

# FOR SALE OR LEASE

23048 N. 15TH AVENUE  
PHOENIX, ARIZONA

# Voit

REAL ESTATE SERVICES



## PROPERTY FEATURES

- ±26,840 SF free-standing building
- ±6,000 SF of 1st floor office
- ±6,000 SF of 2nd floor office
- 100% air-conditioned
- ±57,820 SF lot
- 24' clear height
- Fire sprinklered
- 3 Grade-level roll up doors (12'x14')
- 61 total parking spaces (±45 covered spaces)
- 2000 amps 277/480 v
- CP/BP zoning, City of Phoenix
- Truckwell and grade level loading
- Elevator

## PRICING

**LEASE RATE:**  
**\$0.65 NNN**

**SALE PRICE:**  
**Contact Broker**

For more information, contact:

**MIKE CIOSEK**  
Senior Vice President  
602.513.5135  
mciosek@voitco.com

**ERIC BELL**  
Senior Vice President  
602.513.5151  
ebell@voitco.com

2375 E. Camelback Rd., Suite 150, Phoenix, AZ 85016 • 602.952.8648 • 602.952.8649 Fax • Lic #01333376 | www.voitco.com

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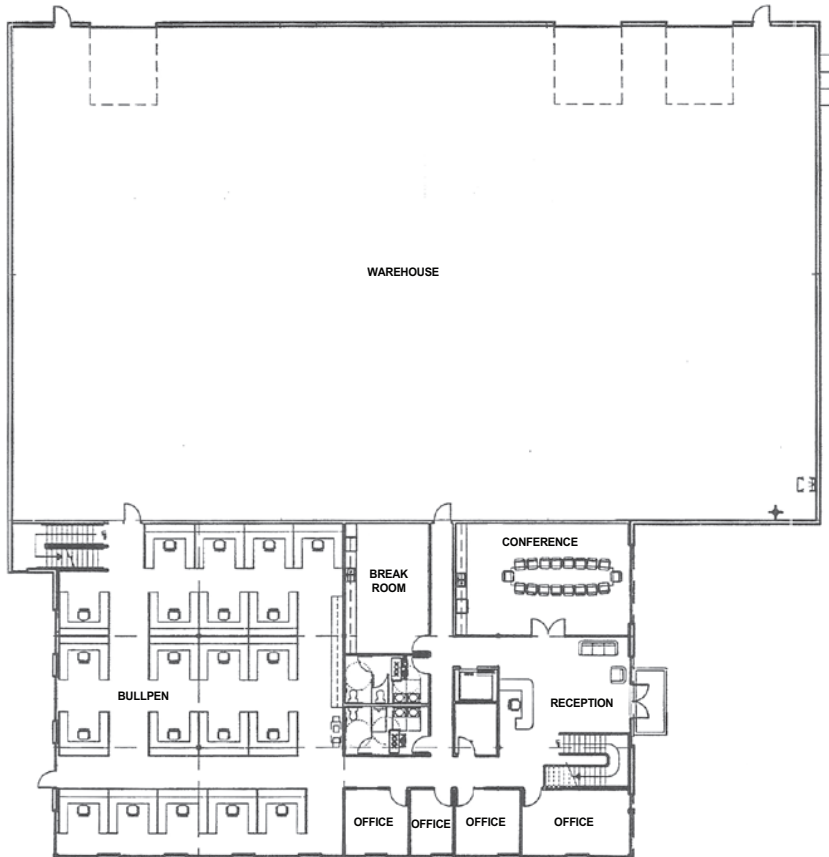
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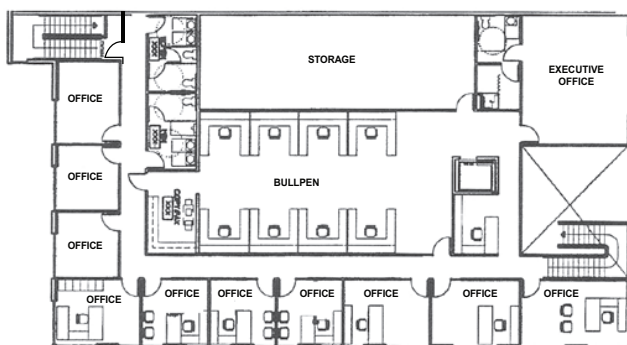
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## FLOOR PLANS

### First Floor

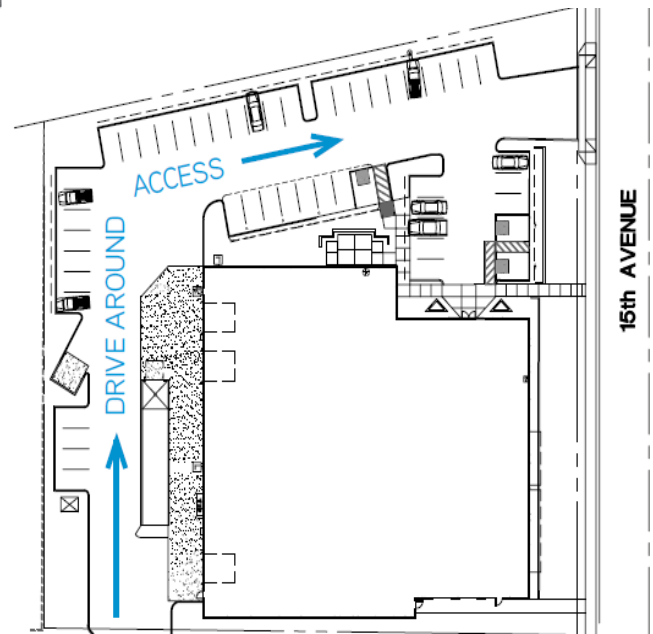


### Second Floor



## PINNACLE PEAK BUSINESS PARK

This first class office/industrial building constructed in 2002 has a total of  $\pm 26,836$  SF. The building is situated on a  $\pm 57,820$  SF lot. Along with a grand staircase connecting the first and second floors, there is also an elevator. There is ample parking for your employees with 61 parking spaces, 45 of which are covered.



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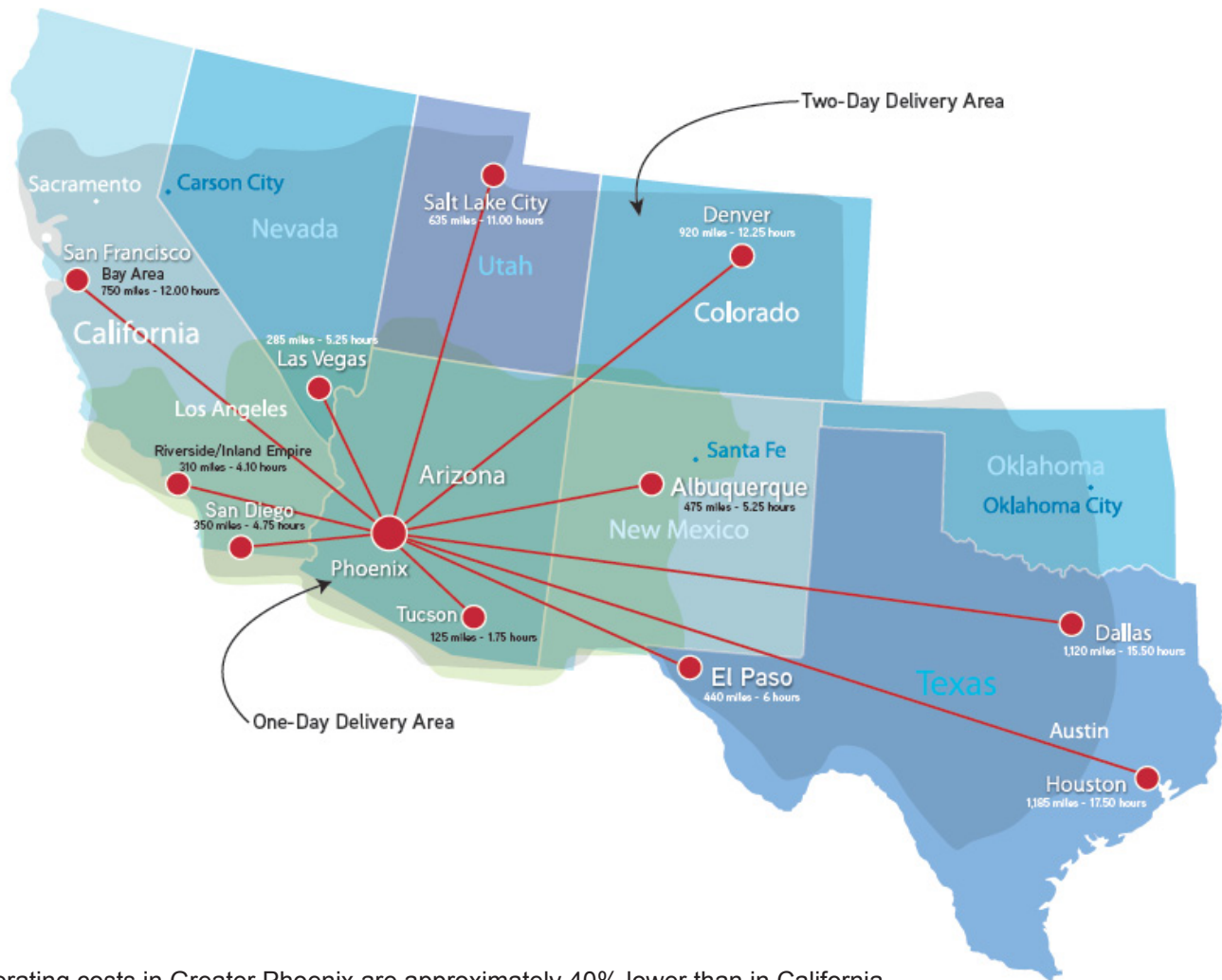


*Cohenfinancial*

<b>SBA 504 LOAN 10 YEAR FIXED</b>			
<b>Project Costs and Financing Breakdown</b>			
Base Project Costs	Purchase Price	Lender/SBA	Borrower
Industrial Building	\$2,952,000		\$295,200
1st Trust Deed (Lender)		\$1,478,000	
2nd Trust Deed (SBA/CDC)		\$1,180,800	
<b>Total Base Costs</b>	<b>\$2,952,000</b>	<b>\$2,656,800</b>	<b>\$295,200</b>
<b>Financing Costs</b>			
Appraisal (Estimated)	\$3,000 -		\$3,000
Phase 1 (estimated)	\$1,800 -		\$1,800
Property Inspection	\$1,000 -		\$1,000
Misc. Closing Costs	\$1,300 -		\$1,300
Title Fees (estimated)	\$2,500 -		\$2,500
Loan Fee	\$14,780 -		\$14,780
SBA/CDC Fee	\$31,291 -		\$31,291
<b>Total Financing Costs</b>	<b>\$55,651 -</b>		<b>\$55,651</b>
<b>Total</b>	<b>\$3,007,651</b>	<b>\$2,706,886</b>	<b>\$300,765</b>
<b>\$1,503,826 1st Trust Deed - Monthly Payment</b>			
<b>\$9,011.64</b>			
<b>\$1,203,060 2nd Trust Deed - Monthly Payment</b>			
<b>\$7,392.14</b>			
<b>Total Monthly Principal &amp; Interest Payment</b>			
<b>\$16,403.78</b>			
<b>1st Deed of Trust Loan Terms</b>			
Loan to Value:	50%		
Interest Rate 11.16.12	5.25%		
Rate Adjustments:	Fixed for 10 Years and resetting every 5 years		
Amortization:	25		
Loan Term:	25		
Prepayment Penalty	10% Declining		
Collateral:	1st Lien position on real estate		
<b>2nd Deed of Trust Loan Terms</b>			
Loan to Value:	40%		
Interest Rate*:	4.16%		
Rate Adjustments:	Fixed for 20 Years		
Amortization:	20		
Loan Term:	20		
Prepayment Penalty	10% declining		
Other:	51% occupancy required by owner		

<b>SBA 504 LOAN 5 YEAR FIXED</b>			
<b>Project Costs and Financing Breakdown</b>			
Base Project Costs	Purchase Price	Lender/SBA	Borrower
Industrial Building	\$2,952,000		\$295,200
1st Trust Deed (Lender)		\$1,478,000	
2nd Trust Deed (SBA/CDC)		\$1,180,800	
<b>Total Base Costs</b>	<b>\$2,952,000</b>	<b>\$2,656,800</b>	<b>\$295,200</b>
<b>Financing Costs</b>			
Appraisal	\$3,000 -		\$3,000
Phase 1 (estimated)	\$1,800 -		\$1,800
Property Inspection	\$1,000 -		\$1,000
Misc. Closing Costs	\$1,300 -		\$1,300
Title Fees (estimated)	\$2,500 -		\$2,500
Loan Fee	\$14,780 -		\$14,780
SBA/CDC Fee	\$31,291 -		\$31,291
<b>Total Financing Costs</b>	<b>\$55,651 -</b>		<b>\$55,651</b>
<b>Total</b>	<b>\$3,007,651</b>	<b>\$2,706,886</b>	<b>\$300,765</b>
<b>\$1,503,826 1st Trust Deed - Monthly Payment</b>			
<b>\$8,146.80</b>			
<b>\$1,203,060 2nd Trust Deed - Monthly Payment</b>			
<b>\$7,392.14</b>			
<b>Total Monthly Principal &amp; Interest Payment</b>			
<b>\$15,538.93</b>			
<b>1st Deed of Trust Loan Terms</b>			
Loan to Value:	50%		
Interest Rate 11.16.12	4.250%		
Rate Adjustments:	Fixed for 5 Years and resetting every 5 years		
Amortization:	25		
Loan Term:	25		
Prepayment Penalty	5%, 5%, 5%, 5%, 5%		
Collateral:	1st Lien position on real estate		
<b>2nd Deed of Trust Loan Terms</b>			
Loan to Value:	40%		
Interest Rate*:	4.16%		
Rate Adjustments:	Fixed for 20 Years		
Amortization:	20		
Loan Term:	20		
Prepayment Penalty	10% declining		
Other:	51% occupancy required by owner		

Rates and terms subject to change without notice.  
For Discussion Purposes Only, Not a Commitment to Lend



Operating costs in Greater Phoenix are approximately 40% lower than in California

Arizona offers more than 20 business incentives to choose from

### Other Arizona Fast Facts:\*

- No corporate franchise tax
- No income tax on dividends from out of state subsidiaries
- No worldwide unitary tax
- Aggressive accelerated depreciation schedules
- 80 percent sales factor for corporate income tax, ramping up to a 100 percent option
- Low total payroll costs, including some of the lowest Fringe and Mandated Benefits in the county
- No sales tax on manufacturing equipment
- No inventory tax
- Low unionization
- Low workman's comp and unemployment insurance
- Right-to-work state
- 90-day-or-less permitting

\*Courtesy of GPEC.org

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