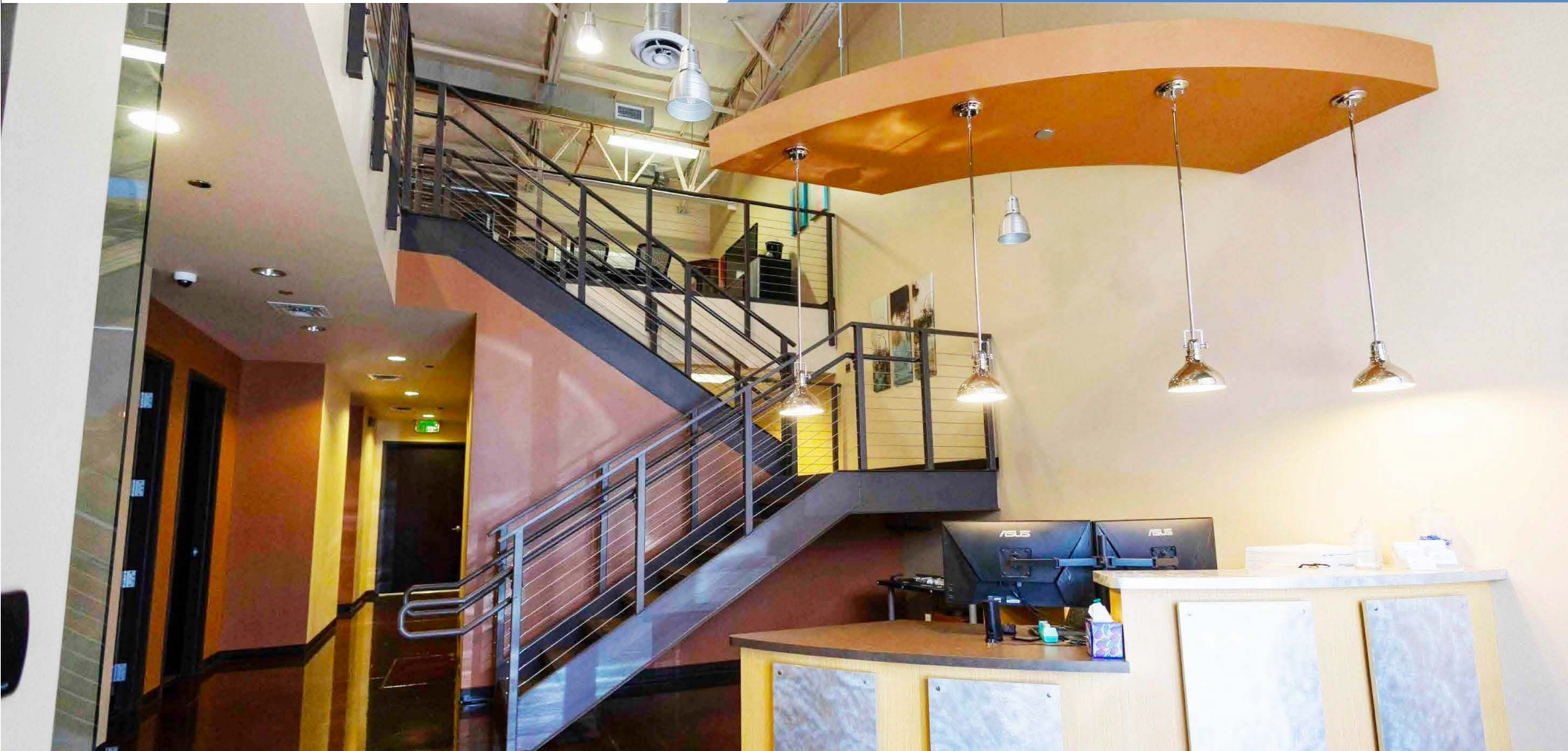




\$1,195,000 SALES PRICE

**2222 W PARKSIDE LN #114
PHOENIX, ARIZONA 85027**

NICK DEPAUL +

Partner
(480) 414-3818
Nick@basiscommercial.com

PRESTON BRIMHALL

Partner/Designated Broker
(602) 619-9350
Preston@basiscommercial.com





Tenant Bio:

For more than two decades, eCreations has been building, maintaining, and evolving digital platforms for organizations that depend on their websites. Today, eCreations operates as a senior-led WordPress & WooCommerce agency, trusted by enterprise organizations, public-sector clients, and growth-focused businesses alike.

Investment Overview:

- Tenant 'E Creations' currently leases the property paying \$5,625/Month Modified Gross
- Current lease expires September 30, 2028. Approximately 2.2 years remaining
- In place NOI: \$55,201.96
- 4.6% Cap Rate in place
- 3% Annual increases
- Next Increase occurs October 1st, 2026
- One (1) Three Year option to renew at fair market value
- The Deer Valley industrial market in Phoenix is exceptionally strong, driven by robust leasing and investment activity, low vacancy, strategic access to major freeway infrastructure and proximity to major demand drivers like the growing semiconductor ecosystem, making it one of the most in-demand and resilient industrial submarkets in the metro.

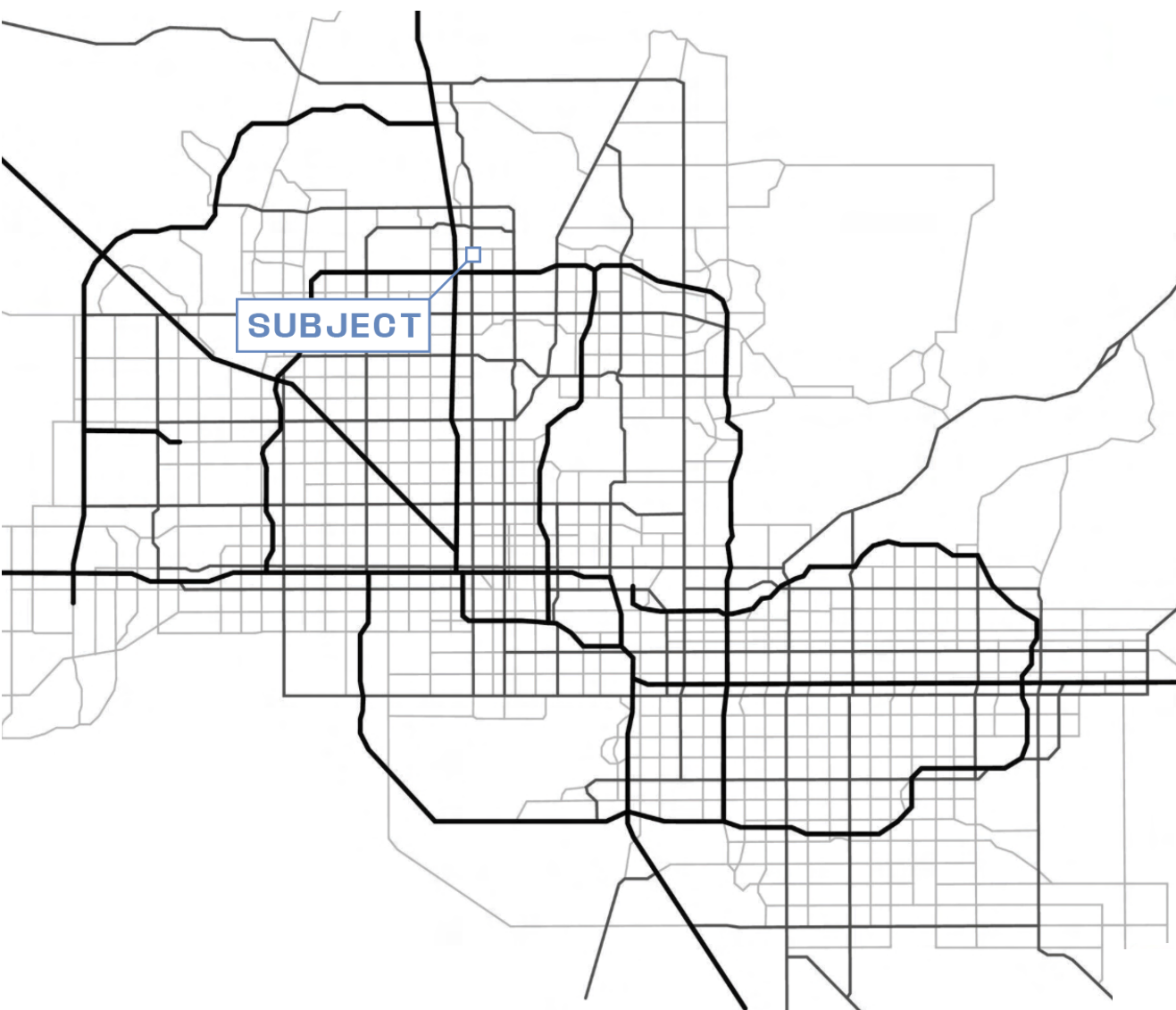
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PROPERTY DETAILS

- \$1,195,000 Sales Price
- Class A Industrial Condo
- +/- 3,540 Square Feet
- +/- 16' Clear Height
- Approximately 50%/50% Warehouse to office
- High End Office Finishes
- One grade level door
- Built in 2006
- A-1 Light Industrial Zoning
- Core Deer Valley Location
- Proximity to I-17 and Loop 101

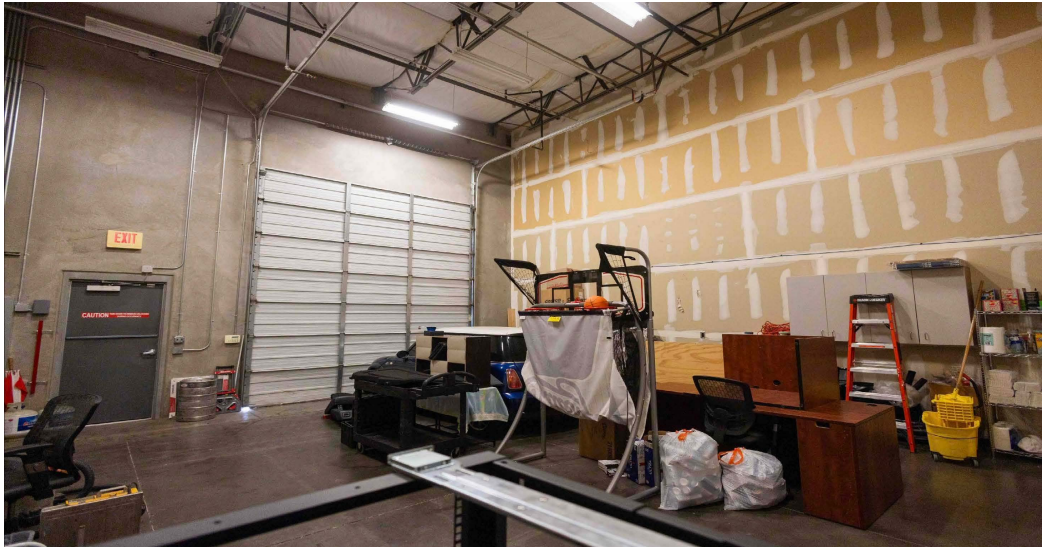
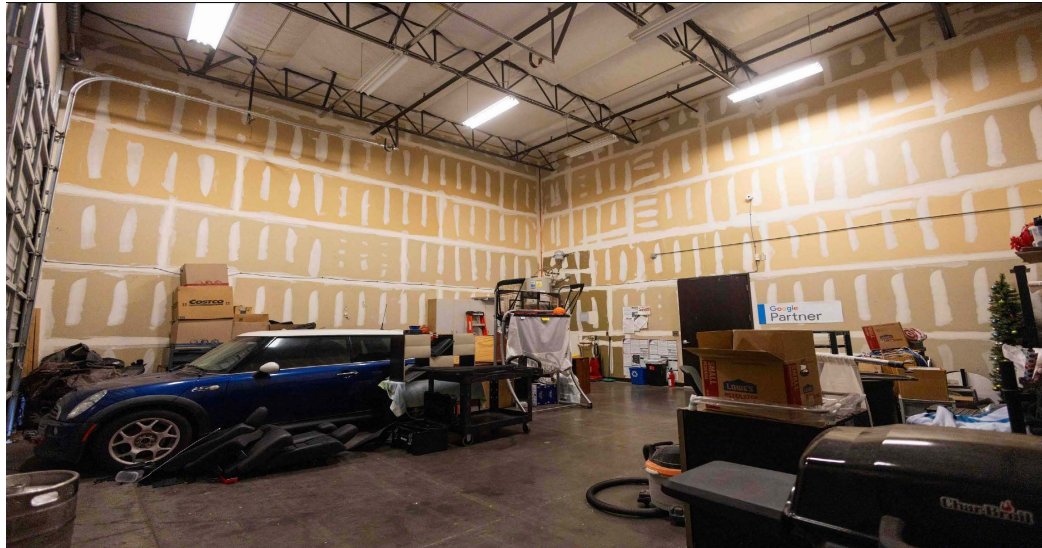
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