

1458 N 26th Ave

1458 N 26th Ave Phoenix, AZ 85009

**Industrial
Investment Opportunity**

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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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
- FARM S -


Shamrock
Foods Company


CUTTING EDGE
SUPPLY

FleetPride
HEAVY DUTY PARTS & SERVICE


AWP
Safety


CCFS
LTL • LOGISTICS

CREATIVE
CARTON MANUFACTURING, LLC
EST. 1994


BRAGG
COMPANIES

SIMPSON


NEFCO


NPW

SLIDE-LOK
Garage Interiors & Closet Systems


RAYA
PALLET RECYCLING


SUNBELT
RENTALS


ARIZONA CLIMATE SUPPLY
SUPPORTING SOLUTIONS SINCE 2003


SONSRAY
MACHINERY CE


AAPAK
AUTO & HEAVY DUTY
A/C SPECIALISTS


AIMS
COMPANIES


SWAINE
ASPHALT CORP.


SIC
SCHREPPLE
CONSTRUCTION


SealMaster
Pavement Products & Equipment



Phoenix Sky Harbor International Airport
±8 Miles Away
Processes More Than 1,000 tons of Cargo Daily



±183,752 VPD



±252,910 VPD

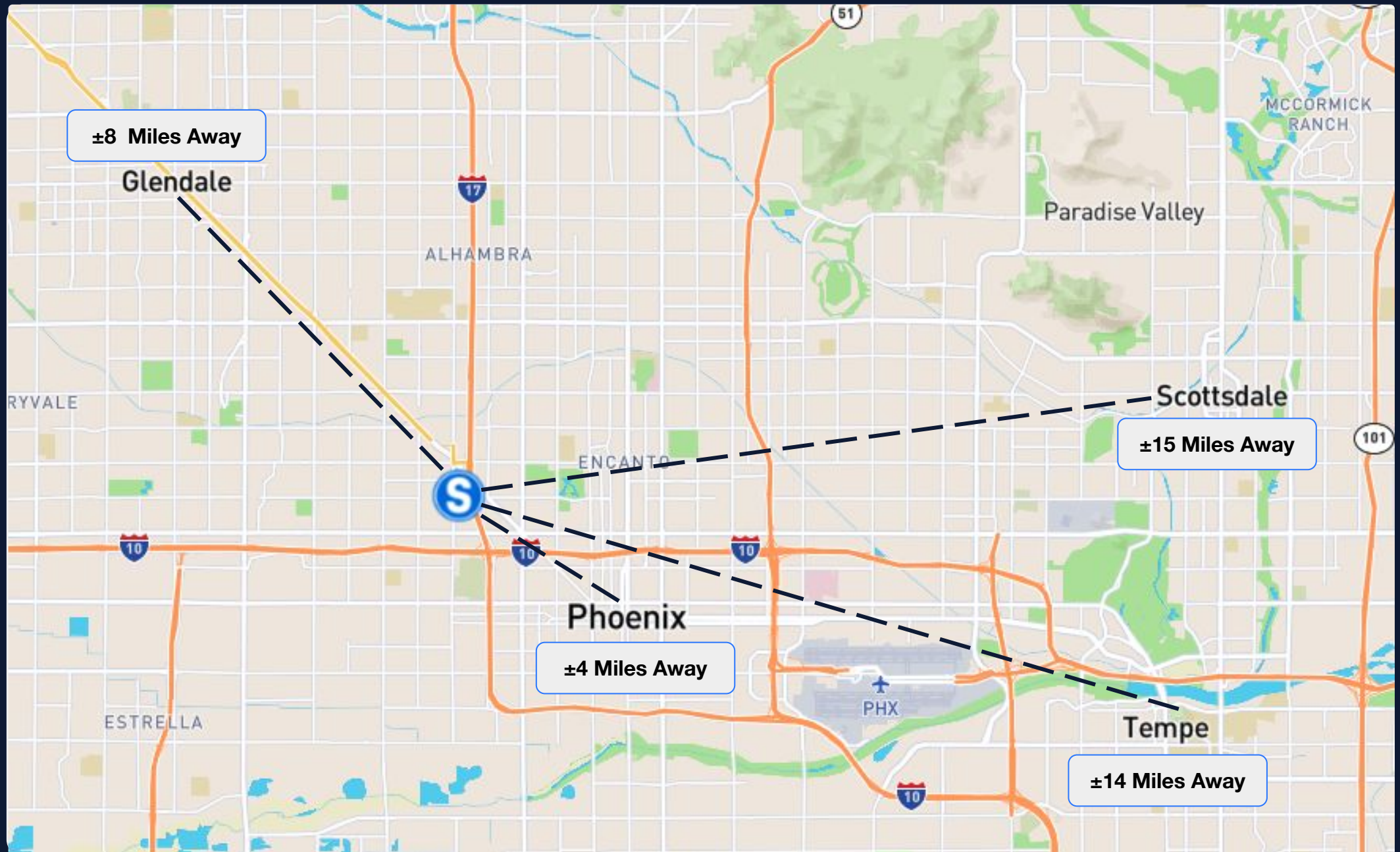
Google Earth

Interior Photos



Market Overview

1458 N 26th Ave
Phoenix, AZ 85009



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



303

tsmc



74

60

101



Honeywell



101



Scottsdale Airport

Top 10 U.S. Airport For Business Jet Activity
175K + Annual Aircraft Operations
\$688M+ Annual Regional Economic Impact

West Valley



Phoenix

onsemi

101

IRON MOUNTAIN



Honeywell



intel

Honeywell



Southeast Valley

MICROCHIP

intel



347

28



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

60

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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 **1458 N 26th Ave, Phoenix, AZ, 85009** ("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.

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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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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.

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