3245 N Nevada St

Chandler, Arizona 85225

Net-Lease Investment Opportunity

Single-Tenant | 15-Year NNN | New Construction (2025)

SALE PRICE	CAP RATE	ANNUAL NNN RENT	LEASE TERM	BUILDING SIZE
$4,000,000	**6.0%**	**$240,000**	**15 Years**	**10,000 SF**

THE OFFERING

3245 N Nevada St is a newly constructed (2025), single-tenant industrial/flex building in Chandler, Arizona, offered as a sale-leaseback at $4,000,000. The building will be leased back to Dixon Golf, Inc., a golf equipment manufacturer that has operated continuously since 2008, under a 15-year, true triple-net lease at a 6.0% cap rate. The tenant is responsible for taxes, insurance, maintenance, and landscaping — the investor simply collects rent.

PRICING RATIONALE

Total cost to acquire the land and construct the building was $4,200,000, and the sale price of $4,000,000 is priced at essentially cost basis. Rent is set flat for the full 15-year term at $24.00/SF blended — above today's Chandler flex/industrial market rent of roughly $16–$18/SF, reflecting the new construction quality. With no built-in escalations, the flat rent is expected to trend toward prevailing market rent by the later years of the term, assuming typical market rent growth over the hold period.

EXPANSION OPPORTUNITY

The site sits on just over 1 acre — more land than the current building requires. There is sufficient room to construct an additional 6,000 SF building on the same parcel, offering a future owner a meaningful path to add a second income stream on top of the in-place lease, without an additional land purchase.

RIGHT OF FIRST REFUSAL

Dixon Golf will retain a standard right of first refusal on any future sale of the property: if the owner receives a bona fide third-party offer, Dixon has the right to match it before the property is sold to that third party. This does not cap the owner's upside or restrict marketing or sale of the asset at any price the market will bear.

PROPERTY FACTS

Address	3245 N Nevada St Chandler, AZ 85225
Year Built	2025
Lot Size	± 1.0 acre
Building Size	10,000 SF
– Office	2,000 SF
– Production	2,000 SF
– Warehouse	6,000 SF
Expansion Capacity	± 6,000 SF additional
Tenant	Dixon Golf, Inc.
Tenant In Business Since	2008
Lease Type	Triple Net (NNN)
Lease Term	15 years
Rent Escalations	None (flat rent)
Landlord Responsibilities	None

FINANCIAL SUMMARY

Sale Price	**$4,000,000**
Cap Rate	**6.0%**
Annual NNN Rent	**$240,000**
Blended Rent / SF	**$24.00**
Construction Cost Basis	**$4,200,000**

CONTACT

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