

IOS Opportunity For Sale & Lease

2002 W Broadway Rd | Phoenix, AZ 85041

±2.47 AC of Available
A-2 Zoned Property
Offering Memorandum

Seller Financing Available

MATTHEWS™



EXCLUSIVELY LISTED BY



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Broker Of Record

David Harrington

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PROPERTY OVERVIEW

2002 W Broadway Rd
Phoenix, AZ 85041



OFFERING OVERVIEW

±2.00 - ±2.47 AC

Available for Lease

\$18,000/Month*

Asking Rent

\$4,200,000

List Price

90 Days

Needed for Owner to
Move Out

Property Summary

Address 2002 W Broadway Rd, Phoenix, AZ 85041

Parcel ID 105-52-014A

Lot Size ±107,419 SF | ±2.47 AC

Office Trailer SF ±560 SF

Canopied Shop SF ±1,600 SF

Zoning A-2, Heavy Industrial

Utilities Electric & Septic

Coverage 2.01%

Features Monument Signage, Storage Containers

Additional Charges* Property Taxes, Insurance & TPT



PROPERTY HIGHLIGHTS

Property Highlights

- **Seller Financing Available** - Attractive alternative to traditional lending with negotiable terms to suit buyer needs.
- **Frontage on Broadway Rd** - Provides prime exposure along one of Phoenix's most sought-after industrial corridors, well known for truck repair, auto parts and sales, recycling, distribution, and other heavy industrial users.
- **A-2, Heavy Industrial Zoning** - Allows for a wide range of industrial and commercial uses, offering flexibility for businesses with specialized operational needs.
- **Proximity to I-17 Highway** - Offers convenient regional access for employees, customers, and freight transportation throughout the Phoenix metropolitan area.
- **Monument Signage** - Delivers prominent street-level visibility and branding opportunities to enhance business exposure and customer recognition.



PROPERTY PHOTOS



COMMERCIAL VAN INTERIORS
Specialists in the "Working Van and Truck"
reperch by remoov
Arizona Sun Supply, Inc. **NATIONAL CONSTRUCTION MATERIALS**
FM INDUSTRIES, INC.

S 19th Ave ± 50,300 VPD

60

± 114,500 VPD

Cowley Industrial Park
Corporate Office

10

Downtown Phoenix

N 7th St ± 28,800 VPD

10

± 209,300 VPD

Honeywell
Aerospace

wesco

± 201,800 VPD

ATD AMERICAN TIRE DISTRIBUTORS
Ryder
FoamDaddy
Polymershapes
CHAMPION Windows - Garages - Home Exteriors
STP PERFORMANCE COATING

IRON MOUNTAIN
wesco
SEALCO
DISTRIBUTION INTERNATIONAL
canteen
Collins Aerospace An RTX Business



Phoenix Sky Harbor International Airport

W.W.Williams
CONSIDER IT DONE.
vanguard TRUCK CENTERS
Encore LANDSCAPE MANAGEMENT

± 128,000 VPD

17

Subject Property

DRAKE
HOGAN
CORE & MAIN

amazon

MASTER ELECTRONICS **FedEx**
WESTLAND DISTRIBUTING
LEAVITT MACHINERY
Southern Carlson Airgas an Air Liquide company

W Broadway Rd ± 18,000 VPD

ExtraSpace Storage

SOUTHWEST INDUSTRIAL RIGGING

HCI HIGHLAND CABINETS INC.

W Southern Ave ± 30,800 VPD

Google Earth

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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 **2002 W Broadway Rd, 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.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

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.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.