



Net-Leased Investment Opportunity

2640 North 31st Avenue | Phoenix, Arizona

WEST DIRECT OIL
DIESEL DIRECT
Supply. Delivery. Management.

For more information, please contact:

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cushmanwakefield.com



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About The Tenant:

West Direct Oil, is a premier one-stop fuel and lubrication products distribution company that delivers high-quality petroleum products, shop chemicals, service chemicals, vehicle reconditioning products and is affiliated with the nation's largest on-site fueling service company, Diesel Direct, which delivers high quality fuels and additives directly to a fleet's tanks, on the job site or place of business. West Direct provides an industry-leading customer experience driven by innovative technology.

For details, visit www.westdirectoil.com and www.dieseldirect.com.

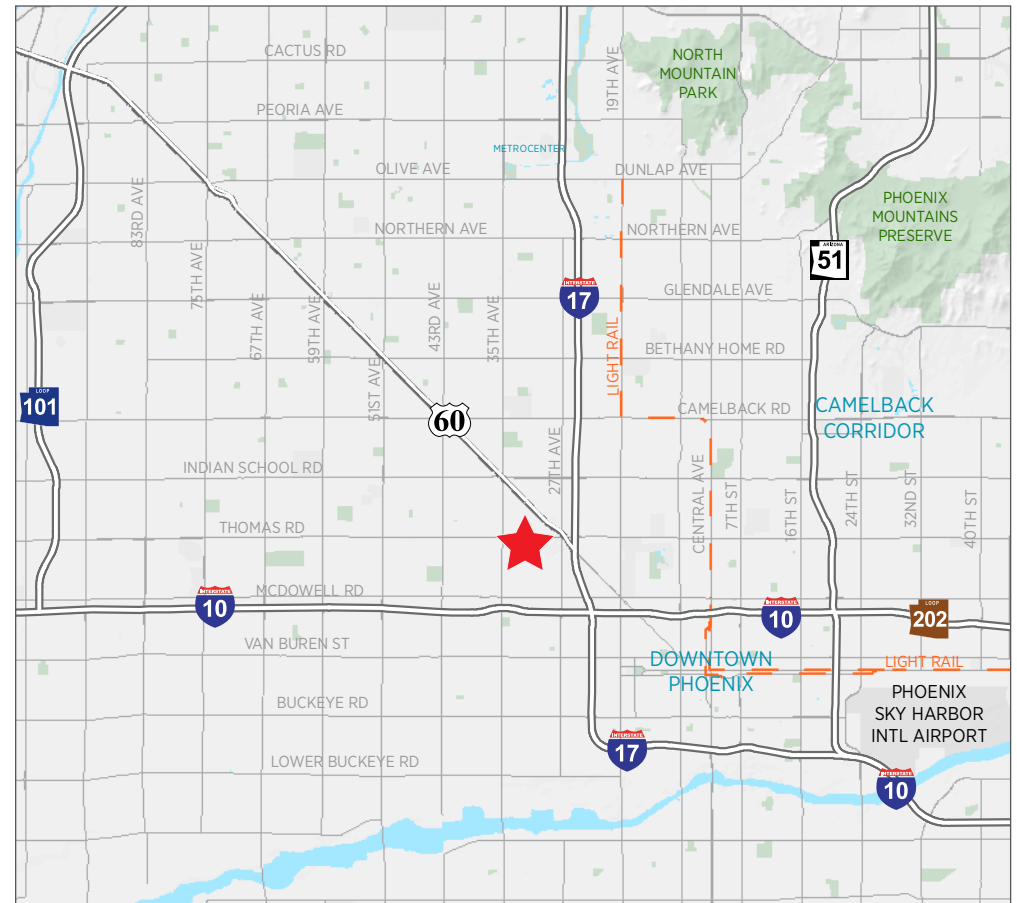
Offering Summary:

- Price: \$2,432,000
- Lease Expiration: September 18, 2023
- Cap Rate: 7.5%
- NOI (June 2019 - May 2020): \$182,400



Project Features:

- ±14,912 square feet, plus an additional ±5,644 square feet of canopy area used for product storage
- Site Area: 96,770 square feet (2.2 acres)
- Zoning: A-1, City of Phoenix
- Year Built: 1964
- Parcel Number: 108-09-001F
- Coverage: 15%
- Office Buildout: Approximately 20%
- Property Taxes: \$24,141.92 (2018)
- Construction: Wood Frame and Stucco
- Loading: Dock high with four levelers and overhead doors, drive-in ramp
- Power: 3 phase
- Clear Height: 20 foot (warehouse); 8 foot (office)
- Fire Sprinklered (New - 2018)
- Parking: 20 spaces



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