



PHOENIX AIRPORT INDUSTRIAL SUBMARKET

# CASSAVANT MACHINING PORTFOLIO

- 6 FREESTANDING INDUSTRIAL BUILDINGS LOCATED IN THE HEART OF THE PHOENIX AIRPORT INDUSTRIAL SUBMARKET
- 148,157 SF
- NET OPERATING INCOME \$1,382,913



# CASSAVANT MACHINING PORTFOLIO

## PHOENIX AIRPORT INDUSTRIAL SUBMARKET



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## PROPERTY SUMMARY

- » Six high-quality properties - totaling 148,157 SF
- » Strong historical rent growth in the submarket
- » Long-term residual value given A+ infill locations in a key market
- » Attractive building sizes ranging from 17,849 SF to 30,118 SF and pricing is at a significant discount to replacement cost
- » Considerable infrastructure to each building, power, secured yard areas, digital controlled access, cameras, etc.

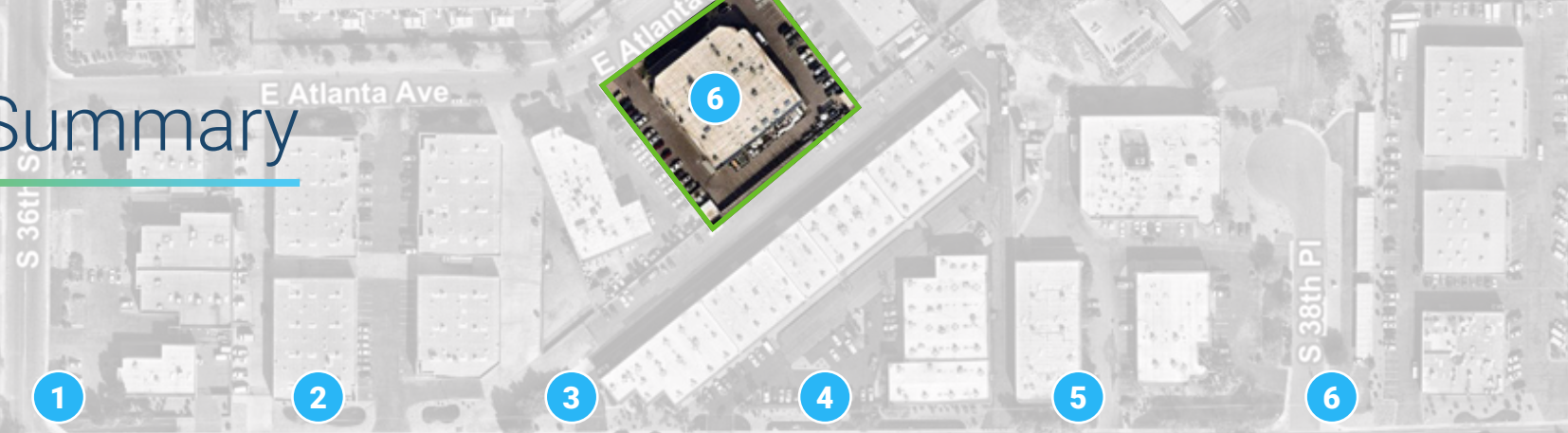
**CBRE, Inc. ("CBRE")** is pleased to present the unique opportunity to acquire the **Cassavant Machining Portfolio** (the "Portfolio"), consisting of six high-quality properties totaling 148,157 SF in Phoenix, Arizona.

The Phoenix Airport Industrial Submarket is the most desirable industrial market in Phoenix. The properties are strategically located in an infill industrial market, with strong labor and consumer demographics and excellent access to multiple transportation routes servicing the Metropolitan Phoenix population. This offering represents a valuable opportunity to acquire immediate scale of product that is no longer being built due to high land and construction costs.

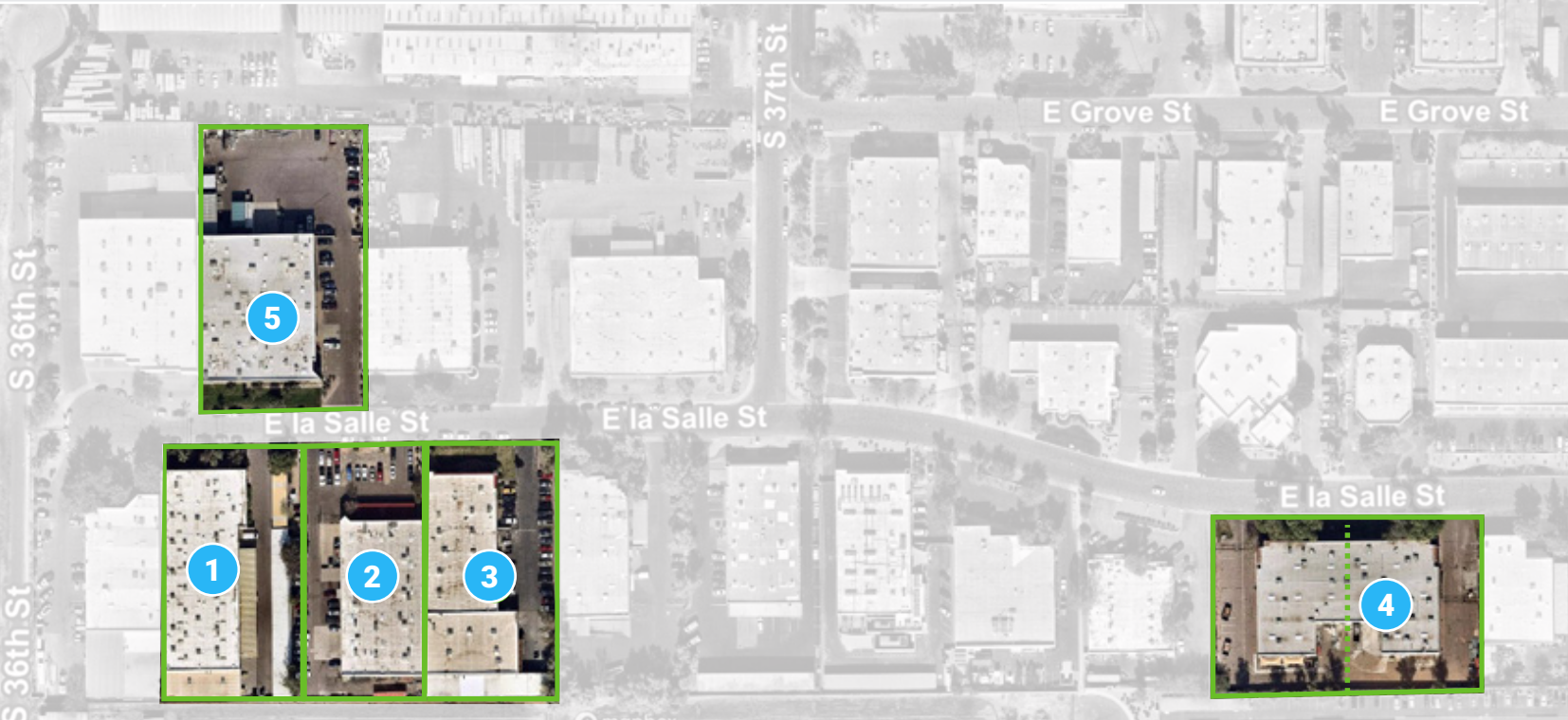
The Portfolio offers attractive asset pricing at 30-40% below replacement costs. The tenant occupies all 6 buildings and has been in business since 1972. Cassavant Machining has owned and maintained these facilities in a class "A" manor for an extended period, maintaining the buildings' institutional standards.

The Portfolio is owned by 6 different LLC's all controlled by members of the Cassavant family, the family wishes to sell the entire Portfolio to a single buyer.

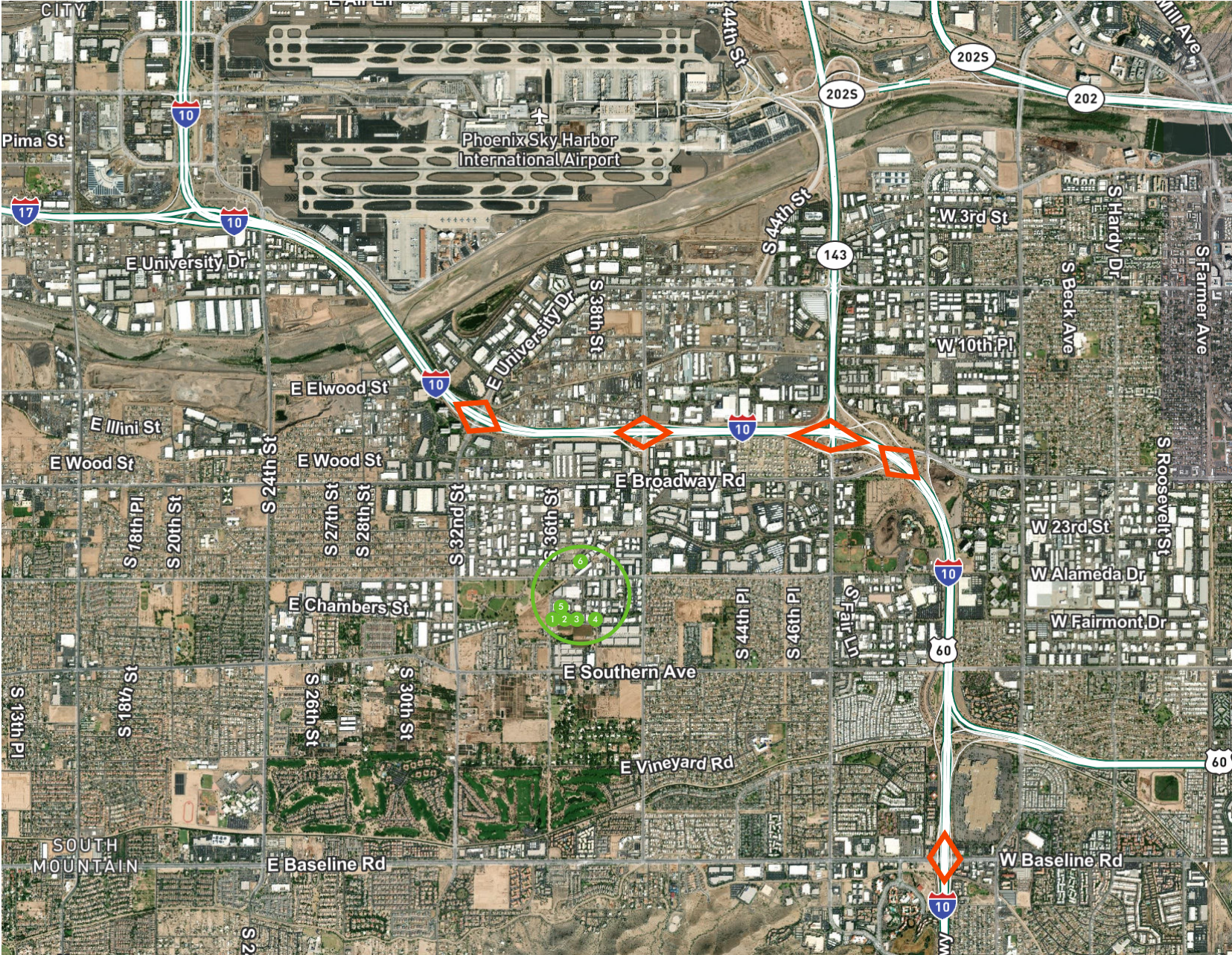
# Portfolio Summary



ADDRESS	3617 E La Salle St Phoenix, AZ 85040	3631 E La Salle St Phoenix, AZ 85040	3641 E La Salle St Phoenix, AZ 85040	3801 E La Salle St Phoenix, AZ 85040	3618 E La Salle St Phoenix, AZ 85040	3725 E Atlanta Ave Phoenix, AZ 85040
Total Rentable Area	30,118	19,900	26,034	26,756	27,500	17,849
Acreage	1.12	1.12	1.12	1.51	1.53	1.06
Far	56%	39%	54%	40%	41%	39%
Occupancy	100%	100%	100%	100%	100%	100%
Dock-High Doors	0	2 TW	0	2	2	0
Drive-In Doors	2	2	3	2	3	1
Clear Height	21'	20'	13'-18'	22'	22'	17'-20'
Year Built	1986	1981	1984	1982	1983	1989



# Phoenix Airport Submarket



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