

FOR SALE | ±54K SF | ±\$7.57M | SUPERIOR SMALL BAY MULTI-TENANT INDUSTRIAL

1645-1711 E. JACKSON ST. PHOENIX, AZ 85034 | SKY HARBOUR INDUSTRIAL CORRIDOR | PHOENIX, AZ

PRICE IMPROVEMENT >>> \$7.575M | EXCLUSIVE INDUSTRIAL LISTING | SCARCE INFILL PHOENIX LOCATION



HIGHLIGHTS

- SUPERIOR UPSIDE W/ ± \$593,977 STABILIZED NNN INCOME / EFFECTIVE NOI & 7.8% CAP & PRIME ~\$140/SF BASIS
- 2025-26 RENOVATION
- 16'-20' CLEAR HEIGHTS, CLEAR SPAN
- SPRINKLERED + EVAP + HVAC, & 3-PHASE POWER (400-600 AMPS/BUILDING)
- SECURED EXTERIOR YARD, CANOPIED PARKING, GRADE-LEVEL LOADING & COMMON TRUCK WELL



2.4 MILES

from Phoenix Sky Harbour
Airport

KCKR
Industrial Park

DWG CAPITAL GROUP
CRE BROKERAGE
INVESTMENT SALES, CAPITAL MARKETS, DECM



±54,085 SF
BUILDINGS



±2.20 AC
LAND



1987/2025-26
YEAR BUILT/RENO

THE OFFERING

DWG Capital Group presents the opportunity to acquire **1645–1711 E. Jackson Street**, a **±54,085 square foot multi-tenant industrial portfolio** located in Phoenix’s highly sought-after **Sky Harbor Airport industrial corridor**.

The property consists of **four shallow-bay industrial buildings situated on ±2.20 acres**, designed to accommodate a diverse mix of small and mid-size industrial tenants including manufacturing, assembly, and service-industrial users.

The asset currently operates at approximately **84% occupancy**, generating **\$480,217 of full-year 2026 NNN income / effective NOI**. With approximately **99% expense recovery**, this closely tracks property-level cash NOI. Upon lease-up of the recently repositioned 8,640 SF Building 3 at **\$1.10/SF NNN**, **stabilized NNN income / effective NOI increases to approximately \$593,977**, representing a **7.8% stabilized effective cap rate** at the \$7,575,000 offering price.

Located just minutes from **Phoenix Sky Harbor International Airport and Interstate 10**, the property benefits from exceptional logistical access within one of the fastest-growing industrial markets in the United States.

This offering represents the opportunity to acquire functional infill industrial product at approximately **\$140 per square foot**, a **significant discount to replacement cost**, with near-term NNN income growth and long-term appreciation potential.

PROPERTY SPECIFICATIONS

Address	1645-1711 E Jackson St, Phoenix, AZ 85034
Property Type	Class C Industrial Warehouse
Building Size	±54,085 SF (4 Buildings)
Lot Size	±2.20 AC
Zoning	A-2
Year Built/Reno	1987 2025
Construction	Steel
Clear Height	16' - 20'
Bay Sizes	1,580 RSF – 19,000 RSF; demisable
Doors	Grade-Level: 15
Plumbing/Mechanical	City Sewer, Septic (Current ADEQ Cert)
Parking	51 spaces plus 60' x 30' dedicated parking and loading area
Power	3P/200A (2)



STRATEGIC AIRPORT INDUSTRIAL LOCATION

Located within the Sky Harbor industrial corridor with immediate access to I-10, Highway 143, and Phoenix Sky Harbor International Airport.



PRICE IMPROVEMENT / DISCOUNT TO REPLACEMENT COST

Offered at approximately \$140 per square foot, significantly below estimated replacement costs exceeding \$250 per square foot.



STABILIZATION UPSIDE

5 tenants in place with near term income growth through lease-up of the white-boxed building #3



DURABLE SMALL-BAY INDUSTRIAL DEMAND

Suite sizes ranging from 1,580 to 19,000 SF cater to the highly active small-tenant industrial segment.



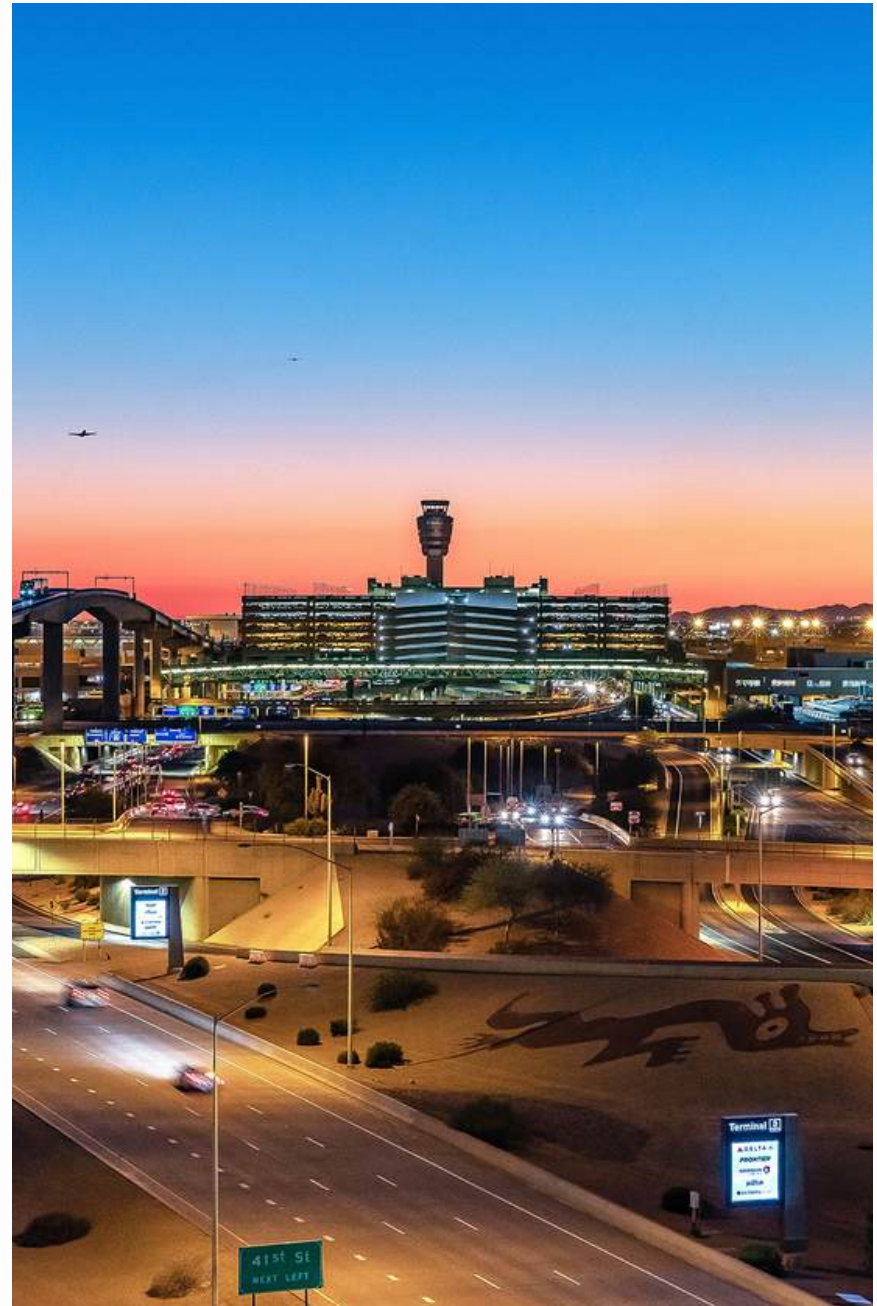
RECENT CAPITAL IMPROVEMENTS

Over \$350,000 in recent upgrades including exterior improvements, mechanical updates, security enhancements, and site upgrades.



LONG-TERM RENT GROWTH POTENTIAL

Infill industrial assets near Phoenix Sky Harbor continue to experience strong rental growth due to limited supply and high tenant demand.



\$7,575,000

PURCHASE PRICE

~\$593,977

STABILIZED NNN INCOME /
EFFECTIVE NOI)

4

BUILDINGS

~\$140/SF

PRICE PER SQUARE FOOT

7.8%

STABILIZED EFFECTIVE CAP RATE

±54,085 SF

TOTAL BUILDING AREA

~\$480,217

2026 NNN INCOME / EFFECTIVE
NOI (6.3% IN-PLACE CAP | 84%
OCCUPANCY)

1987 | 2025

YEAR BUILT | RENOVATED

±2.20 ACRES

LAND AREA



Investors have the opportunity to execute a clear value-creation strategy through operational stabilization and market rent growth.

1



LEASE-UP OF VACANT SPACE

Lease the recently renovated Building 3 at \$1.10/SF NNN to achieve full occupancy and increase stabilized effective NOI to approximately \$593,977.

*Lease on market with significant interest, for buyer to assume.

2



RENTAL RATE GROWTH

Capture rent increases as leases roll in a supply-constrained infill industrial submarket.

3



OPERATIONAL OPTIMIZATION

Enhance tenant retention and efficiency through proactive asset management.

4

LONG-TERM HOLD OR INSTITUTIONAL EXIT

Position the asset for disposition to institutional buyers seeking stabilized infill industrial assets near major transportation infrastructure.

DWG CAPITAL GROUP

INVESTMENT SALES.
CAPITAL MARKETS.
DONE.

The property consists of **four steel-constructed industrial buildings totaling approximately 54,085 square feet**, configured for flexible multi-tenant occupancy.

Buildings feature **clear heights ranging from 16 to 20 feet**, grade-level loading, and clear span layouts supporting a wide range of industrial uses including fabrication, assembly, storage, and logistics operations.

Suite sizes range from approximately **1,580 SF to 19,000 SF**, allowing flexibility for small- and mid-size industrial tenants.

The property includes **secured yard areas, ample parking, truck access, and modern mechanical infrastructure**, creating a functional operating environment for industrial tenants.

BUILDING 1

17,760 GSF

- 900 SF Office
- 16,860 SF Warehouse
- Power: 3P/400A (1), 200A (2)

BUILDING 3

8,640 GSF

- 1000 SF Office
- 7,740 SF Warehouse
- Power: 3P/200A (2)

BUILDING 2

8,190 GSF

- 1,200 SF Office
- 6,990 SF Warehouse
- Power: 3P/400A

BUILDING 4

18,400 GSF

- 900 SF Office
- 17,500 SF Warehouse
- Power: 3P/800A



Recent capital improvements have enhanced the functionality and presentation of the property.

Improvements include:

EXTERIOR PAINT AND MODERN BUILDING GRAPHICS

SECURITY FENCING AND SITE ACCESS IMPROVEMENTS

ENERGY-EFFICIENT LED LIGHTING IMPROVEMENTS



CONCRETE AND SITE UPGRADES INCLUDING PAINTED CANOPY STRUCTURES

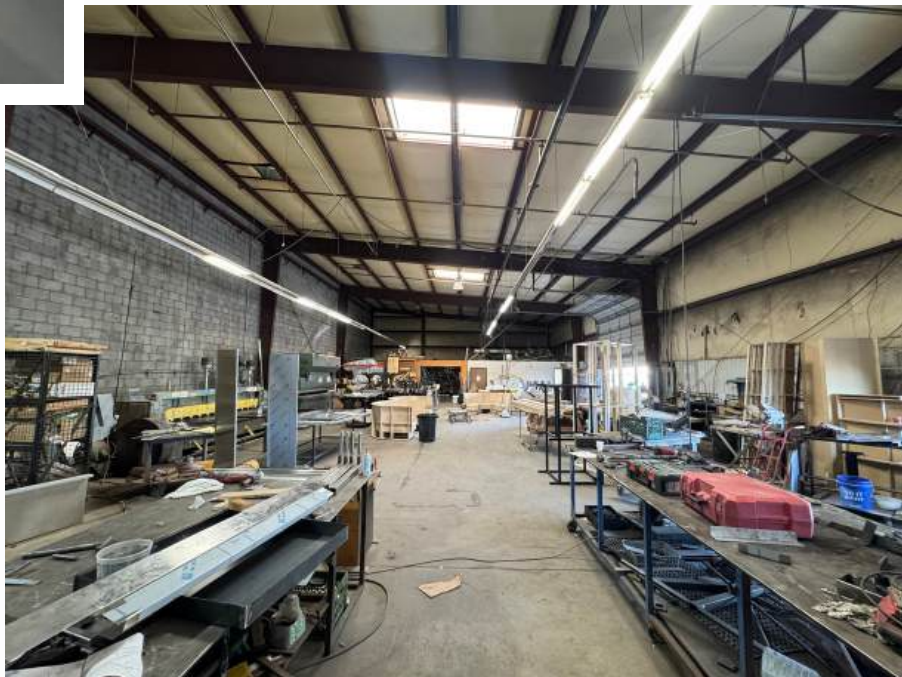
MECHANICAL AND PLUMBING UPGRADES

These improvements position the property for continued tenant demand and long-term operational efficiency.









The property is located within the **Sky Harbor Airport industrial corridor**, one of the most strategically positioned industrial districts in the Phoenix metropolitan area.

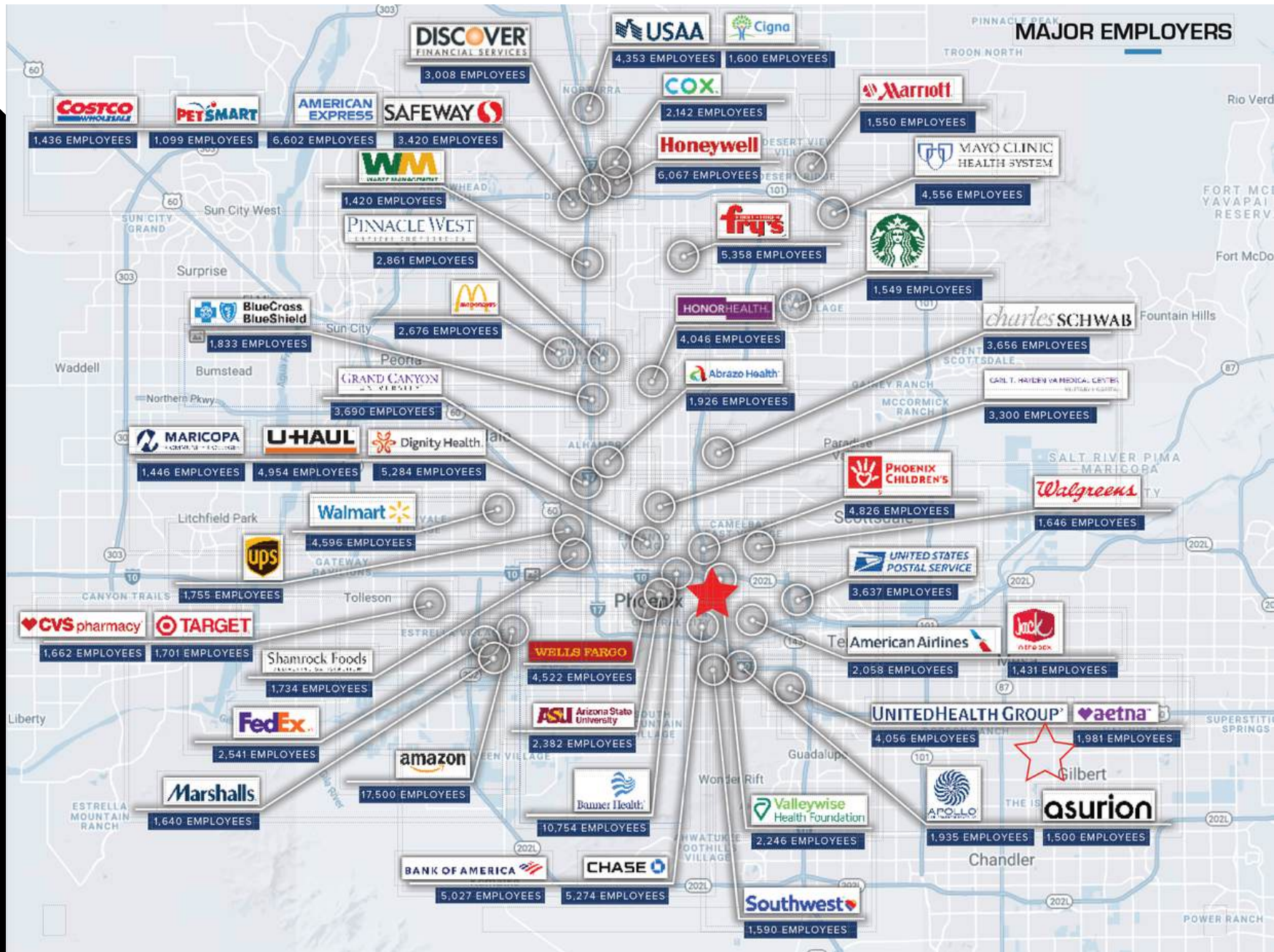
The site benefits from immediate access to **Interstate 10 and Highway 143**, providing efficient connectivity across the Phoenix metro area and the broader Southwest logistics network.

Phoenix Sky Harbor International Airport—located less than three miles from the property—serves as one of the busiest airports in the United States and acts as a major logistics and air-cargo hub.

The surrounding submarket supports a diverse mix of industrial users including logistics providers, aerospace suppliers, manufacturers, and distribution operators.







The Phoenix industrial market continues to rank among the most active industrial markets in the United States.

Strong population growth, supply-chain reshoring, and expansion in e-commerce logistics have driven sustained demand for warehouse and distribution space throughout the region.

Vacancy remains historically low while rental rates have increased significantly in recent years, particularly within infill industrial locations near transportation infrastructure.

The Sky Harbor corridor remains one of the most sought-after industrial submarkets due to its proximity to the airport, major freeways, and the Phoenix urban core.

KEY MARKET METRICS (ILLUSTRATIVE)

The industrial market showcases impressive metrics across the board:

- **Vacancy Rate:** **4.5%** (historically low, indicating tight market conditions)
- **Rental Growth:** **8-10%** year-over-year in many primary markets, outpacing other asset classes.
- **Investment Activity:** Robust, with strong institutional and private buyer interest driving transaction volumes.
- **Cap Rates:** Ranging from **4.5% to 6.5%**, reflecting strong investor confidence and asset appreciation.

E-COMMERCE GROWTH

Accelerated adoption of online shopping fuels demand for warehousing and last-mile distribution centers.

SUPPLY CHAIN RESHORING

Companies are seeking to diversify and localize supply chains, increasing need for domestic manufacturing and storage facilities.

LOGISTICS OPTIMIZATION

Firms are investing in sophisticated logistics networks to enhance efficiency and speed to market.

The Phoenix Sky Harbor International Airport (PHX) corridor stands as a pivotal industrial market, offering unparalleled strategic advantages for businesses focused on logistics, distribution, and manufacturing. Its central location in the Southwest provides critical access to major transportation networks and a robust ecosystem for industrial operations.

STRONG DEMAND DRIVERS

Phoenix's robust population and job growth have fueled industrial demand across all sectors. Last-mile delivery operators and logistics companies have seen increasing demand due to the rise in online orders, with Amazon signing several leases for both small and large distribution centers. Phoenix has become one of the most active data center markets in the country, benefiting from Arizona's tax incentives, a robust power grid, and limited natural disasters.

SUPPLY DYNAMICS

With few barriers to development and a flourishing economy, new industrial supply has consistently entered the market. Despite elevated construction levels, strong demand has maintained vacancy rates well below historical averages. About 11.8 million SF is currently under construction, accounting for 3.2% of the market's existing inventory. This ranks Phoenix among the **top 10 industrial markets for construction activity nationwide.**

COST ADVANTAGE

Many companies establish industrial operations in Phoenix due to the low cost of doing business and proximity to major regional markets, particularly in California. The average industrial rent in Phoenix is near the national average but is 35%-40% below average rents in Los Angeles and Orange County, creating a significant competitive advantage for tenants and investors alike.

DWG CAPITAL GROUP INVESTMENT SALES.
CAPITAL MARKETS.
DONE.



15,000+
UNITS
SOLD



\$1B CLOSED
PAST 24
MONTHS



LABJ CRE
GOLD AWARD
WINNER



COSTAR
POWER
BROKER

CONSULTATION

Free professional consultation and property valuation to assess your real estate needs and opportunities.



TRANSACTION EXECUTION

Expert guidance through the entire transaction process with 20+ years of nationwide experience.



STRATEGY DEVELOPMENT

Customized strategy for buying, selling, or leasing nationwide with focus on wealth expansion.



PORTFOLIO OPTIMIZATION

Ongoing support and consulting for continuing property management and investment growth.

DWG Capital Group offers comprehensive real estate services across multiple asset classes including Industrial, Office, Retail and Multifamily properties nationwide. With over two decades of experience, our team provides expert guidance for property acquisitions, dispositions, leasing, and development site opportunities.

CONTACT US today for a complimentary consultation and valuation to discuss your real estate requirements, financing needs, tenancy specifications, and comprehensive wealth expansion strategies.



DWG CAPITAL GROUP

INVESTMENT SALES.
CAPITAL MARKETS.
DONE.

A DYNAMIC FINANCIAL SERVICES PLATFORM

Through our financial platform, clients have access to solutions that seamlessly support their real estate and business objectives.

CAPITAL MARKETS

COMMERCIAL REAL ESTATE / INVESTMENT SALES AND CAPITAL MARKETS ADVISORY

OUR FIRM: DWG Capital Group is a fully integrated commercial real estate advisory and capital markets platform of services for owners and users of real estate from ranging from private local owners to prominent multinational corporations and institutional investors. Headquartered in Los Angeles, DWG Capital Group's seasoned strategic relationship platform of 11 seasoned CRE veterans enables our team to effectively serve the property requirements of ALL our Owners, Investors, Developers, Private Equity Groups and Lenders from California to across the US. Regardless of how seasoned our clients are at selling, buying or joint venturing commercial real estate can be a monumental endeavor. DWG Capital Group ensures every client gets the professional, intelligent service they deserve coupled with a strong, seasoned advisory **based on what matters most: Our clients per transaction highest yield outcome coupled with a comprehensive overall real estate portfolio advisory focused on our client's overall long term security.** As a highly seasoned group of Capital Markets Advisors and Brokers who are also active Developers and Investors ourselves, DWG Capital Group brings decades of both sophisticated institutional and personal experience to every assignment **with same care as if it was our very own real estate endeavor.**

Investment Sales, Capital Markets. DONE.

OUR TEAM:

DWG Capital Group's team was formed and now led by Judd Dunning, (former NGKF Capital Group / ARA Managing Director) who launched DWG Capital Group in order to combine the very best of his DWG brokers highly seasoned capital market and investment sale expertise and many decades of extensive hands-on commercial real estate advisory experience to ensure that all our DWG clients receive and are assisted to execute only the highest and best real estate portfolio strategies possible.

DWG Capital Group is a client driven firm that executes a wide range of assignments from larger, institutional investment sales and debt / equity placements to local private middle market sales. **Judd Dunning** and all **DWG Capital Group Team Members:** DWG was originally formed by 10 former Top-5 institutional CRE firm brokers. Now independent and within DWG collectively bringing the very same high service standard, same national network of seasoned middle market and institutional clients, the same vast database of national buyers/sellers, the same debt and private equity and the same superior and sophisticated *Client-Centric Capital Markets and Investment Sales Advisory* to our clients we always have these last 20 years but doing so with even greater individual attention.

A WINNING COMBINATION OF EXPERTISE



JUDD DUNNING PRESIDENT | BROKER

"Industrial investing isn't just about acquiring assets—it's about securing strategic footholds in markets where demand outpaces supply. At DWG Capital Group, we focus on intelligent acquisitions, credit enhancement, and value creation to deliver strong, risk-adjusted returns in every market cycle."

Judd Dunning is a distinguished third-generation real estate executive with two decades of experience in institutional commercial real estate. As President of DWG Capital Group and DWG Capital Partners, he brings a wealth of national expertise in orchestrating institutional investment sales and capital markets transactions following years as a top producer of Newmark/ARA and founding member of Newmark Capital Markets in West Los Angeles. Leveraging his extensive network and deep market knowledge, Dunning employs a strategic NNN industrial sale-leaseback approach through DWG Capital Partners, successfully navigating market complexities to deliver superior outcomes.

Under Dunning's leadership, DWG Capital Group has achieved significant milestones, closing over \$2 billion in investment sales and debt/equity placements. Dunning's client roster includes prominent institutions, funds, and private companies. His expertise extends across various asset classes, including retail, office spaces, industrial facilities, apartment complexes, and development projects.

Awards and Recognitions

Judd Dunning has received numerous accolades for his contributions to the real estate industry. He was the recipient of the 2022 Los Angeles Business Journal "Community Impact Deal of the Year" Gold Award, and a nominee for Broker Executive of the Year. In 2021, he was honored with the CoStar Power Broker award.

Notable Transactions

With a proven track record in capital markets advisory and a history of transactions across 40 states, Mr. Dunning has orchestrated significant deals, including a \$165 million transaction involving a Sony Animation NNN single-tenant S&P-rated A credit office portfolio in West Los Angeles and a \$130 million deal for a Class A retail property.

DWG Capital Partners and DWG Capital Group continue to excel in providing exceptional service to its investment partners and clients, solidifying their reputation among the premier CRE firms in the nation.



CHASE HALL CAPITAL MARKETS & INVESTMENT SALES

Chase Hall is an Associate Director focused on Capital Markets, Brokerage & Acquisitions at DWG Capital Partners, supporting industrial sale-leaseback origination, underwriting, capital structuring, and transaction execution across the firm's advisory and principal investment platform.

A Laguna Beach native, he earned a B.S. in Business/Managerial Economics with Financial Applications from Southern Methodist University and completed a real estate concentration through the Cox School of Business.

Prior to DWG, Chase worked across acquisitions and capital markets at PRES Companies and supported investment sales underwriting and offering memorandum preparation at Greysteel, with additional internship experience in multifamily acquisitions and industrial development.



MEG MARAN DIRECTOR OF MARKETING

Meg Maran is a seasoned marketing professional with expertise in branding, investor engagement, and real estate-focused campaigns. Before joining DWG, Meg spearheaded successful campaigns for several leading firms, and her dedication to high-quality design, targeted messaging, and investor engagement ensures DWG's visibility remains strong. Meg's work continues to position DWG as a leader in real estate investments, fostering meaningful connections with its investor network. Ever the creative, Meg is also the host of the podcast, "We Need Ice," which explores the 1973 Doxol explosion in Kingman, Arizona.



MIKE PAYTONJIAN
OPERATIONS & MARKETING

Mike Paytonjian brings a diverse professional background and a strong foundation in relationship-driven industries to the DWG team. A Texas native, Mike is a graduate of both the undergraduate and master's programs at Texas Tech University. He has worked with high-level clients—including VIP athletes and healthcare professionals—delivering strategic communication and organizational efficiency solutions.



ASHLEY SARSHAR
INFORMATION TECHNOLOGY

Ashley Sarshar begins a promising career in real estate as a Junior Associate at DWG Capital Group. A graduate of Loyola Marymount University, she brings a strong academic foundation, a disciplined work ethic, and a genuine commitment to professional growth. Ashley's drive to excel and her eagerness to learn from top industry professionals position her as a motivated and valuable addition to the DWG team.



SERGEI MOCHTCHENKOV
CRF FINANCIAL ANALYST

Sergei Mochtchenkov, DWG Capital Partners' exclusive analyst, leverages his deep expertise in financial modeling and data analytics as a CFA Charter holder. He specializes in using advanced tools like R, Python, SQL, and PowerBI to ensure precise modeling and analysis of DWGCP's transactions. His work underpins the success of the firm and its clients.



ANDRES ALARCON
INFORMATION TECHNOLOGY

Andres Alarcon, DWG's in-house IT & Communications Expert, has had years of institutional experience creating and managing systems for teams to organize their inbound and outbound communications.

DWG Capital Group is a licensed real estate broker, (License #01520854).

This Offering Memorandum has been prepared by DWG for use by a limited number of recipients. All information contained herein has been obtained from sources other than DWG, and neither Owner nor DWG, nor their respective equity holders, officers, employees and agents make any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the property or the Owner has occurred since the date of the preparation of the Offering Memorandum. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient.

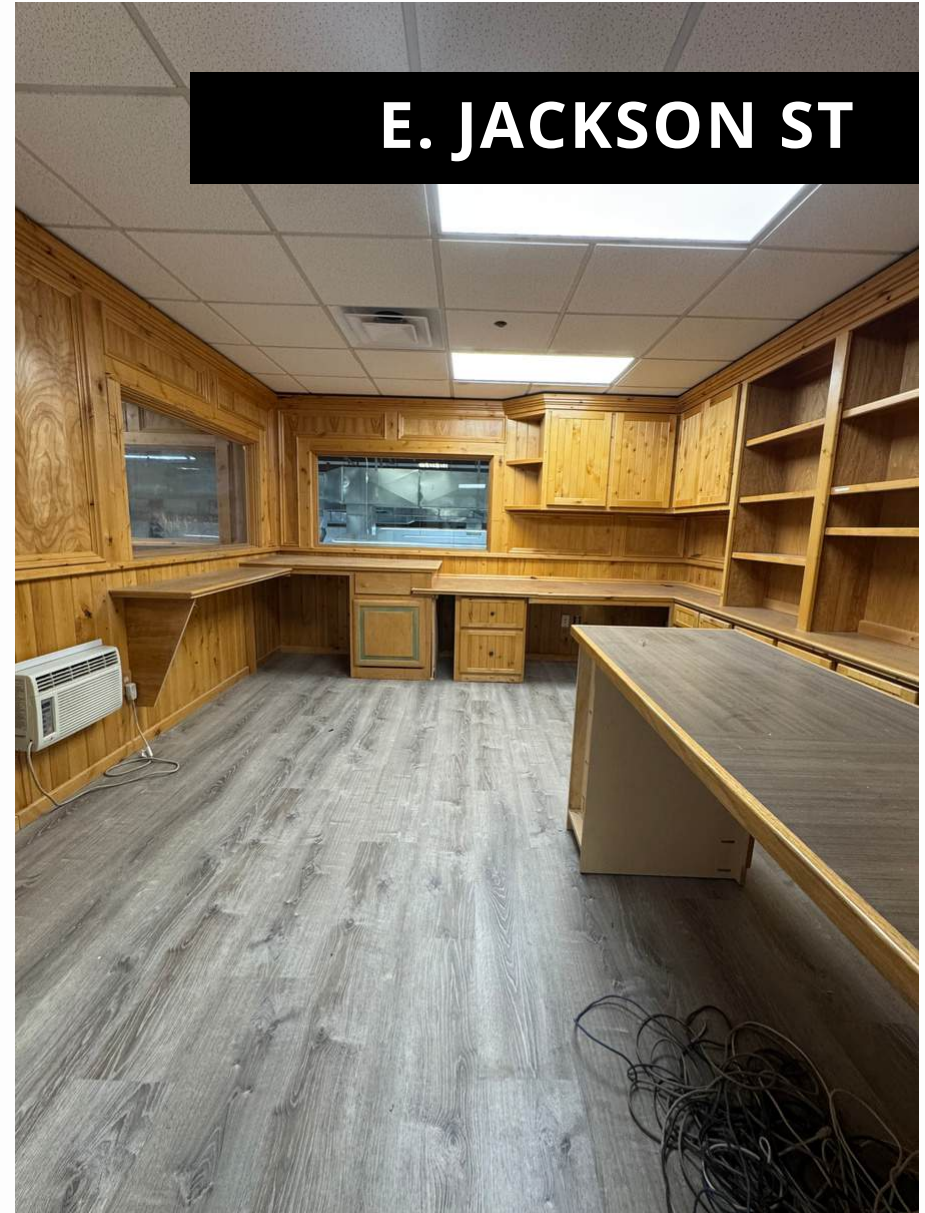
DWG and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this Offering Memorandum. Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective investors.

Owner and DWG each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any recipient reviewing this Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered and

approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived. The recipient ("Recipient") agrees that (a) the Offering Memorandum and its contents are confidential information, except for such information contained in the Offering Memorandum, which is a matter of public record, or is provided from sources available to the public (b) the Recipient, the Recipient's employees, agents and consultants (collectively, the "need to know parties") will hold and treat it in the strictest of confidence, and the Recipient and the need to know parties will not, directly or indirectly, disclose or permit anyone else to disclose its contents to any other person, firm, or entity without the prior written authorization of DWG and the Owner, and (c) the Recipient and the need to know parties will not use or permit to be used this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or DWG or for any purpose other than use in considering whether to purchase the property. as terms of prospective buyers own elective review the information.

Nor DWG or Brokerage shall have any legal liabilities for the sale if the subject property or for any information proffered in DWG's highest and best efforts. The Recipient and the need to know parties agree to keep this Offering Memorandum and all confidential information contained herein permanently confidential and further agree to use this Offering Memorandum for the purpose set forth above. If the Recipient has no interest in the property, or if in the future the Recipient or owner discontinue such negotiations, the Recipient will return this Offering Memorandum to DWG.

LET'S DO A DEAL



E. JACKSON ST

CONTACT

JUDD DUNNING

PRINCIPAL/BROKER

310.261.8428

972.738.8586

jdunning@dwg-re.com

CHASE HALL

INVESTMENT SALES

949.549.9241

chase@dwg-re.com

DWG CAPITAL GROUP INVESTMENT SALES.
CAPITAL MARKETS.
DONE.