

**INDUSTRIAL INVESTMENT**



**±27,208 SF over Two Industrial Buildings**  
**Sale Price: \$3,000,000 (\$110/SF) (8.7% CAP)**

**Single Tenant Triple Net Sale**

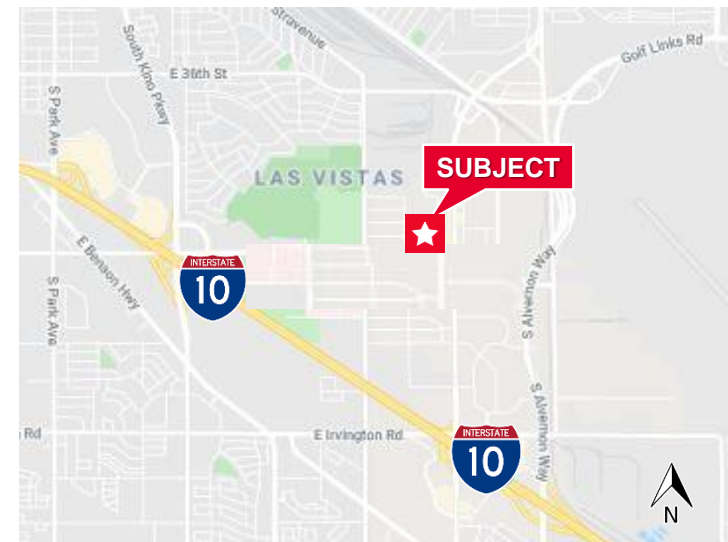
- Located in Tucson, Arizona
- Two building complex occupied by one tenant but provides for future flexibility
- Palo Verde/ Ajo Industrial location with I-10 proximity.

**Property Highlights**

- ± 3 years remaining lease term
- Tenant has occupied since original construction date almost 20 years ago
- Additional 1.38 acres of land for development included!
- Fiber Installed

**Area Amenities**

- Located in the Palo Verde-Ajo Industrial Center
- Excellent location adjacent to Interstate 10 and major transportation corridors
- Lodging, food, convenience stores nearby



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12/11/2019

## Specifications

## INDUSTRIAL INVESTMENT

### Property Details

Combined SF	±27,208 SF
Loading	2 Grade-level per building, plus shared truck well
Power	1,600 Amps, 277/480 Volt 3-Phase
HVAC	AC (Office), EVAP (Warehouse)
Sprinkler	Ordinary Hazard
Construction	Metal
Lot Size	3.27 Acres (includes 1.38 Acre Future Development Site)
Zoning	CI-1 and CI-2, Pima County
Parking	45 surface spaces
Parcel Number(s)	132-04-206E, 132-04-206L, 132-04-206M
Taxes (2019)	\$27,734.48
Disclosures	*Property is in the vicinity of Davis Monthan Air Force Base, may be subject to restrictions

### 3690 S Palo Verde

Building SF	±9,438 SF
Office SF	±1,385 SF
Ceiling Height	18' - 22'
Year Built	2005

### 3700 S Palo Verde

Building SF	±17,770 SF (includes ±2,134 SF 2 <sup>nd</sup> floor office)
Office SF	±5,344 SF (includes ±2,134 SF 2 <sup>nd</sup> floor office)
Ceiling Height	18' – 22'
Year Built	2000

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## Photos



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**INDUSTRIAL INVESTMENT**

Site Plan

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**FOR SALE / INVESTMENT PROPERTY**

**3650-3700 S. Palo Verde Road**

**Tucson, Arizona 85713**

**INDUSTRIAL INVESTMENT**

## Rent Roll

Tenant	Tenant Occupied	Lease Term	Base Rent	2020 NOI	CAP Rate	Increases
ITW Polymers Sealants North America, Inc.	2000	Current Extension through 8/31/2022*	\$21,464 / Month NNN	\$261,836	8.7%	5% annually on September 1

\* Corporate requirement for serial short-term renewals

## Tenant Overview



ITW Polymers Sealants NA, Inc. is a worldwide manufacturer of sealants, adhesives, coatings, lubrication and cutting fluids for industrial, construction and consumer purposes. ITW offers expanded sealant solutions to various industries, including key markets such as construction, aerospace composites, and wind energy. They have multiple brands with a proven history of success including ERSYSTEMS®, PERMATHANE®, TACKY TAPE®, STA'-PUT®, PACIFIC POLYMERS®, ACRYL-R®, MIRACLE®, and ELASTEK®.

The ERSYSTEMS, SCHNEE-MOREHEAD, and TACC business units combined to form ITW Polymers Sealants North America, Inc. effective April 1, 2013. The company currently has five facilities operating in Texas, Georgia, Massachusetts, Arizona and California, with division headquarters located in Irving, TX.

ITW Polymers Sealants NA, Inc. is a division of Illinois Tool Works (NYSE: ITW) is a Fortune 200 diversified industrial manufacturer of value-added consumables and specialty equipment with related services businesses. The company focuses on solid growth and strong returns across its worldwide platforms and businesses. The businesses serve local customers and markets around the globe with a significant presence in both developed and emerging markets.

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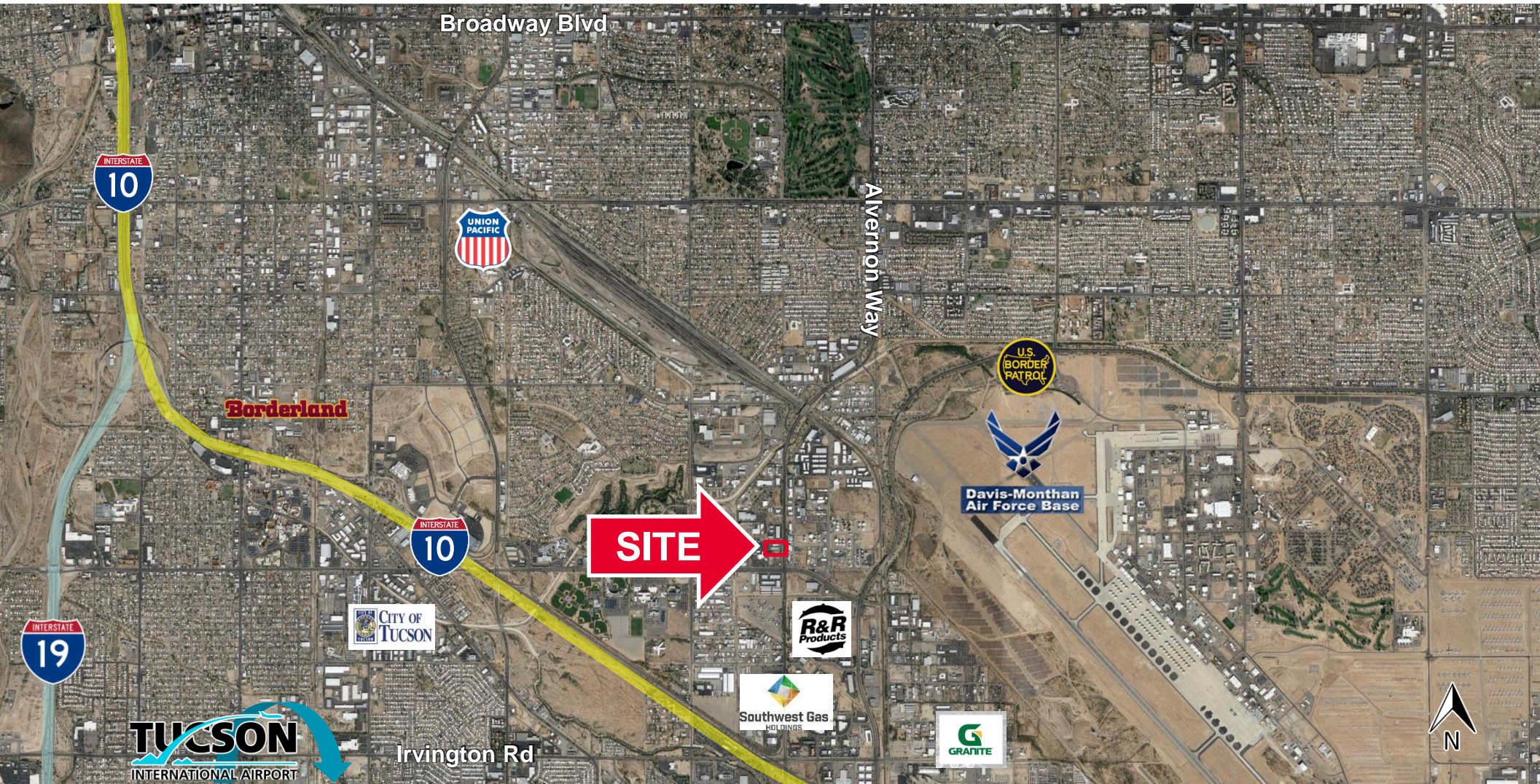
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Aerial Map

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## Tucson Overview



3<sup>rd</sup> Largest

Greater Tucson was recently named the third fastest-growing metro by Bloomberg.



\$3 Billion

The forecasted economic impact of recent employment announcements.

## INDUSTRIAL INVESTMENT

### Population and Demographics *(Source: Applied Geographic Solutions, 4/2019)*

Tucson is the second-largest city in Arizona with a population of 540,357. It is the largest city in Pima County, which totals 1.029 million residents. Located 60 miles from the U.S.-Mexico border, Tucson is expected to grow to 568,590 residents by 2024 (1.083 million in Pima County).

- Median age is 33.5 years (2019)
- Median household income is \$43,658 (2019)
- Median household income projection is \$50,886 (2024)

### Economic Development

Innovation is a key word when it comes to Tucson economic development. Forbes has called it one of America's Most Innovative Cities. Tucson has the highest concentration of startups of any U.S. city its size and is ranked as a Top Five City for Entrepreneurs by Entrepreneur Magazine. Metro Tucson is a hub for optics and science. Biotech and other science clusters flourish in the UA Tech Park, BioPark and Innovation Park. Tourism is a key economic driver as well. Tucson is known for its world-class health spas, more than 20 golf courses, and numerous natural attractions, museums, missions and cultural history.

### MAJOR TUCSON EMPLOYERS

Agero	ManTech
Amazon	MineSight
Arizona Community Physicians	Modular
Asarco Group Mexico	Northrop Grumman
Ascent Aviation Services	The Offshore Group
Banner Health	PSE Archery
CAID	Raytheon
Carondolet	Redar
Caterpillar, Inc.	SAIC
Cox Communications	Sargent Aerospace & Defense
CyraCom	Sundt
Freeport-McMoran Copper & Gold	Texas Instruments
General Dynamics	Tucson Medical Center
HomeGoods	Union Pacific
Honeywell	Universal Avionics Systems Corp.
IBM	University of Arizona
Intuit	Walbro