

3147

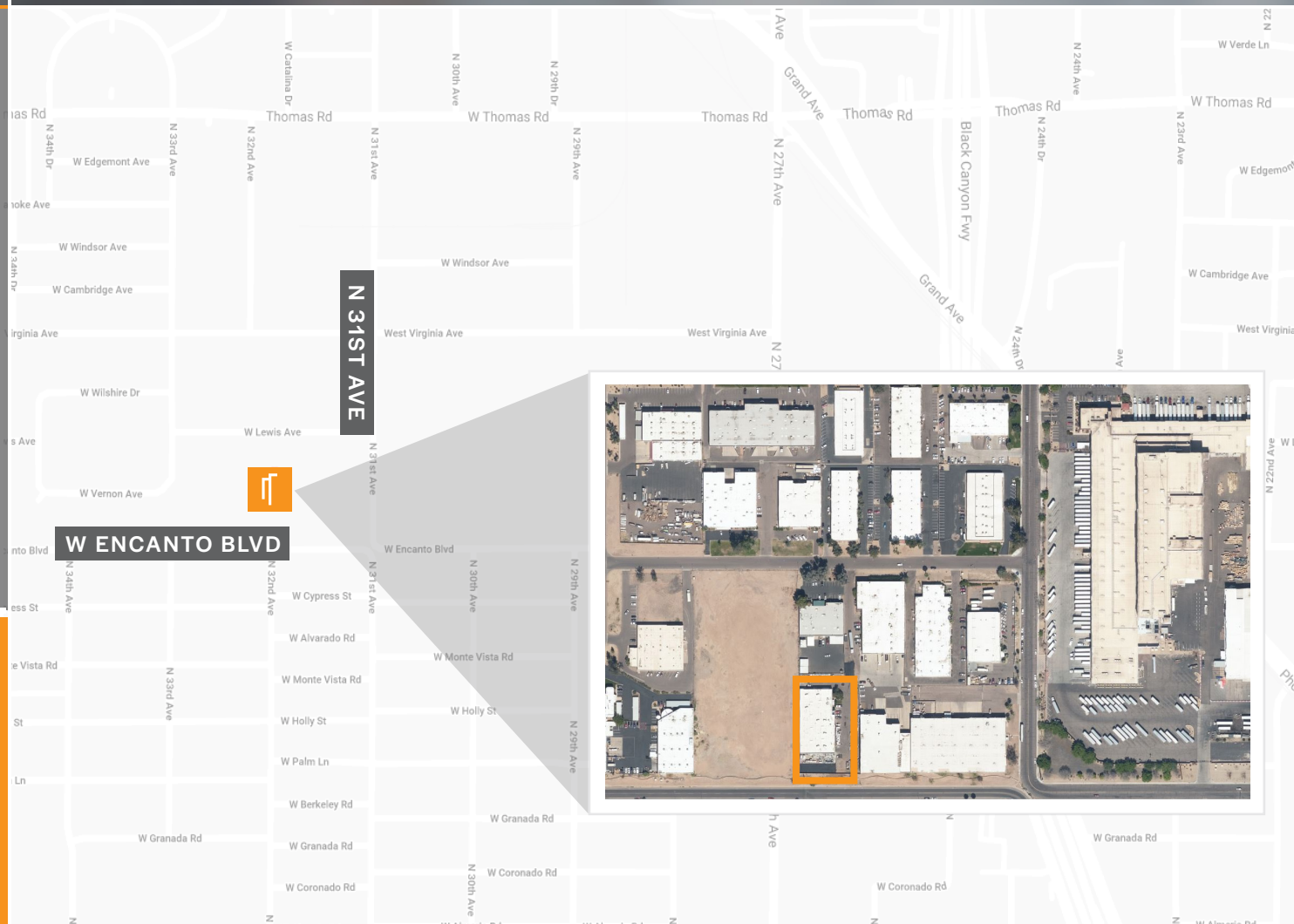
W LEWIS AVENUE

FOR SALE

PROPERTY FEATURES

MANUFACTURING/DISTRIBUTION SPACE IN PHOENIX, AZ

- 21,180 SF Building Size
- 62,546 SF Land Area
- ±14' Ceiling Height
- 3 Phase - 800 AMP Power
- Grade Level Loading
- New Foam Roof- 2011
- New Air Conditioning Unit- 2011
- New Evap Cooler Units-2011 & 18
- \$1,596,000(75.35 Per SqFt)
- 7.37% CAP Rat



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*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.

// **3147 W LEWIS AVE, PHOENIX, AZ**

// **FOR SALE**

TEANT INFORMATION

MORSCO is a leading U.S. distributor of commercial and residential plumbing, waterworks, heating and cooling equipment (HVAC), and pipe, valves and fittings (PVF), with branches and showrooms across the country. It is comprised of a family of long-established local distributors all committed to be the local contractor supply source by consistently providing superior customer service, unparalleled local product availability, and premiere customer support.

MORSCO distributes more than 100,000 national and private label products to more than 40,000 customers. Our status as an industry leader enables us to create strong partnerships with leading brand manufacturers.

The Reece Group operates Australia's largest plumbing and bathroom supplies business, as well as eight others in allied industries. Nearly 100 years old, Reece is always doing something new and different, expanding into fresh areas, developing new technologies and systems and pioneering innovative products. Reece has more than 5,000 people in 600 branches across Australia and New Zealand. For more information, visit www.reecegroup.com.au.

- **\$1,596,000 (\$75.35 Per SqFt)**
- **7.37% CAP Rate**
- **NOI - \$117,600.00**
- **Leased Investment Through 4/30/2023**
- **Double Net Lease With 100 Year Old International HVAC Company**

