

NET-LEASED INVESTMENT OPPORTUNITY

17602 N. BLACK CANYON HIGHWAY
PHOENIX // ARIZONA



Paul E. Boyle
Executive Director
602.224.4414
Paul.Boyle@cushwake.com

Rick Danis
Executive Director
602.224.4405
Rick.Danis@cushwake.com

2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016
ph: 602.954.9000
fx: 602.253.0528
cushmanwakefield.com



NET-LEASED INVESTMENT OPPORTUNITY

17602 N. BLACK CANYON HIGHWAY
PHOENIX // ARIZONA



TENANT / LEASE SUMMARY

The subject property is leased to Cox Communications of Arizona LLC, a subsidiary of Cox Communications, Inc. (also known as Cox Cable and formerly Cox Broadcasting Corporation, Dimension Cable Services and Times-Mirror Cable), an American privately owned subsidiary of Cox Enterprises providing digital cable television, telecommunications and Home Automation services in the United States. The property was recently awarded the national contract for the National Cox Television Channel distribution, which is a prestigious nomination for this division and facility. Recent improvements in 2018 and 2019 were upgraded in both the technology and common areas of the tenants space. Another division within the facility is Cox Creative Studios, a heavily invested service with highly improved studios. This commitment from the tenant illustrates the critical nature of the facility.

HIGHLIGHTS

- Tenant, Cox Communications of Arizona LLC (\$2.5B in estimated annual revenue 2018), is a subsidiary of Cox Communications, Inc., which has \$12B in annual revenue (2018), and a BBB rating.
- NNN Lease With 2.5% Annual Increases
- Significant Tenant Commitment to Facility - Cox Communications has occupied the subject property since 1990 and leases an additional 3.46 acre parcel of land which is used for its vehicle service/maintenance and parking.
- Satellite Dish and Antennas on site - The facility features two satellite dishes and an antenna tower on the property, which the Tenant utilizes.
- Short Distance From Corporate Headquarters-The subject property is located four miles (10+/- minutes) from Cox Communications Company Owned Phoenix Headquarters facility located at 1550 W. Deer Valley Road.
- Key Location For Area Service Center Access—The property is centrally located with immediate freeway access to I-17 and Loop 101, allowing convenient routes to the six Area Service Center Territories served by Cox Communications.
- I-17 corridor location with established corporate presence and abundance of amenities in area.
- Amenities include more than 100 restaurants, retail services, and hotels.



ADDRESS	17602 N. Black Canyon Highway, Phoenix AZ
SUBJECT PROPERTY SIZE	±40,720 Square Feet
LAND AREA	±3.29 Acres
YEAR BUILT	Improved 2007-2018
ZONING	IP, City Of Phoenix
PARCEL NUMBER	208-06-014A
CLEAR HEIGHT	10'-14' in office area, 16' in warehouse
POWER	3 phase, 800 amps, 277/480 volt
CONSTRUCTION	Tilt-Up Concrete
PARKING	133 spaces (3.27 per 1,000 SF), includes 48 covered
SPRINKLERED	Yes
PROPERTY TAXES	\$47,514.72 (2019)

Offering Summary

PRICE	\$8,800,000
LEASE EXPIRATION	September 30, 2026
NOI	\$605,099
CAP RATE	6.9%



Paul E. Boyle
 Executive Director
 602.224.4414
 Paul.Boyle@cushwake.com

Rick Danis
 Executive Director
 602.224.4405
 Rick.Danis@cushwake.com

2555 E. Camelback Rd, Suite 400
 Phoenix, Arizona 85016
 ph: 602.954.9000
 fx: 602.253.0528
 cushmanwakefield.com



NET-LEASED INVESTMENT OPPORTUNITY

17602 N. BLACK CANYON HIGHWAY
PHOENIX // ARIZONA

