

NNN INVESTMENT OPPORTUNITY

\$750,000

SELLER FINANCING AVAILABLE

2942 NORTH GREENFIELD ROAD
MESA, ARIZONA 85215

FOR SALE

INDUSTRIAL OFFICE & WAREHOUSE CONDO
SUITE 151

3,000 SQUARE FEET

TENANT IN PLACE, 38 MONTHS REMAINING ON LEASE

\$750,000 SALES PRICE

SELLER FINANCING AVAILABLE

Chad Kirkorsky

Partner

480.330.2824

chad@citywidecre.com

Nick DePaul

Vice President

480.414.3818

nick@citywidecre.com

Preston Brimhall

Sales & Leasing

602.619.9350

preston@citywidecre.com

2122 East Highland Avenue, Suite 225
Phoenix, Arizona 85016
602.313.1000 • citywidecre.com

citywide
COMMERCIAL REAL ESTATE

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

FINANCIAL SUMMARY

2942 NORTH GREENFIELD ROAD

MESA, ARIZONA 85215

CURRENT RENT ROLL

		Termination	Rate	Monthly Rent	Annual Rent
YEAR 1	12/1/2023	11/30/2024	\$14.25/SF/YR	\$3,562.50	\$47,750.00
YEAR 2	12/1/2024	11/30/2025	\$14.75/SF/YR	\$3,687.50	\$44,250.00
YEAR 3	12/1/2025	12/31/2026	\$15.25/SF/YR	\$3,812.50	\$45,750.00
YEAR 4	1/1/2026	1/31/2026		\$1,906.25	

	NOI	Cap Rate
YEAR 1	\$47,750.00	5.7%
YEAR 2	\$44,250.00	5.9%
YEAR 3	\$45,750.00	6.1%

PROFORMA RENT ROLL

YEAR 4	2/1/2026	1/31/2027	\$15.75/SF/YR	\$3,975.00	\$47,706.00
YEAR 5	2/1/2027	1/31/2028	\$16.25/SF/YR	\$4,062.50	\$48,750.00
YEAR 6	2/1/2028	1/31/2029	\$16.75/SF/YR	\$4,187.50	\$50,250.00

	NOI	Cap Rate
YEAR 4	\$48,000.00	6.4%
YEAR 5	\$49,599.96	6.6%
YEAR 6	\$51,200.04	6.8%

*CALL FOR MORE INFORMATION ABOUT LEASE



PROPERTY OVERVIEW

2942 NORTH GREENFIELD ROAD

MESA, ARIZONA 85215

OAKLAND



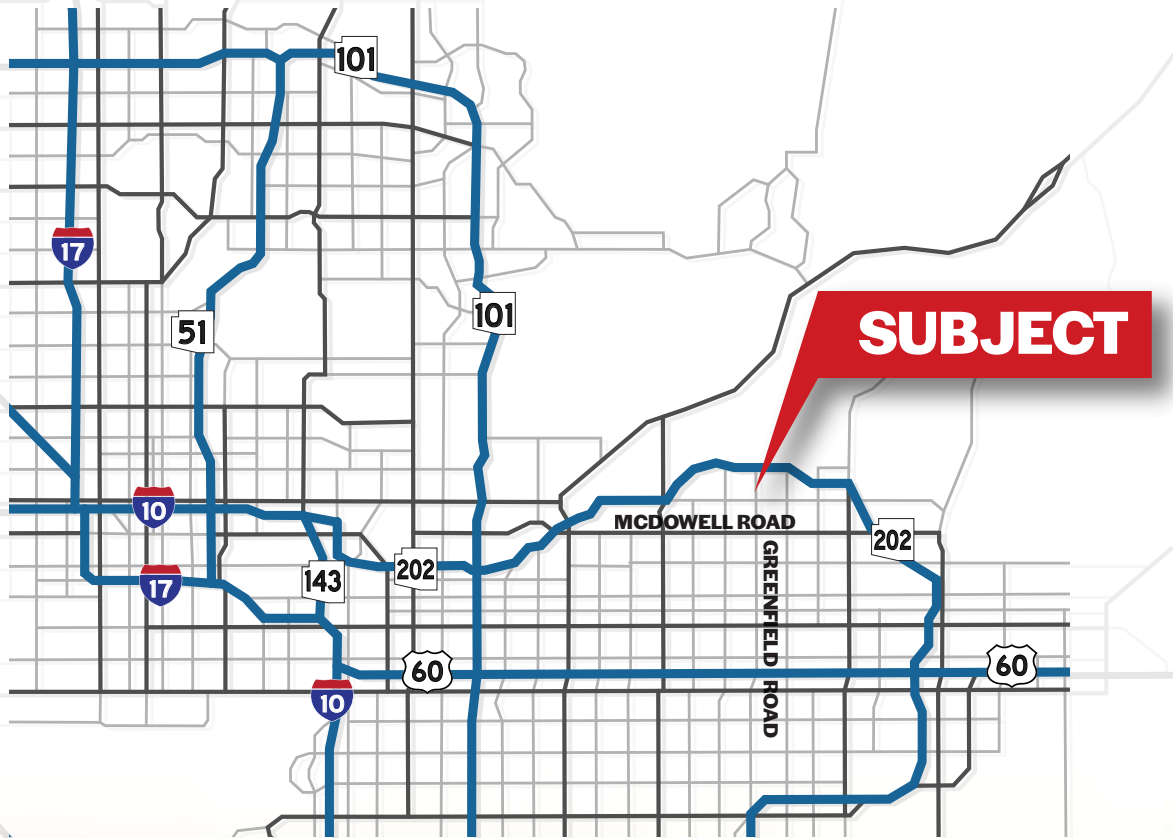
OASIS STREET

GREENFIELD ROAD

LOCATION DETAILS

2942 NORTH GREENFIELD ROAD

MESA, ARIZONA 85215



SUBJECT

AREA AMENITIES

- Immediate Access to Loop 202
- Minutes from Falcon Field Airport
- Numerous Restaurants & Shopping Centers Nearby

Chad Kirkorsky

Partner

480.330.2824

chad@citywidecre.com

Nick DePaul

Vice President

480.414.3818

nick@citywidecre.com

Preston Brimhall

Sales & Leasing

602.619.9350

preston@citywidecre.com