

4636 N 43RD AVENUE

±163,971 SF | For Sale

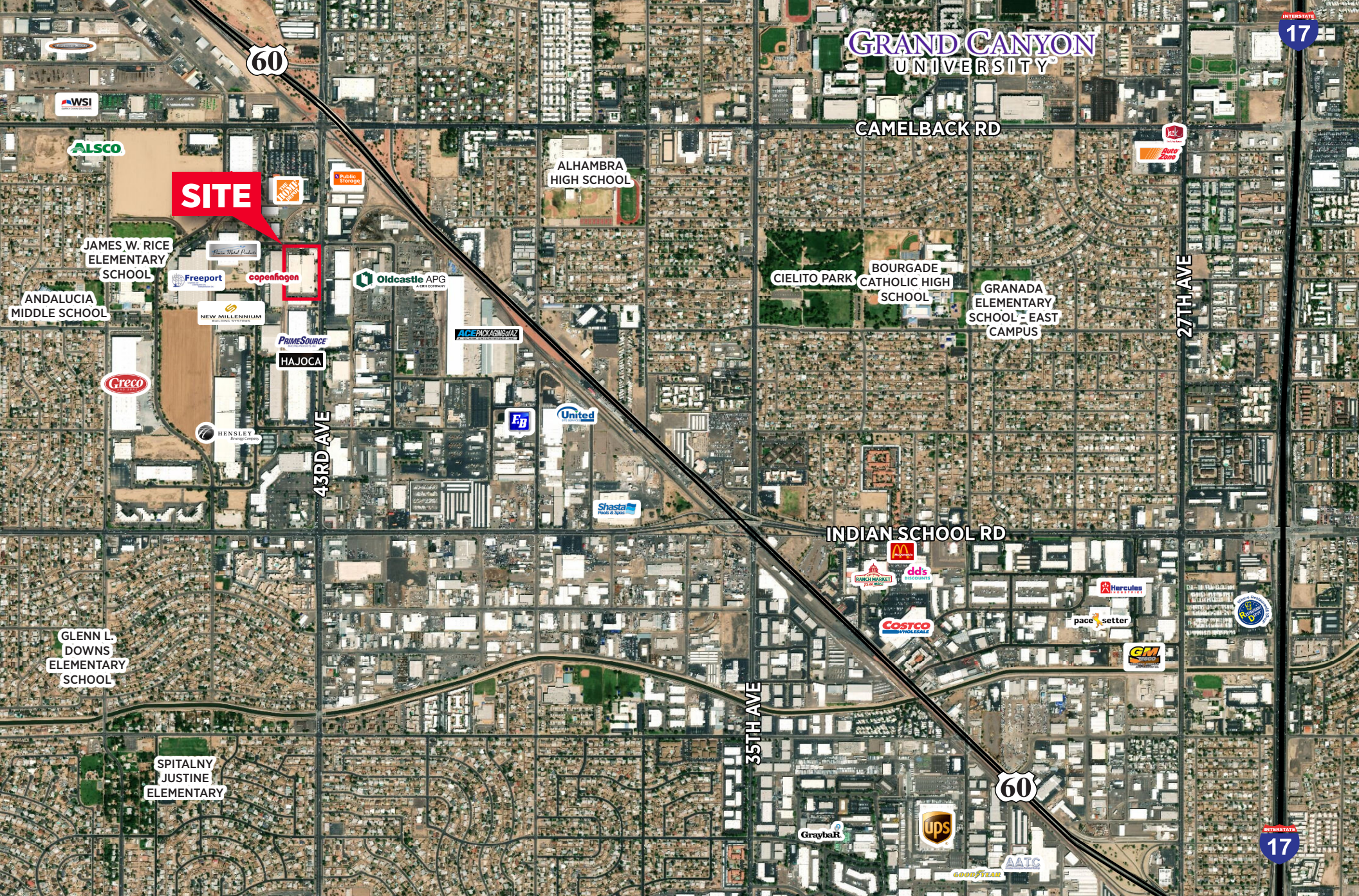


LOCATED IN
OPPORTUNITY ZONE

John Pompay
+ 1 602 224 4422
john.pompay@cushwake.com

Will Groves
+1 602 682 8260
will.groves@cushwake.com





SITE

GRAND CANYON UNIVERSITY

CAMELBACK RD

ALHAMBRA HIGH SCHOOL

CIELITO PARK

BOURGADE CATHOLIC HIGH SCHOOL

GRANADA ELEMENTARY SCHOOL - EAST CAMPUS

JAMES W. RICE ELEMENTARY SCHOOL

ANDALUCIA MIDDLE SCHOOL

INDIAN SCHOOL RD

GLENN L. DOWNS ELEMENTARY SCHOOL

SPITALNY JUSTINE ELEMENTARY

John Pompay
 + 1 602 224 4422
 john.pompay@cushwake.com

Will Groves
 +1 602 682 8260
 will.groves@cushwake.com



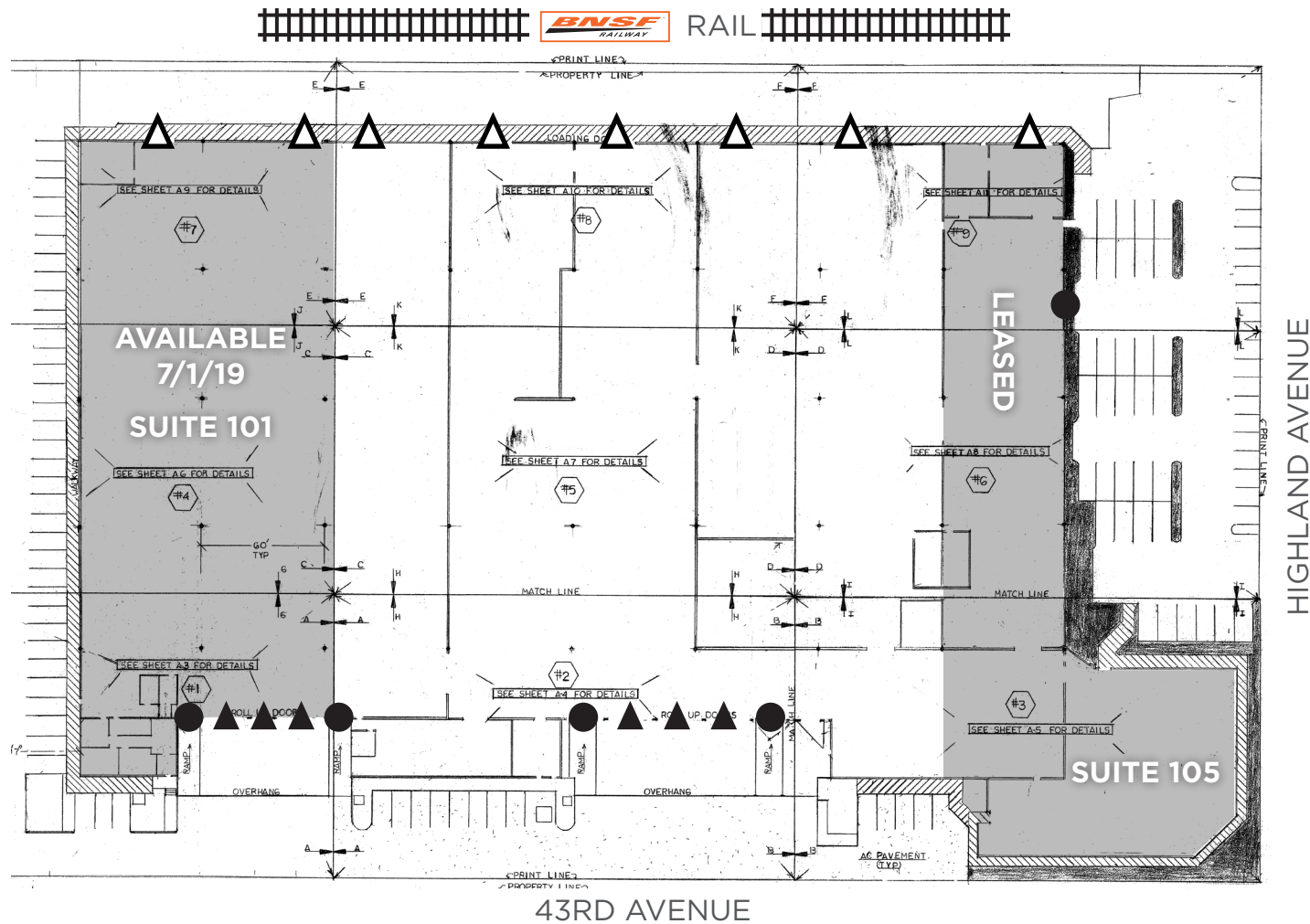


PROPERTY FEATURES

Building Size	±163,971 SF
Lot Size	±6 Acres
Cooling	EVAP Warehouse
Truck Court	Fenced & Secured
Zoning	A-1 City of Phoenix
Clear Height	±18' - ±24'
Loading	5 (12'x14') GL Doors 6 DH Doors 8 DH Rail Doors
Heavy Power	4000 amps / 277-480v 3 phase
Parking	115 spaces
Sale Price	\$7,425,000 / \$45.00/SF
Reduced Sales Price	\$6,900,000 / \$42.00/SF
Lease Rate	Contact Broker
Income	39,800/SF Leased to Two Tenants

SITE PLAN

- △ DH RAIL DOORS
- ▲ DH DOORS
- GL DOORS



OPPORTUNITY ZONE FEDERAL TAX BENEFITS

1

DEFERRAL

REALIZE A CAPITAL GAIN, REINVEST IT IN AN OPPORTUNITY FUND. TAXATION ON THAT GAIN DEFERRED UNTIL 2026.

2

10% REDUCTION

OPPORTUNITY FUND INVESTMENT ELIGIBLE FOR 5 YEARS BY 12/31/26, TAX ON PREVIOUS DEFERRED GAIN REDUCED 10 PERCENT.

3

15% REDUCTION

IF OPPORTUNITY FUND INVESTMENT HELD FOR 7 YEARS, BY 12/31/2026, TAX ON PREVIOUS DEFERRED GAIN REDUCED 15 PERCENT.

4

ELIMINATION

IF OPPORTUNITY FUND INVESTMENT IS HELD FOR 10+ YEARS, NO CAPITAL GAINS TAX ASSESSED ON THAT (SECOND) INVESTMENT.