

EXCLUSIVELY AVAILABLE FOR SALE

# Airport Business Park

2328 E. Van Buren Street  
Phoenix, Arizona 85006

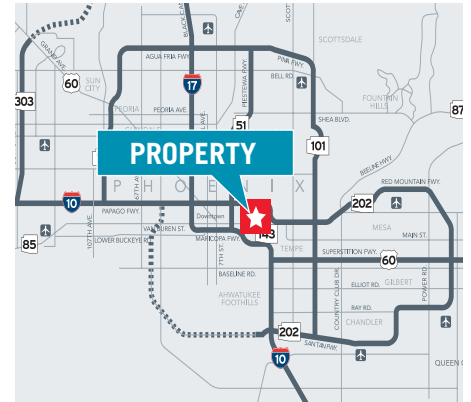
OFFERING PRICE  
\$2,875,000  
(\$71.89 PSF)



## A ±39,086 SF Multi-Tenant Industrial Investment Opportunity

### Property Highlights:

- Property Size: ±39,992 Square Feet
- 88% Leased to Twenty-Three (23) Tenants
- Built: 1982
- Site Area: ±2.39 Acres
- Coverage: 38%
- Parcel Number: 166-02-037
- Construction: Brick Masonry
- Clear Height: 13-14 feet
- Loading: Grade-Level Doors
- Power: 100 Amps per bay
- Parking: 99 spaces (2.5 per 1,000 SF)
- Zoning: C-3, City of Phoenix
- Attractive curb appeal and quality construction
- Units divisible to 906 SF for users with small requirements
- Recent capital improvements



For more information, contact:

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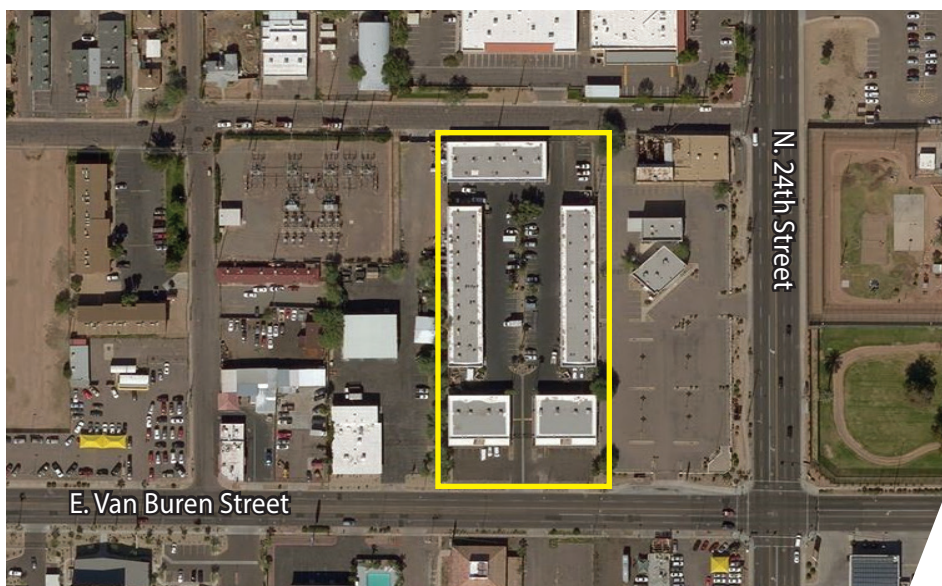
Cushman & Wakefield  
www.cushmanwakefield.com



# Airport Business Park 2328 E. Van Buren Street, Phoenix, Arizona

## Income/Expense ProForma

Income	Sq. Feet	In Place		Sept 2019 - Aug 2020 Proforma	
Occupied Space Rent	35,274	\$294,011	\$0.69	\$335,385	
Vacant Space Rent	4,718	\$0		\$0	
<b>Total</b>	<b>39,992</b>	<b>\$294,011</b>		<b>\$335,385</b>	
Vacancy		\$0	0%	(\$16,769)	5%
<b>Total Receipts</b>		<b>\$294,011</b>		<b>\$318,616</b>	
<u>Operating Expenses</u>					
Property Taxes (2018 Actual)		\$38,849	\$0.97	\$38,849	\$0.97
Insurance		\$3,804	\$0.10	\$3,804	\$0.10
Management		\$12,518	\$0.31	\$12,518	\$0.31
Utilities		\$12,639	\$0.32	\$12,639	\$0.32
CAMs, Services		\$34,637	\$0.87	\$34,637	\$0.87
<b>Total Operating Expenses</b>		<b>\$102,447</b>	<b>\$2.56</b>	<b>\$102,447</b>	<b>\$2.56</b>
<b>Net Operating Income</b>		<b>\$191,564</b>		<b>\$216,169</b>	



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