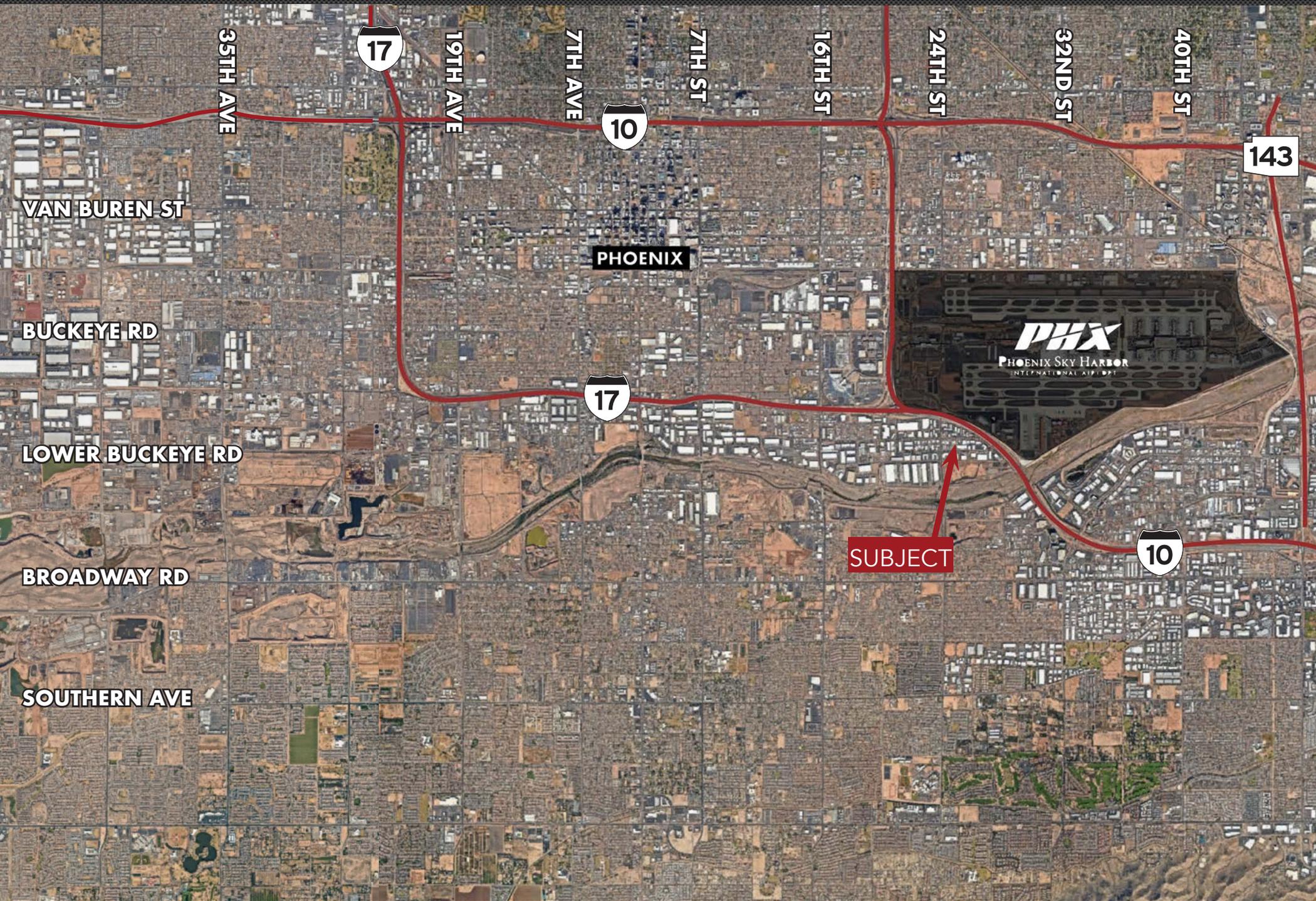
<b>PROPERTY TYPE</b>	Single-Tenant Industrial
<b>SITE SIZE</b>	±2.36 AC   Fully Asphalt Paved
<b>ZONING</b>	A-2, Heavy Industrial, City of Phoenix
<b>PARCEL #</b>	115-32-022B, 115-32-016C, 115-32-016G, 115-32-016F, 115-32-015A











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