

## INDUSTRIAL INVESTMENT

**94,831 SF Sale Leaseback Investment (95,605 SF including mezzanine office)**  
**Sale Price: \$10,500,000 (\$110.72/SF) | CAP 7.43%**

**Property Highlights**

- Single tenant triple net leased investment located in Tucson, Arizona
- Window and door manufacturing plant
- Sale / Leaseback, five year lease term from closing date
- American Openings specializes in providing doors and windows for large, multi-family, new construction projects

**Area Amenities**

- Located in Kolb – Valencia submarket
- Master-planned park – Southpointe
- Home to Rainbird, Parker-Hanifan Corp and CARF
- Nearby 850,000 SF Amazon distribution facility
- New planned manufacturing / distribution projects in the area for 2021



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3/31/2021

## Rent Roll

Tenant	Lease Term	Rent
Initial Lease Term	5 years from the 1st day of the month following closing	\$65,000 per month NNN
Net Operating Income	\$780,000 per year	
Capitalization Rate	7.43%	
Sale Price	\$10,500,000	

## Tenant Overview



*Arizona's Window  
& Door Manufacturer*

American Openings is a family-owned, 3rd generation Tucson business, started in 1992. They manufacture top-quality windows and doors in Tucson with 100% USA-made parts. American Openings customers can skip the middle-man and get custom-built windows and doors at prices much lower than competitors. American Openings windows are constructed of Low-E, double-pane glass, an argon gas insulating layer, Envirosealed Windows™ spacing materials, and provides a choice of vinyl or aluminum frames. American Openings also sells fiberglass exterior or patio doors, which are more energy efficient and durable than wood. American Openings also builds sliding patio doors with either aluminum or vinyl frames.

[www.americanopenings.com](http://www.americanopenings.com)

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## Specifications

### Property Details

Initial Lease Term	5 years from the 1st day of the month following closing
Building SF	94,831 SF (95,605 SF including mezzanine office)
Office SF	10,400 SF, including 3,158 SF of mezzanine area
Ceiling Height	24 feet
Loading	Dock and grade
Power	2-2,000 amp, 277/480 volt, 3 phase entrances
HVAC	AC (Office) / Evap (Warehouse)
Sprinkler	Ordinary Hazard
Construction	Concrete Tilt-Up
Year Built	1987; Expansion in 1995
Lot Size	310,929 SF (7.14 acres) Adjacent 216,602 SF (4.97 acres) also available separately
Zoning	CI-2 (Pima County Heavy Industrial)
Parking	114 Spaces, ±1.2:1,000
Taxes (year)	\$109,232.06 (2020)
Disclosures	* Property is in the vicinity of Davis-Monthan Air Force Base, may be subject to restrictions



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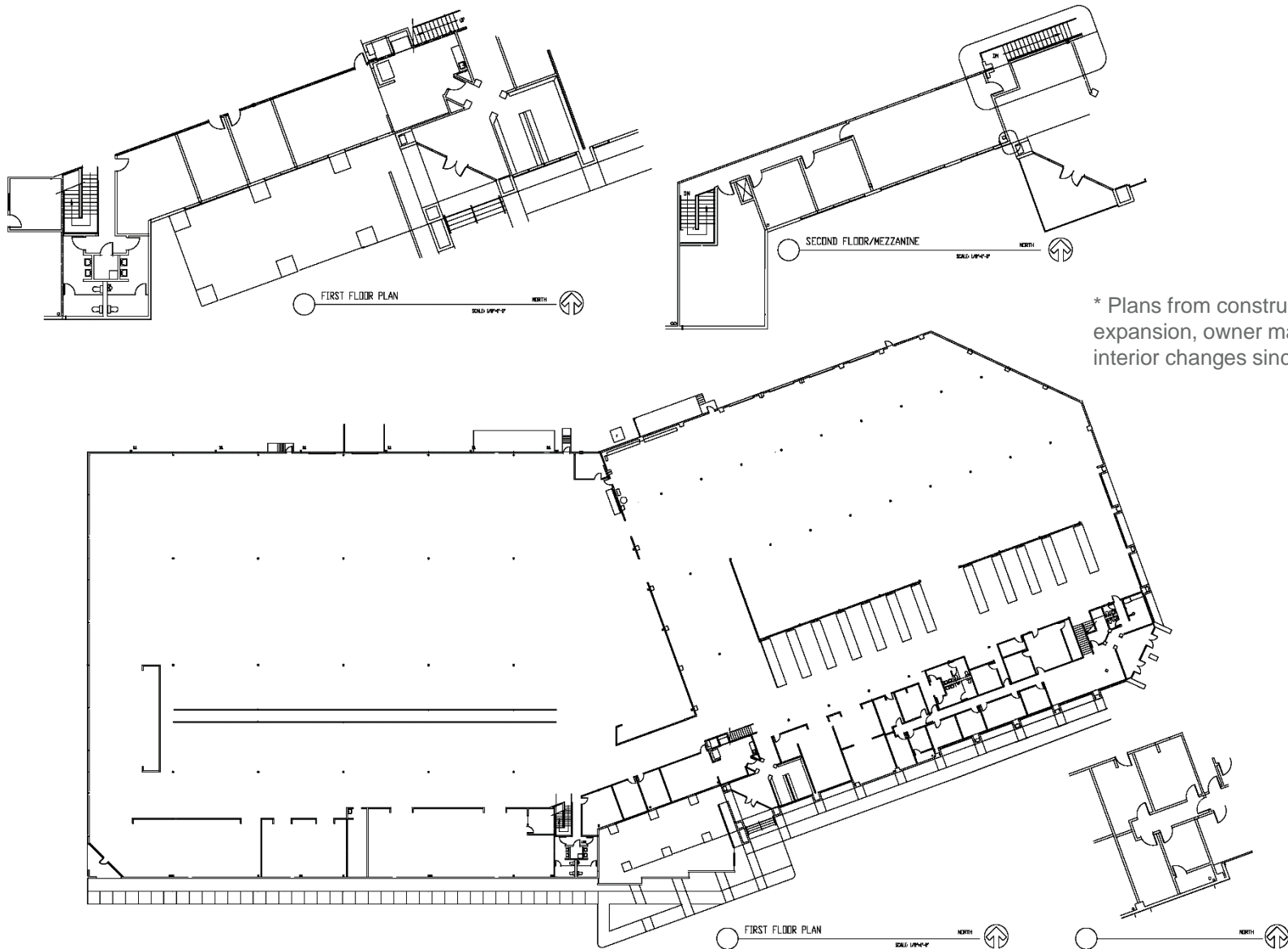
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**Aerial**

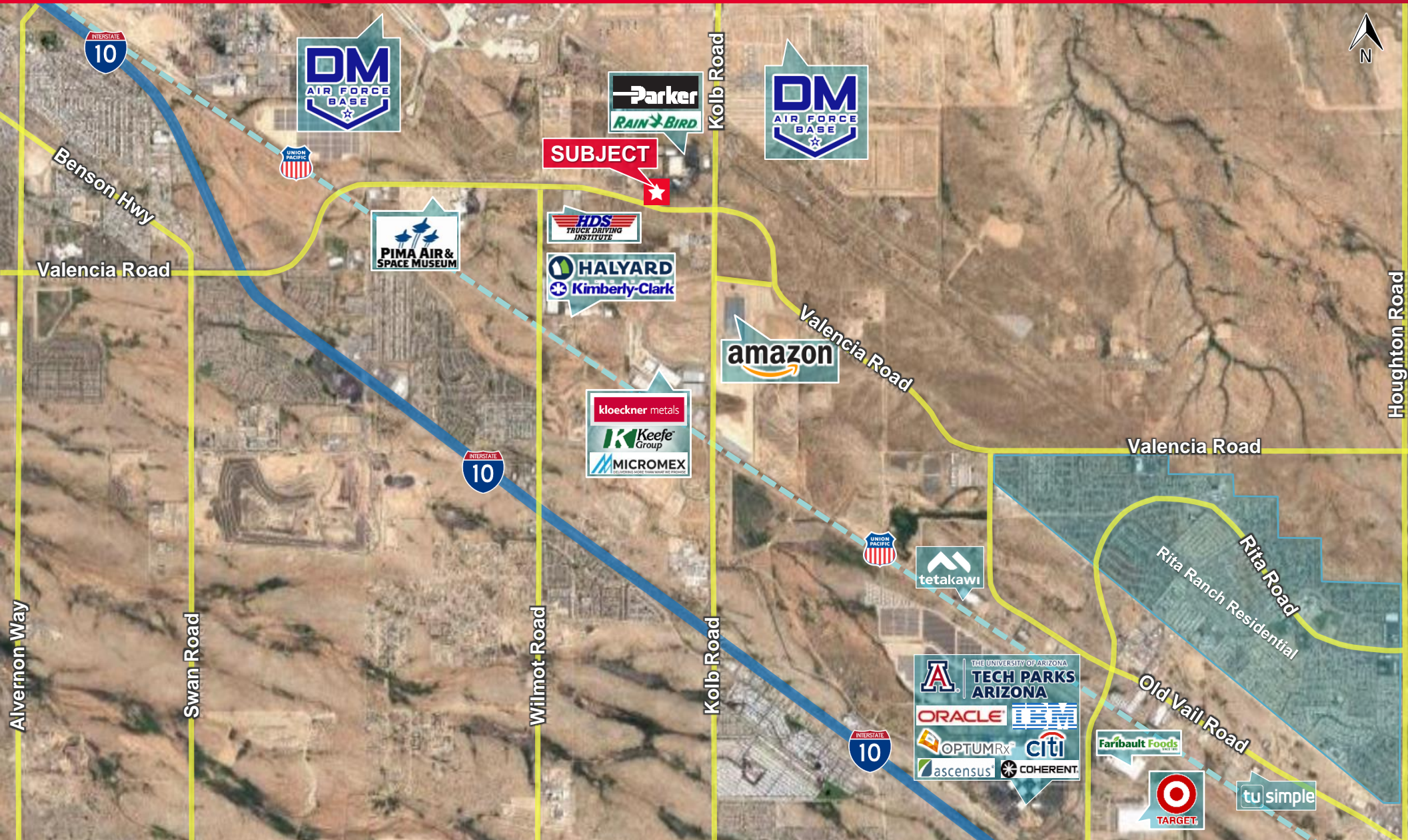


**Floor Plan**



\* Plans from construction of 1995 expansion, owner may have made interior changes since





# TUCSON

*At a Glance*



**1.052M**

TUCSON MSA  
POPULATION



**422,500**

TOTAL HOUSEHOLDS



**25%**

EDUCATION- SOME  
COLLEGE



**1.0%**

POPULATION  
GROWTH RATE



**\$59,200**

MEDIAN HOUSEHOLD  
INCOME



**7.9%**

UNEMPLOYMENT  
RATE

## LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 11,251
2. RAYTHEON MISSILE SYSTEMS- 9,600
3. STATE OF ARIZONA- 8,580
4. DAVIS-MONTHAN AFB- 8,406

## RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATEPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. RAYTHEON MISSILE SYSTEMS
5. TUSIMPLE



**45,217**

UNIVERSITY OF ARIZONA  
TOTAL ENROLLEMENT, 2019

- #46 TOP PUBLIC SCHOOL
- #22 RESEARCH ACTIVITY AMONG PUBLIC INSTRUCTIONS
- #21 BUSINESS PROGRAMS
- #55 INDERGRAD ENGINEERING

UNIVERSITY OF ARIZONA TOP PROGRAMS  
*U.S. News & World Report*