

A CUSHMAN & WAKEFIELD PRIVATE CAPITAL GROUP INVESTMENT OPPORTUNITY

COX - DEER VALLEY

17602 NORTH BLACK CANYON FREEWAY | PHOENIX, AZ



±40,720 SF LIGHT INDUSTRIAL FACILITY • 100% LEASED TO COX COMMUNICATIONS (BBB+ CREDIT RATING) • TRIPLE NET LEASE WITH 4.0 YEARS REMAINING • MISSION-CRITICAL FACILITY WITH 35+ YEARS OF HISTORICAL OCCUPANCY PROMINENT I-17 FREEWAY FRONTAGE & VISIBILITY • STRATEGIC INFILL DEER VALLEY LOCATION



17602 NORTH BLACK CANYON FREEWAY



Phoenix Deer Valley Airport

Scottsdale Airport

Luke Air Force Base

Glendale Airport

BNSF Rail Terminal

Phoenix Sky Harbor Int'l Airport

Falcoln Field Airport

Union Pacific Rail Terminal

Phoenix Goodyear Airport

LOCATION OVERVIEW



Rio Verde

Fountain Hills

Paradise Valley

Scottsdale

Phoenix

Glendale

Avondale

Tolleson

Litchfield Park

Goodyear

Tempe

Mesa

Guadalupe

Gilbert

Chandler

Gila Crossing

EXECUTIVE SUMMARY

Executive Summary

Cushman & Wakefield's Phoenix Industrial Private Capital Group is pleased to present the opportunity to acquire **Cox - Deer Valley** (the "Property"), a ±40,720 SF light industrial facility situated on ±3.29 acres in Phoenix, Arizona. Strategically positioned with prominent frontage along I-17 within the highly desirable Deer Valley submarket, the Property is 100% leased to Cox Communications on a NNN lease with 4.0 years of term remaining, providing investors with durable in-place cash flow backed by one of the nation's largest telecommunications providers.

A subsidiary of privately held Cox Enterprises, Cox Communications is the third-largest cable television provider in the United States and maintains a significant national footprint serving residential and commercial customers across broadband, telecommunications, and digital infrastructure platforms. Supported by the scale and financial strength of its parent organization, Cox Enterprises generates multi-billion-dollar annual revenues across its diversified portfolio of communications, automotive, and media businesses, further reinforcing the credit profile underpinning the tenancy.

Cox - Deer Valley serves as a mission-critical operational facility featuring extensive tenant improvements tailored to support the tenant's long-standing occupancy and infrastructure requirements. Notably, Cox and its affiliates have continuously occupied the Property since 1990, underscoring the strategic importance of the location and functionality of the asset. The lease structure further enhances income stability through two additional five-year extension options, offering investors long-term occupancy visibility and future cash flow continuity.

Originally constructed in 1981 and significantly renovated in both 2007 and 2018, the Property offers a functional configuration including 16'-21' clear heights, 8 roll-up doors, 133 parking stalls, 100% HVAC throughout, 800 amps of 277/480V 3-phase power, an on-site diesel-powered backup generator, and solar-covered parking improvements. The combination of specialized infrastructure, freeway frontage and long-term tenancy positions the asset as a differentiated investment opportunity within one of Metro Phoenix's most supply-constrained and institutionally sought-after industrial submarkets.

The Property benefits from exceptional regional connectivity via immediate access to Interstate 17, the full-diamond interchange at Bell Road, and proximity to the Loop 101 freeway system located approximately 1.5 miles south of the asset. Additionally, Cox - Deer Valley is advantageously positioned approximately 11 miles from TSMC's transformative semiconductor campus in North Phoenix, an economic catalyst that continues to drive significant corporate investment, infrastructure expansion, and long-term industrial demand throughout the surrounding area.



Investment Thesis

Cox - Deer Valley offers investors the opportunity to acquire a highly functional light industrial asset with an established national tenant with more than three decades of historical occupancy at the Property. The mission-critical nature of the facility is reinforced by substantial infrastructure improvements, specialized operational buildout, and long-term tenant commitment evidenced through continued renewals and extension options. Positioned within the supply-constrained Deer Valley submarket with direct I-17 frontage and exceptional regional freeway connectivity, the Property benefits from enduring infill fundamentals, high barriers to new development, and continued economic expansion driven by major corporate investment throughout North Phoenix.

PROPERTY SUMMARY

OVERVIEW

| | |
|----------------------------------|----------------------------------|
| Tenant / Lease Expiration | Cox Communications (Exp. 9/2030) |
| Occupancy | 100% |
| Industrial Market | Phoenix |
| Industrial Submarket | Deer Valley |
| City | Phoenix |
| County | Maricopa |
| Parcel Number | 208-06-014A |
| Zoning | IP |

BUILDING SIZE

| | | |
|---------------------------------|--|---|
| Total Rentable Area (SF) | ±40,720 | |
| Land Size (AC) | ±3.29 | |
| Building Breakout (SF) | Office: ±21,322 Equipment, Lockers & Storage: ±4,563 Team Rooms: ±3,914 Warehouse: ±3,000 | Studios: ±2,584 Training Area: ±2,543 Electric & Telecom Rooms: ±1,174 Breakroom: ±1,033 |

BUILDING FEATURES

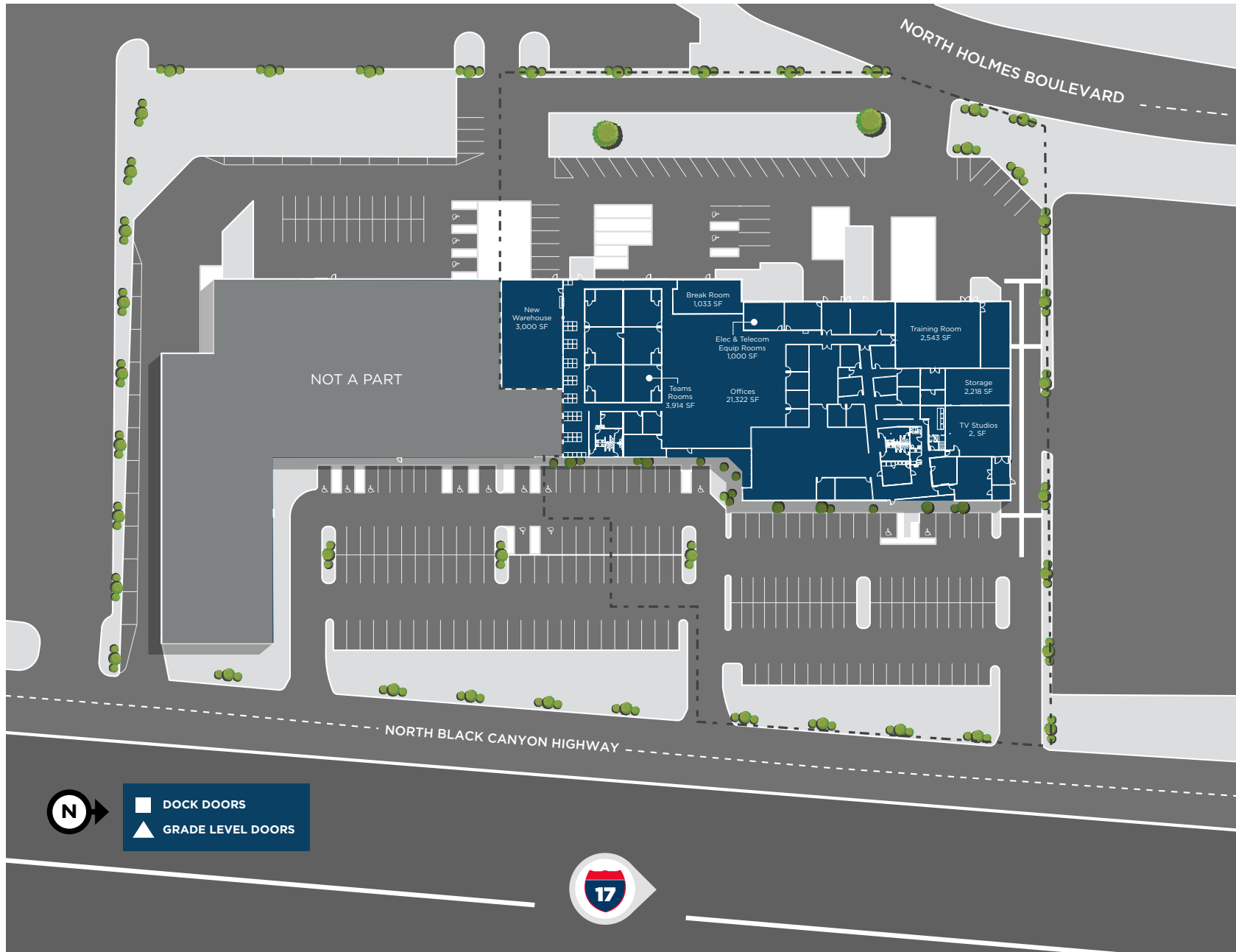
| | |
|-------------------------------|--------------------|
| Year Built / Renovated | 1981 / 2007 & 2018 |
| Clear Height | 16' - 21' |
| Car Parking | 133 |
| Roll-Up Doors | 8 |

CONSTRUCTION OVERVIEW

| | |
|-------------------------------|------------------------------|
| Construction Type | Concrete Tilt-Up |
| Slab | Reinforced Concrete, 5 Thick |
| Roof System | TPO-Membrane |
| Roof Installation Year | 2013 |
| Fire Protection System | Conventional Wet System |
| Building Dimensions | 320' x 115' |
| Power | 800 amps, 277/480v 3p Heavy |
| Solar Panels | Atop Covered Parking Stalls |
| Cooling System | 100% HVAC |



SITE PLAN



For more information, please contact:

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COX - DEER VALLEY

PHOENIX, AZ

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