VACANT INDUSTRIAL

1840 E University Dr. Tempe, AZ 85281

Industrial Warehouse & Office Space for Sale

Offering Memorandum

MATTHEWS™

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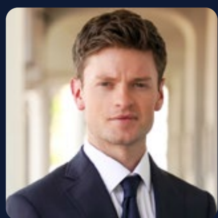

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Section 1

Property Overview

Investment Highlights

- **Brand New Renovations** — This location has had a complete overhaul with all new upgrades.
    - Roof
    - 5 A/C Units
    - New A/C Ducting
    - 5” cell insulation
    - 10,000 SF office space
    - Plumbing
    - Electric with new electric panels
    - Exterior landscaping
    - Doors
    - LED Lighting throughout
    - Paint (interior and exterior)
    - Seal-coated parking and fenced yards
    - 5 new bathrooms with new toilets, urinals, and cabinets, throughout the facility
    - Newly remodeled break room area with dishwasher and cabinets
    - New tile flooring throughout office space
    - New CAT6 wiring in all the office space. Dedicated runs to each outlet.
- **Densely Populated** — This location has a population of ±357,281 within a 5-mile radius of the property.
- **Highly Visible** — Located off of McClintock Dr. and University Dr., this property gets passed by ±62,201 VPD on average.

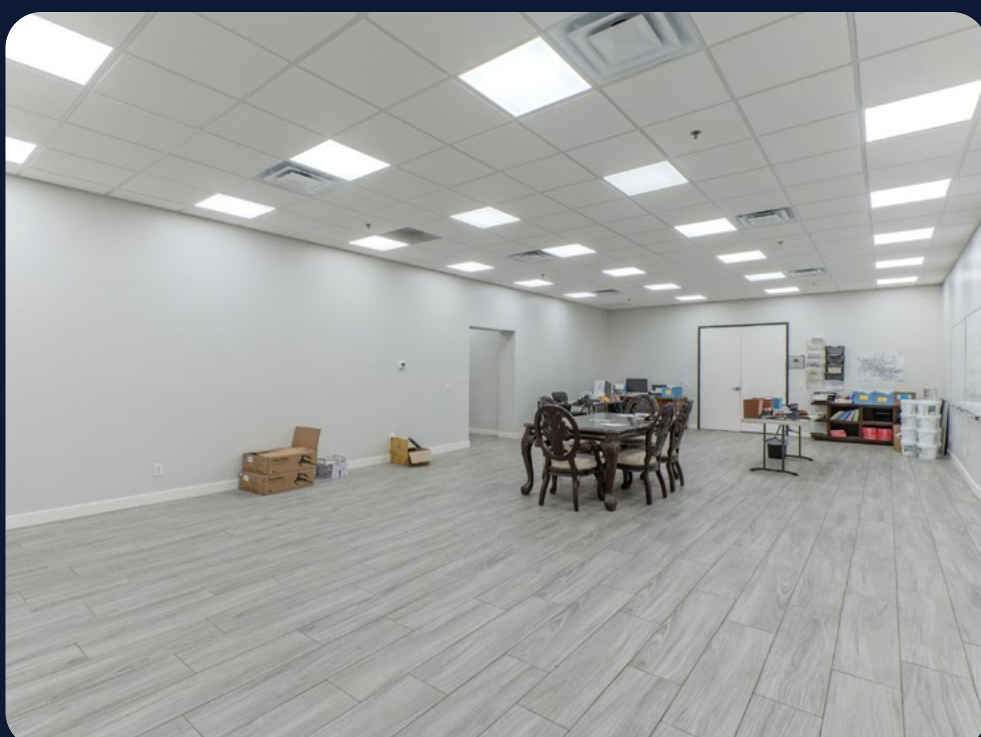
Property Details

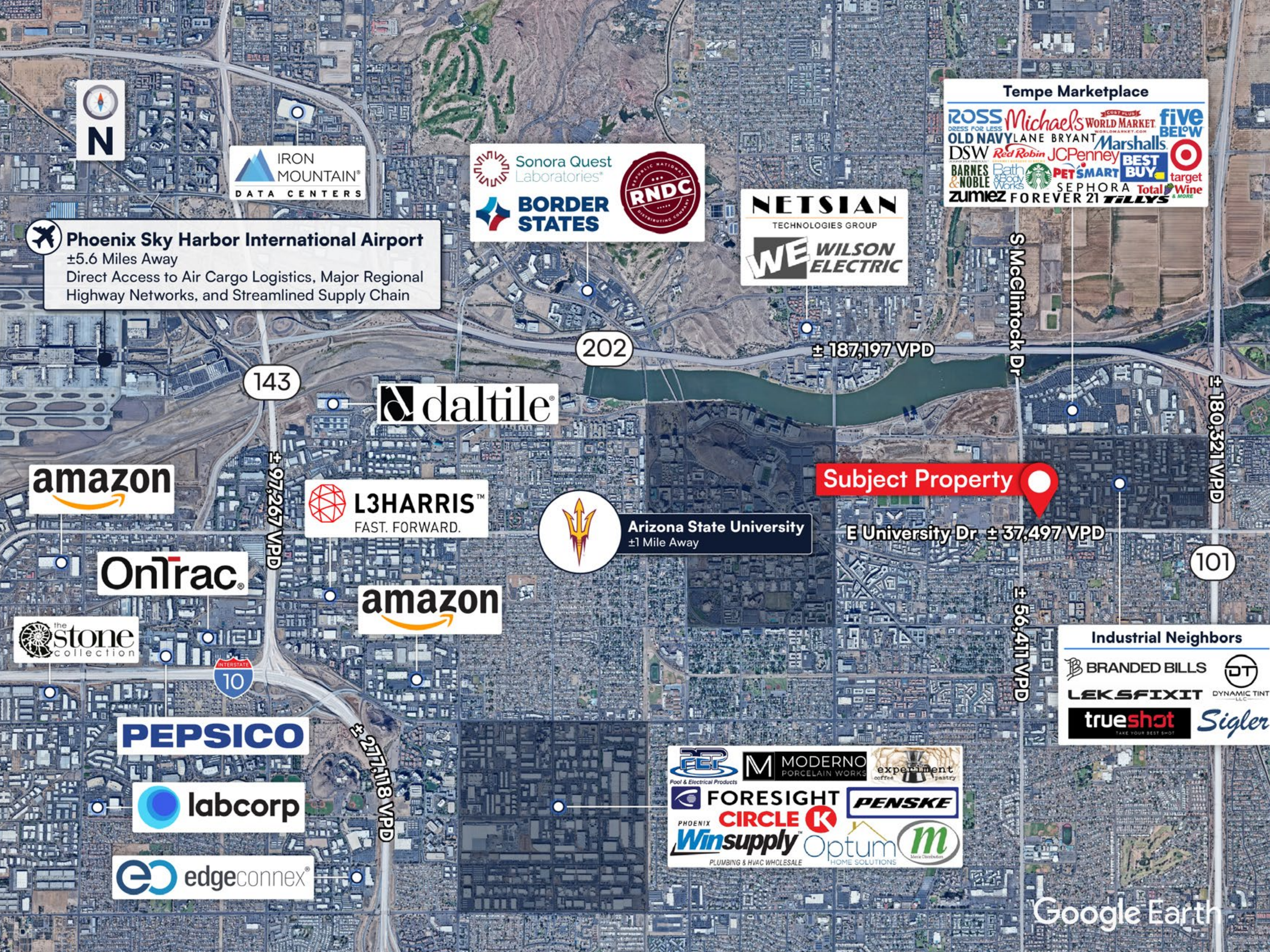
$8,000,000	$255	±31,426 SF	±1.97 AC
List Price	Price Per SF	Total RBA	Lot Size

Address	1840 E University Dr. Tempe, AZ 85281
RBA	±31,426 SF
	±21,426 SF Warehouse
	±10,000 SF Office
Year Built	1985 / R2024
Fenced	Yes (2 Yards)
Power	600AMP 277/480v 3-Phase
Sprinklers	Yes
Drive-Ins	6
Clear Height - Southern Warehouse	17'
Clear Height - Northern Warehouse	14'
A/C	5 Units (New)
Zoning	I-1 Tempe
Parking Spaces	36
Truck Wells	Yes

Warehouse Photos

Interior Photos





N
IRON MOUNTAIN DATA CENTERS
Phoenix Sky Harbor International Airport
±5.6 Miles Away
Direct Access to Air Cargo Logistics, Major Regional Highway Networks, and Streamlined Supply Chain
Sonora Quest Laboratories
BORDER STATES
RNDC
NETSIAN TECHNOLOGIES GROUP
WE WILSON ELECTRIC
Tempe Marketplace
ROSS DRESS FOR LESS
Michaels
WORLD MARKET
five BELOW
OLD NAVY
LANE BRYANT
Marshalls
DSW
Red Robin
JCPenney
BEST BUY
target
BARNES & NOBLE
Bath & Body Works
PETSMART
SEPHORA
Total Wine & MORE
zumiez
FOREVER 21
TILLYS
202
± 187,197 VPD
143
daltile
S McClintock Dr
± 180,321 VPD
amazon
± 97,267 VPD
L3HARRIS FAST. FORWARD.
Arizona State University
±1 Mile Away
Subject Property
E University Dr ± 37,497 VPD
101
OnTrac
amazon
the stone collection
10
Industrial Neighbors
BRANDED BILLS
DT DYNAMIC TINT
LEKSFIXIT
trueshot
Sigler
± 56,411 VPD
PEPSICO
± 277,118 VPD
PEP Pool & Electrical Products
MODERNO PORCELAIN WORKS
experiment coffee pastry
FORESIGHT
PENSKE
CIRCLE K
Winsupply PLUMBING & HVAC WHOLESALE
Optum HOME SOLUTIONS
labcorp
edgeconnex
Google Earth

Site Plan

Office
Warehouse
Fence
Truck Well
Warehouse
Office
Main Entrance
Fence
S Hacienda Dr

Section 2

Market Overview

Tempe, AZ

Market Overview

Tempe, Arizona is a centrally located industrial and employment hub within the Phoenix metro area, supported by major transportation corridors including Loop 202, Loop 101, and U.S. Route 60. These roadways provide efficient regional connectivity and access to the broader Valley, supporting the movement of goods, employees, and commercial traffic. Tempe's central location, established infrastructure, and proximity to major population centers make the area well-positioned for industrial users seeking access across the Phoenix metropolitan market.

Tempe also benefits from its proximity to Phoenix Sky Harbor International Airport and key employment and commercial centers throughout the East Valley. The city's location between Phoenix, Scottsdale, Mesa, and Chandler provides industrial users with access to a large regional workforce and customer base. Established business districts, transportation infrastructure, and continued economic activity support demand for warehouse, distribution, manufacturing, and flex space throughout the Tempe industrial market.

200k+
Daytime Population

+6.4%
Growth Since 2020

71.9%
Labor-Force Participation

$990.5M
Transportation & Warehousing Revenue

Phoenix, AZ

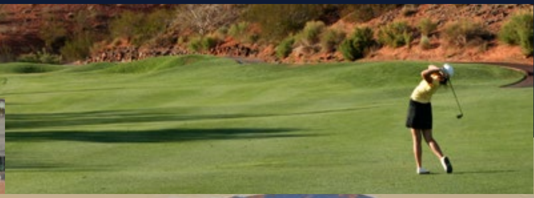
Phoenix has emerged as one of the nation's fastest-growing industrial markets, driven by strong population growth, expanding logistics networks, and increasing corporate investment. Its strategic location provides efficient access to major Southwest population centers, while proximity to key trade points 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.

Source: U.S. Census Bureau, Greater Phoenix Economic Council | **2025 Dataset**

5.25M+
Total Population

#5 U.S. Market
For Industrial Growth

1.3%
Annual Growth



Phoenix Industrial Performance

$5.1B+
Sales Volume

11.6%
Vacancy Rate

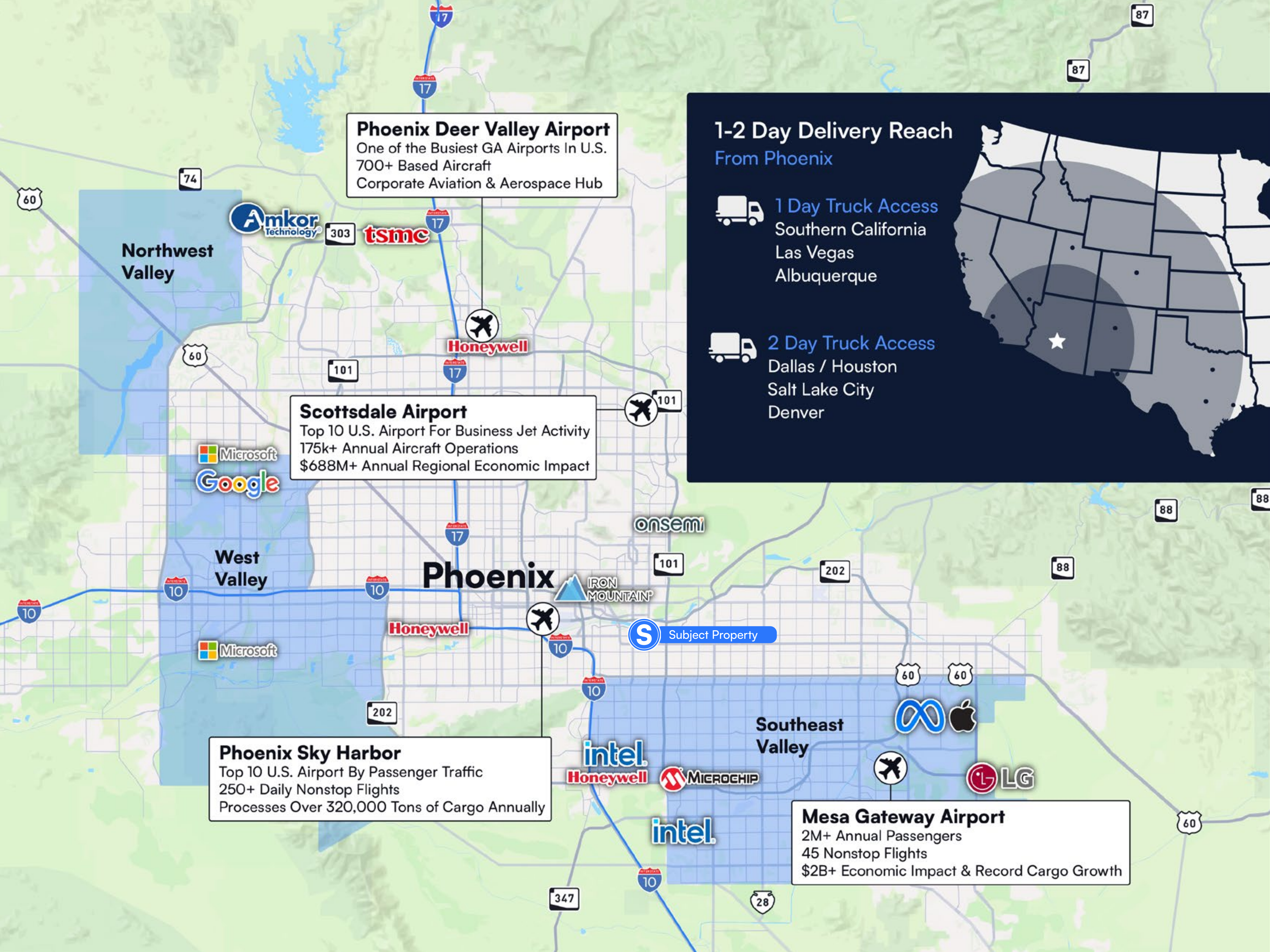
6.7%
Market Cap Rate

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 | **2025 Dataset**



Phoenix Deer Valley Airport
One of the Busiest GA Airports In U.S.
700+ Based Aircraft
Corporate Aviation & Aerospace Hub
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
Microsoft
Google
onsemi
West Valley
Phoenix
IRON MOUNTAIN
Subject Property
Honeywell
Microsoft
Southeast Valley
Phoenix Sky Harbor
Top 10 U.S. Airport By Passenger Traffic
250+ Daily Nonstop Flights
Processes Over 320,000 Tons of Cargo Annually
intel
Honeywell
Microchip
LG
intel
Mesa Gateway Airport
2M+ Annual Passengers
45 Nonstop Flights
$2B+ Economic Impact & Record Cargo Growth

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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 **1840 E University Dr. Tempe, AZ 85281** (“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:

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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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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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