

1050 RILEY

1050 EAST RILEY DRIVE | AVONDALE, AZ



**OWNER/USER
PURCHASE OPPORTUNITY**

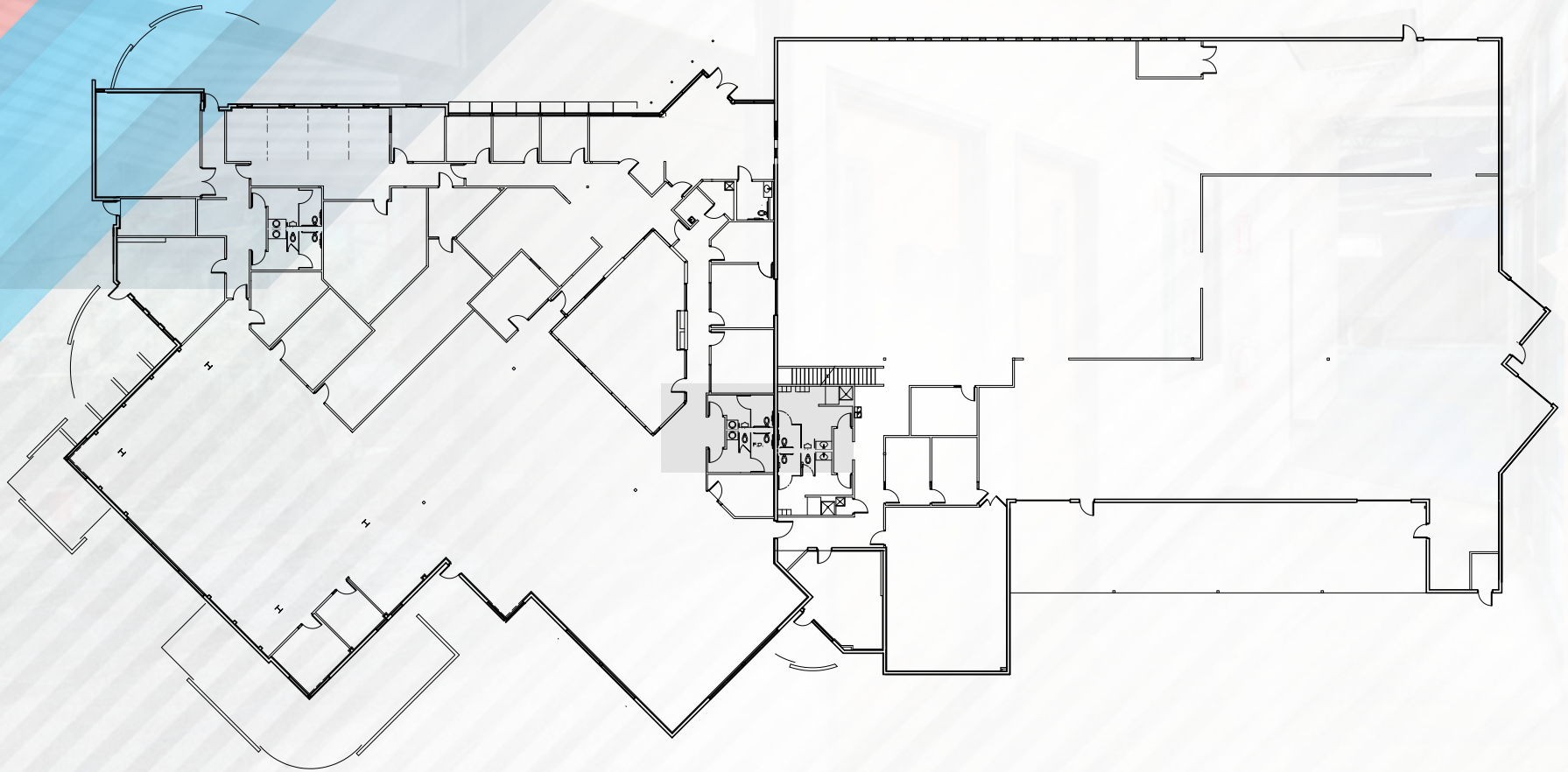
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 **Newmark
Knight Frank**



PROPERTY FEATURES

- Total Building Size: 35,310 sf (expandable)
- Warehouse: 18,810 sf with 24' clear height
- Office: 16,500 sf
- 100% air conditioned throughout
- R-30 rigid insulation
- Loading: 2 truckwells and 3 grade level doors
- Power: 2,000 amps 277/480v 3phase (APS)
- 4 ft. thick concrete pads in printing room
- 9,100 sf fenced/secured yard
- Parking: 4.0/1,000 sf
- Zoning: A-1 Light Industrial
- 6 acres of excess land available separately



OPPORTUNITY ZONE DESIGNATED

- Capital gains tax incentive for investing in opportunity zone
- Temporary deferral for capital gains invested
- Step-up in basis to 15%
- Permanent exclusion from taxable income of capital gains

BUILDING

Parcel Number 500-26-006

Building Size ± 35,310

Lot Size ±3.99 AC

ASKING PRICE \$4,413,000

PRICE PER SF \$124.98

LAND

Parcel Numbers 500-26-007 / 500-26-008

Lot Sizes ±2.69 AC / ±3.35 AC

ASKING PRICE \$5.00 PER SQUARE FOOT



N. ELISEO FELIX JR. WAY

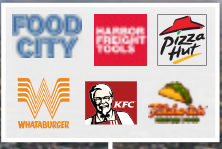
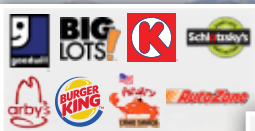
PARCEL: 500-26-007

PARCEL: 500-26-006

PARCEL: 500-26-008

E. RILEY DRIVE





AGUA FRIA HIGH SCHOOL

N. DYSART RD.

FAMILY TRUST

jiffylube

E. VAN BUREN ST.

FUTURE DEVELOPMENT

FUTURE RECYCLING CENTER

N. ELISEO FELIX JR. WAY

FAMILY TRUST

FUTURE DEVELOPMENT

E. RILEY DRIVE

FLOOD CONTROL OF MARICOPA COUNTY



AVONDALE, ARIZONA

1050 East Riley Drive is located 1.5 miles south of the Interstate 10 and Dysart Road interchange, offering direct access to West Coast ports. This central location features logistical advantages to industrial users with the capability to serve numerous large urban areas located within a one- and two-day delivery zone.

DEMOGRAPHICS | 5 MILE RADIUS



184,917
POPULATION



58,368
HOUSEHOLDS



\$66,515
MEDIAN HH INCOME



32
MEDIAN AGE



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