1458 N 26th Ave

1458 N 26th Ave Phoenix, AZ 85009

Industrial Investment Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By

Gage Tuller
Associate
(602) 806-7255
gage.tuller@matthews.com
License No. SA712585000 (AZ)

John Stroud
First Vice President
(602) 975-0807
john.stroud@matthews.com
License No. SA691768000 (AZ)

David Harrington
Broker of Record
Lic. No. CO701910000 (AZ)
Broker Firm No. CO701910000 (AZ)

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Property Overview

1458 N 26th Ave
Phoenix, AZ 85009

Investment Highlights

$1,300,000
List Price

$169 SF
Price/SF

Property Facts

- 7,680 SF
- 0.42-Acre Lot Size
- 17’ Clear Height
- Masonry Construction
- 400 amps/3 phase power
- HVAC Office Space/EVAP Warehouse
- Sprinklers
- Built in 1985
- 1 Truck Well
- 1 Grade Level Door

Property Highlights

- **Great Central Phoenix Location** – Turnkey warehouse with immediate access to the I-10 & I-17 Interchange
- **Highly Functional Building** – 7,680 SF masonry building on a 0.42-Acre lot with 17’ clear height, ideal for users in need of a smaller building
- **Power & Loading Potential** – 400 amps/3 phase power paired with a truck well and grade level door allow for ease of access when unloading/loading
- **Comfortable Office & Warehouse** – HVAC-air conditioned office space and EVAP cooled warehouse aid in keeping it cooler during hot summers
- **Well Built & Protected** – Masonry construction from 1985 with up-to-date fire sprinkler system

SHAMROCK EST. 1922 FARMS
Shamrock Foods Company
CUTTING EDGE SUPPLY
FleetPride HEAVY DUTY PARTS & SERVICE
N
Phoenix Sky Harbor International Airport
±8 Miles Away
Processes More Than 1,000 tons of Cargo Daily
AWP Safety
INTERSTATE 17
± 185,752 VPD
Grand Ave ± 31,873 VPD
CCFS LTL • LOGISTICS
NEFCO
SOUTHWEST INDUSTRIAL RIGGING
CREATIVE CARTON MANUFACTURING, LLC
NPW
BRAGG COMPANIES
SIMPSON
SUNBELT RENTALS
RAYA PALLET RECYCLING
SLIDE-LOK Garage Interiors & Closet Systems
Subject Property
SONSRAY MACHINERY CE
ARIZONA CLIMATE SUPPLY
SC SCHREPPLE CONSTRUCTION
AIMS COMPANIES
SWAINE ASPHALT CORP.
SealMaster Pavement Products & Equipment
AAPAK AUTO & HEAVY DUTY A/C SPECIALISTS
INTERSTATE 10
± 252,910 VPD
Google Earth

Interior Photos

Market Overview

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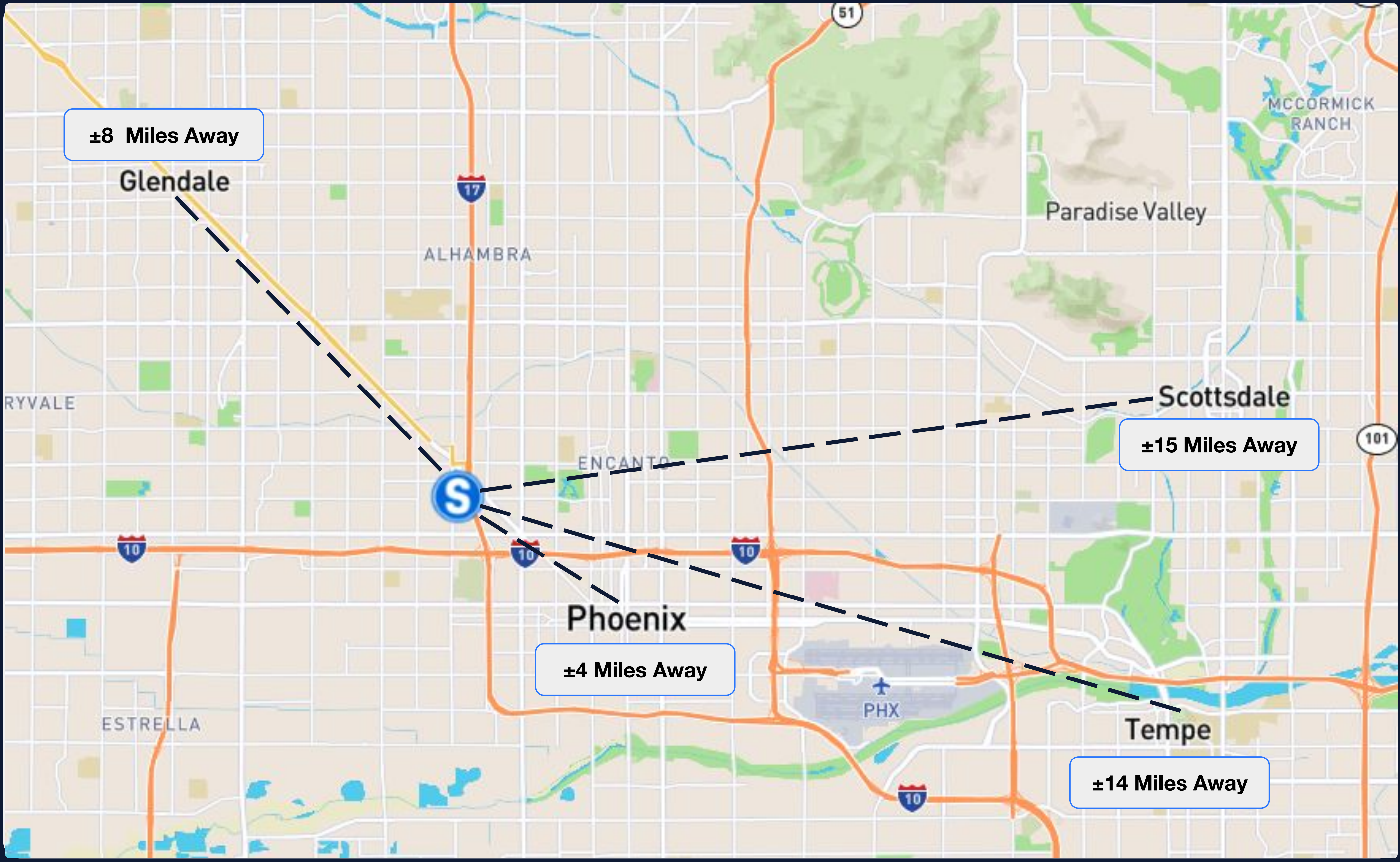


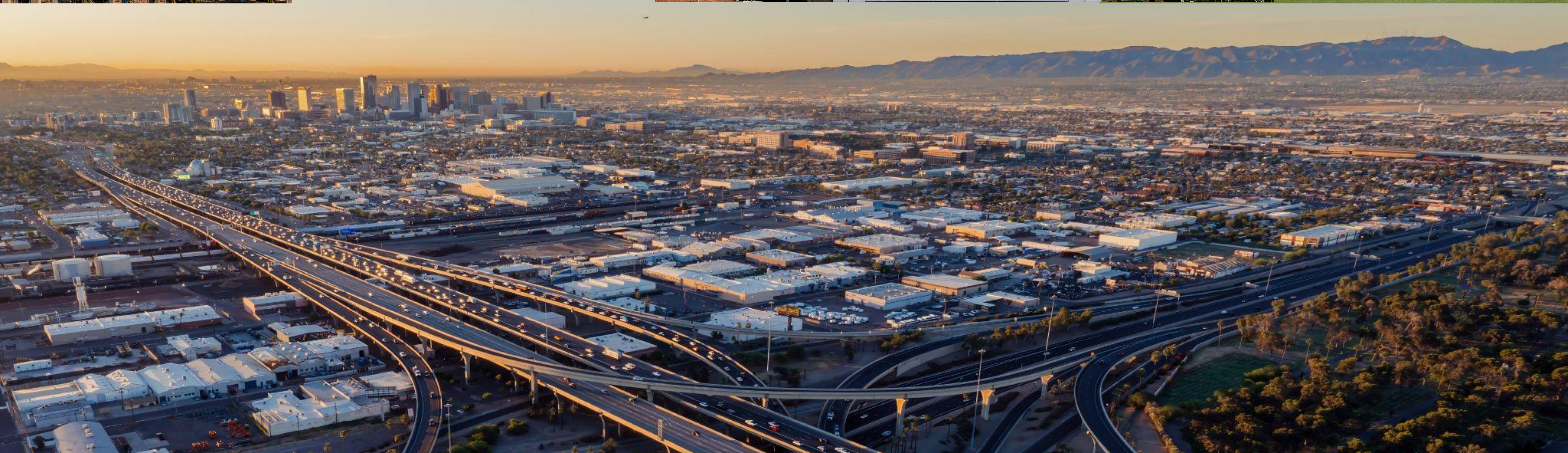
Phoenix, AZ

Phoenix has emerged as one of the nation’s fastest-growing industrial markets, driven by strong population growth, expanding logistics networks, and increasing corporate investment. Its strategic location provides efficient access to major Southwest population centers, while proximity to key trade points of entry in Southern California and Mexico offers a significant advantage for distribution and supply chain operations. This connectivity, combined with a business-friendly environment and growing manufacturing base, continues to support industrial demand and long-term market growth.

5.25M+
Total Population

#5 U.S Market
For Industrial Growth

Source: U.S. Census Bureau, Greater Phoenix Economic Council



Phoenix Industrial Performance

$5.1B+
Sales Volume

11.6%
Vacancy Rate

6.7%
Market Cap Rate

$188
Price Per
Square Foot

21.8M
Square Feet
Under Construction

$13.10
Asking Rent
Per Square Foot

Phoenix's industrial market continues to demonstrate strong investment activity and sustained tenant demand, supported by its role as a key Southwest logistics and manufacturing hub.While elevated development levels reflect ongoing confidence in the market, fundamentals remain supported by long-term population growth, supply chain expansion, and continued corporate investment.

Source: CoStar Group

Next-Gen Technology & Manufacturing Hub

Greater Phoenix Area Emerging as a Top U.S. Tech & Manufacturing Hub

$38B Sector Output • 1,000+ Tech Companies
Semiconductors • EV/Battery • Aerospace • Data Infrastructure

$165B+
Semiconductor Investment

12,000+
Tech Jobs Added Annually

40,000+
Semiconductor Manufacturing Jobs

Taiwan Semiconductor Manufacturing Company

$165B investment | 3 Advanced Fabs
6,000 Employees Expected by 2030

Apple

Largest Customer of Arizona-Based Chip Production

LG Energy Solution

$1.4B+ EV Battery Facility
Large-Scale Production

Meta Platforms

$800M+ Hyperscale Data Center in Mesa

Honeywell Aerospace

$800M+ Hyperscale Data Center in Mesa

Microsoft & Google

Multi-Billion-Dollar Hyperscale Data Center Expansion

Source: BMS Commercial Services, Greater Phoenix Economic Council, Company Reports

Phoenix Deer Valley Airport
One of the Busiest GA Airports In U.S.
700+ Based Aircraft
Corporate Aviation & Aerospace
1-2 Day Delivery Reach
From Phoenix
1 Day Truck Access
Southern California
Las Vegas
Albuquerque
2 Day Truck Access
Dallas / Houston
Salt Lake City
Denver
Northwest Valley
Amkor Technology
tsmc
Honeywell
Scottsdale Airport
Top 10 U.S. Airport For Business Jet Activity
175K + Annual Aircraft Operations
$688M+ Annual Regional Economic Impact
onsemi
West Valley
Phoenix
IRON MOUNTAIN
Honeywell
Microsoft
Southeast Valley
intel
Honeywell
MICROCHIP
intel
Phoenix Sky Harbor
Top 10 U.S. Airport By Passenger Traffic
250+ Daily Nonstop Flights
Processes Over 320,000 Tons of Cargo Annually
Mesa Gateway Airport
2M+ Annual Passengers
45 Nonstop Flights
$2b Economic Impact & Record Cargo Growth

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