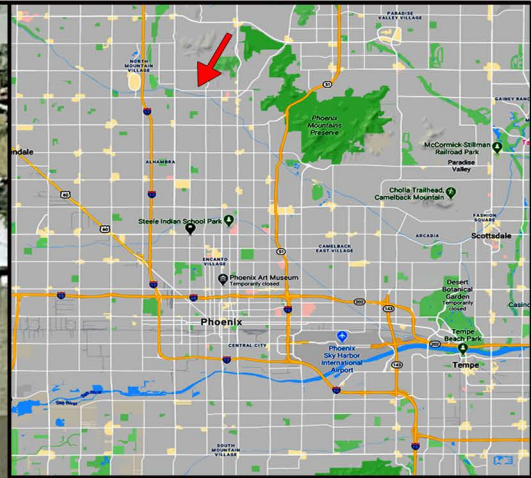
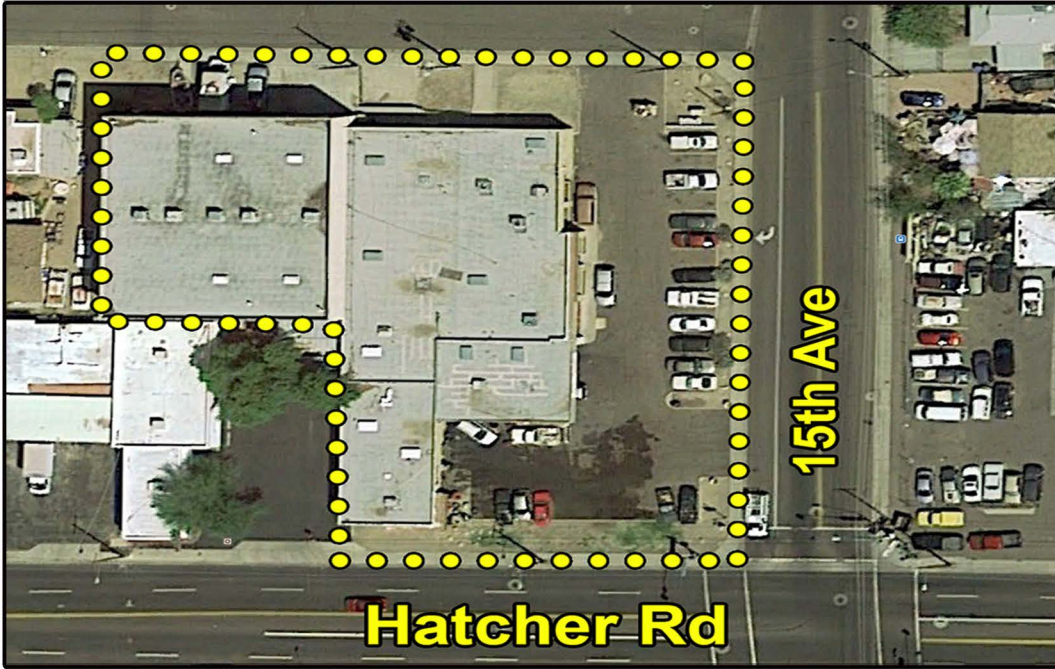


COMMERCIAL OFFICE BUILDING SALE /LEASE



1502 W Hatcher Rd. Phoenix, Az. 85021

Type: Class B Industrial Service
RBA: 26,100 SF
Floors: 2
Docks: 1
Drive Ins: 2 tot./8'w x 9'h
Zoning C-2
Heavy Power
Air Conditioned
Masonry Construction



13 Miles to Phoenix Sky Harbor Airport. 5 minutes to I-17

PROPERTY FACTS

Price: \$2,100,000

Rentable Building Area: 26,102 SF

Office: 2,300 Retail: 9800 Warehouse: 14,000

Price Per SF: \$80.46

No. Stories: 2

Sale Type: Investment or Owner User

Year Built: 1988

Cap Rate: 7.27%

Property Type: Industrial

Ceiling Height: 10-13 FT

No. Dock-High Doors/Loading: 1

Parking Spaces: 28

Building Class: B

Lot Size: 0.79 AC



The building is fully leased to a single tenant, Cheetah Mounts LLC. Cheetah has rented space in the Phoenix metro area since 2009. As of July 2020, Cheetah has 18 months left on a 3 year lease with two separate possible 3 year extensions. However, the lease has a termination option at time of sale, if a new owner wants to occupy the building. If so, the current tenant(s) have 90 days to vacate. The current tenant has the right to sublease and currently there are two sublease tenants occupying a total of 2000sf on month to month terms.

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