

FOR SALE OR FOR LEASE

5440 S 43rd Ave | Phoenix, AZ 85041

Industrial
Investment Opportunity

Offering Memorandum



±3 AC

MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

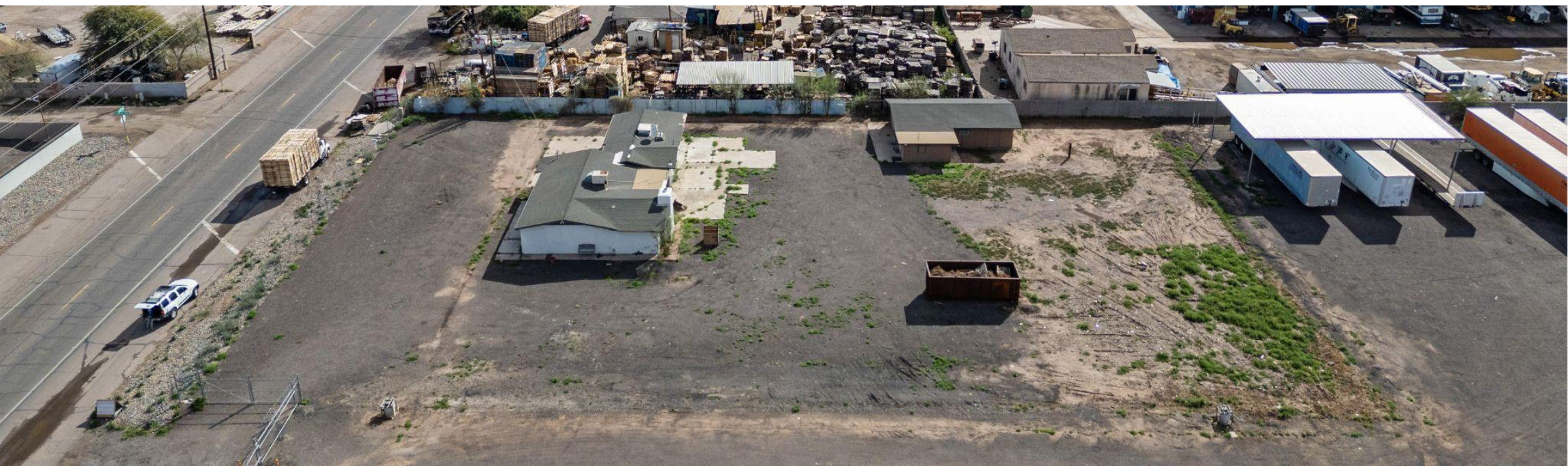
5440 S 43rd Ave
Phoenix, AZ 85041



INVESTMENT HIGHLIGHTS

Property Highlights

- **Prime 3-Acre Fenced Outdoor Storage Yard** — Offers approximately ±128,000 SF of secure, fully enclosed yard space, ideal for heavy equipment, vehicles, trailers, materials, or fleet parking with ample room for maneuvering and organization.
- **Strategic Location in Phoenix's South Industrial Corridor** — Situated with excellent access to major highways (including proximity to I-10, I-17, and recent Loop 202 extensions), providing fast connectivity for logistics, drayage, and regional distribution.
- **Zoned for Industrial and Flexible Uses** — IND-1 zoning supports a wide range of operations, including contractor yards, equipment staging with room for outdoor storage plus ancillary office or shop space.
- **Secure and Functional Site Features** — Fully fenced perimeter for enhanced security, combined with on-site improvements like office space, making it turnkey for businesses needing yard space, storage, and small administrative areas.
- **Versatile High-Demand Phoenix IOS Asset** — In a growing market for industrial outdoor storage, this property delivers cost-effective, scalable space for construction, transportation, or heavy-duty users seeking reliable, weather-resistant outdoor yard solutions in a high-accessibility submarket.



101



PET SMART
amazon

target
Distribution Center

CAD ENTERPRISES
metalfluids.com
PURVIS INDUSTRIES
GRAINGER

GEODIS

± 210,000 VPD



± 116,000 VPD



COSTCO
WHOLESALE
Distribution Center

UNITED STATES POSTAL SERVICE
MDS FULFILLMENT
FOUR SEASONS' BUILDING PRODUCTS
Digital Building Components
Dial

UDL UPDIKE
DISTRIBUTION LOGISTICS

SPG
BERGER
MOVING & STORAGE
MAR-BRO
MANUFACTURING
A Fastener Company

PNESTONE
A QUIKRETE COMPANY

Sysco
pepsico

FedEx
Freight

P&G

amazon

KNIGHT
TRANSPORTATION

QUIKRETE
What America's Made Of®

GP Georgia-Pacific
MCKESSON
DHL

Marshalls
Distribution Center

SOUTHWEST
INDUSTRIAL RIGGING

✈ Phoenix Sky Harbor
International Airport
±10 Miles Away

SWIFT
TRANSPORTATION

202
± 35,000 VPD

CORESLAB
STRUCTURES

Subject
Property

Industrial Neighbors
FedEx amazon
Ground
TEC Equipment
APEL
Extrusions

AA

5440 S 43rd Ave
Phoenix, AZ 85041

\$2,600,000

Sales Price

\$866,667

Per Acre

±2,870 SF

RBA

±3.00 AC

Lot Size

IND-1

Zoning

\$19,500/Month NNN

Lease Rate

Owner will provide a tenant improvement package
for office space

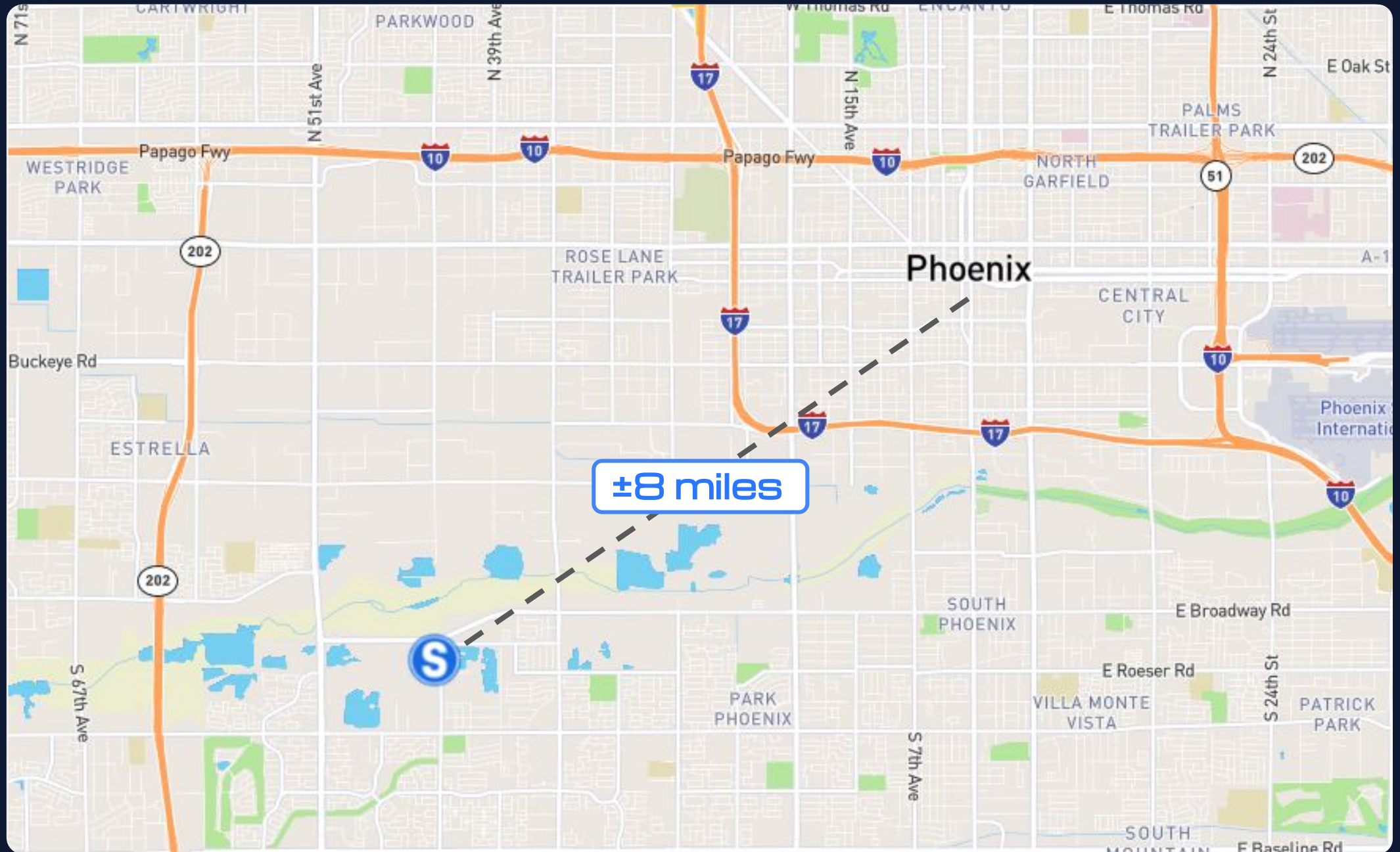


PROPERTY PHOTOS



MARKET OVERVIEW

5440 S 43rd Ave
Phoenix, AZ 85041



PHOENIX, AZ

Market Demographics



545,460
Total Population

\$124,429
Median HH Income

184,141
of Households

57.1 %
Homeownership Rate

824,800
Employed Population

31.9 %
% Bachelor's Degree

34.8
Median Age

\$381,900
Median Property Value

Local Market Overview

Phoenix serves as Arizona's capital and the economic and administrative center of the state, characterized by its expansive geographic footprint and continued urban development. The city plays a critical role in regional logistics and commerce, bolstered by proximity to Interstate 10, Interstate 17, and Sky Harbor International Airport—one of the busiest airports in the country by passenger volume. Its transportation infrastructure supports both freight and commuter connectivity throughout the Southwest.

Phoenix is home to multiple Fortune 500 companies and a diverse mix of industries including healthcare, financial services, technology, manufacturing, and government. Institutions such as Arizona State University and the Mayo Clinic contribute to education and biomedical research, while downtown redevelopment has introduced new commercial space, sports venues, hospitality assets, and multifamily housing. The area also supports a strong tourism sector, driven by outdoor recreation, professional sports, and a year-round events calendar. Continued investment in light rail expansion and infrastructure modernization reflect the city's long-term growth strategy.

Population	1-Mile	3-Mile	5-Mile
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Current Year Estimate	10,625	82,207	211,425
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Households	1-Mile	3-Mile	5-Mile
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Current Year Estimate	2,901	22,190	60,162
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Income	1-Mile	3-Mile	5-Mile
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Average Household Income	\$88,674	\$124,429	\$103,731
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PHOENIX, ARIZONA MSA

The Phoenix-Mesa-Scottsdale MSA is one of the fastest-growing metropolitan areas in the United States, with a current population exceeding 5.1 million and strong annual in-migration driving robust demand across all major property sectors. The region's diversified economy, pro-business climate, and consistent job and income growth continue to make it a premier destination for real estate investment.

5.19M

Total Phoenix MSA
Population

1.7%

Annual Population Growth
(2020-2025)

\$398B

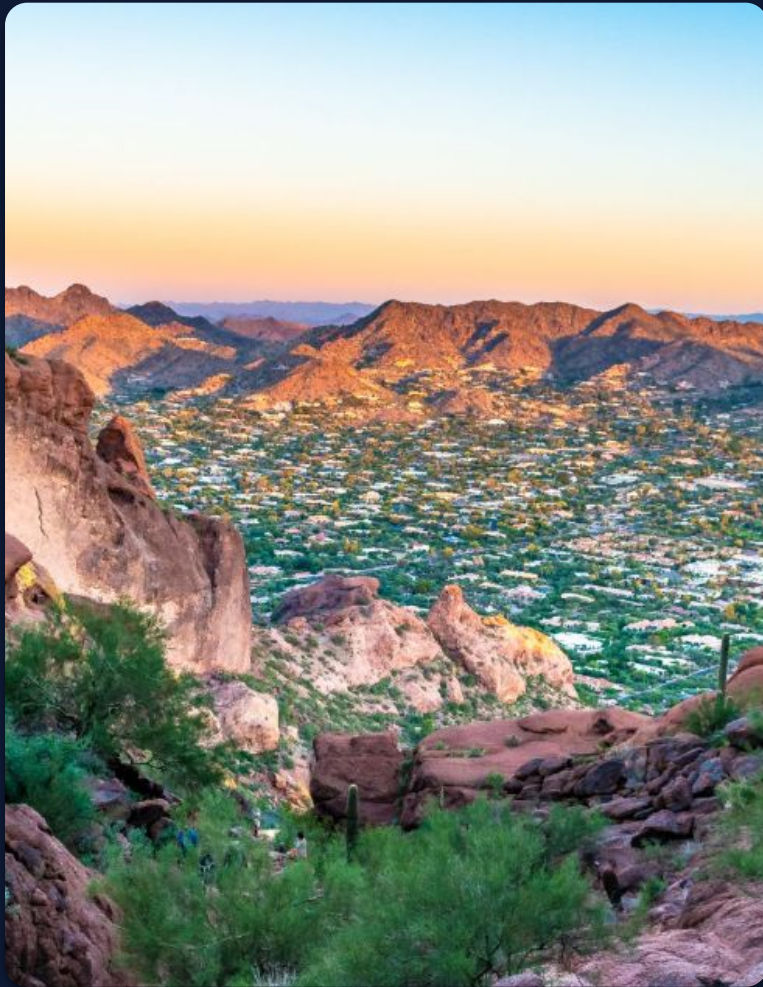
Gross Domestic Product
(GDP) in 2023

1.6%

Annual Employment Growth
(2023-2024)



PHOENIX - THE SOUTHWEST'S DESTINATION FOR DYNAMIC GROWTH



Phoenix MSA Accolades & Rankings

#10

Largest MSA in the U.S.
- U.S. Census Bureau

#14

Highest GDP (\$398B)
Among U.S. Metros
- BEA

#4

Best Performing Cities in
the U.S.
- Milken Institute (2022)

#1

Largest MSA in the state
of Arizona
- U.S. Census Bureau

#1

Top Growth Metro In
U.S. 2020-2020

#4

Largest population
growth in the U.S.
- AZ Big Media

#3

Best U.S. Metro for
Manufacturing
- Niche

#7

Best startup cities in
America
- AZ Big Media

Phoenix has consistently ranked as one of the top locations in the United States, offering a dynamic mix of economic opportunities, cultural richness, and lifestyle benefits that appeal to both individuals and businesses. The city's thriving job market—anchored by major employers in technology, healthcare, education, and manufacturing—continues to draw a highly skilled workforce and supports ongoing population growth.

Here's what makes Phoenix stand out as a premier destination:

Rapid Economic Growth | Lifestyle Affordability | Booming Population and Energy | Connectivity and Infrastructure Environmental Innovation | Support for Entrepreneurs | Education Excellence | Outdoor Adventure and Recreation Resilient Housing and Business Markets

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **5440 S 43rd Ave, Phoenix, AZ, 85041** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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