

Investment Opportunity | Offering Memorandum

1419 W. 12th Place

Suites 101 & 102

Tempe, AZ 85281



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6,600 SF and 4,000 SF industrial condos
with below market lease rates
\$2,332,000 or \$220/SF



Table of Contents

03 Executive Summary

06 Property Information

12 Financial Summary

Executive Summary

Offering Memorandum
1419 W. 12th Place





Property Description

Colliers International, as exclusive advisor, is pleased to present this value-add opportunity to acquire two adjacent industrial condos located in the heart of Tempe. The condos are located five minutes from Interstate 10 and the Loop 202 and consists of two tenants occupying a total of 10,600 square feet.

The suite sizes are approximately 6,600 SF (Unit #101) and 4,000 SF (Unit #102). Both suites are currently occupied with leases executed within the last two years. The average in place rent is \$0.96/SF Modified Gross, substantially below current market conditions of \$1.35/SF NNN. The tenants are currently responsible for base rent, CAMs, management fees, plus the City and County Rental tax rates (currently at 2.3%). Ownership covers the building property taxes and building property insurance.

The combination of stable in place income, functionality with truck well & grade level loading, and the opportunity to add value through increased rents provides investors with an exceptional investment opportunity.

Capital Improvements

Recent capital improvements include new Roof and HVAC for Suite 101 and new edge of dock leveler for Suite 102.

Below Replacement Cost

The property is offered to investors well below replacement costs in a submarket that is land constrained for any future development.

Low Operating Expenses

The building is located in an older infill location with low operating expenses that is very favorable to the user base in the area.

Functional Space Configuration

Each condo offers one (1) truck well and one (1) grade level loading door but could be combined to accommodate single tenant or multi-tenant configurations.

Competitive Product and Limited Supply

The property offers two suites – 4,000 SF and 6,600 SF. This suite size is in high demand as smaller users seeking space in established submarkets.

Investment Summary

Address: 1419 W. 12th Place

Occupancy: 100% Leased

Average Weighted Lease Term:
29 Months (As of 06/01/2026)

In Place Gross Revenue: \$122,400

Owner Expenses:
Annual Property Tax: \$12,398.44
Annual Property Insurance: \$9,104

In Place NOI: \$100,897.56

In Place Cap Rate: 4.33%

Projected NOI at \$1.35/SF NNN: \$171,720

Projected Yield at \$1.35/SF NNN: 7.4%

Purchase Price: \$2,332,000

Price/SF: \$220.00

Property Photos

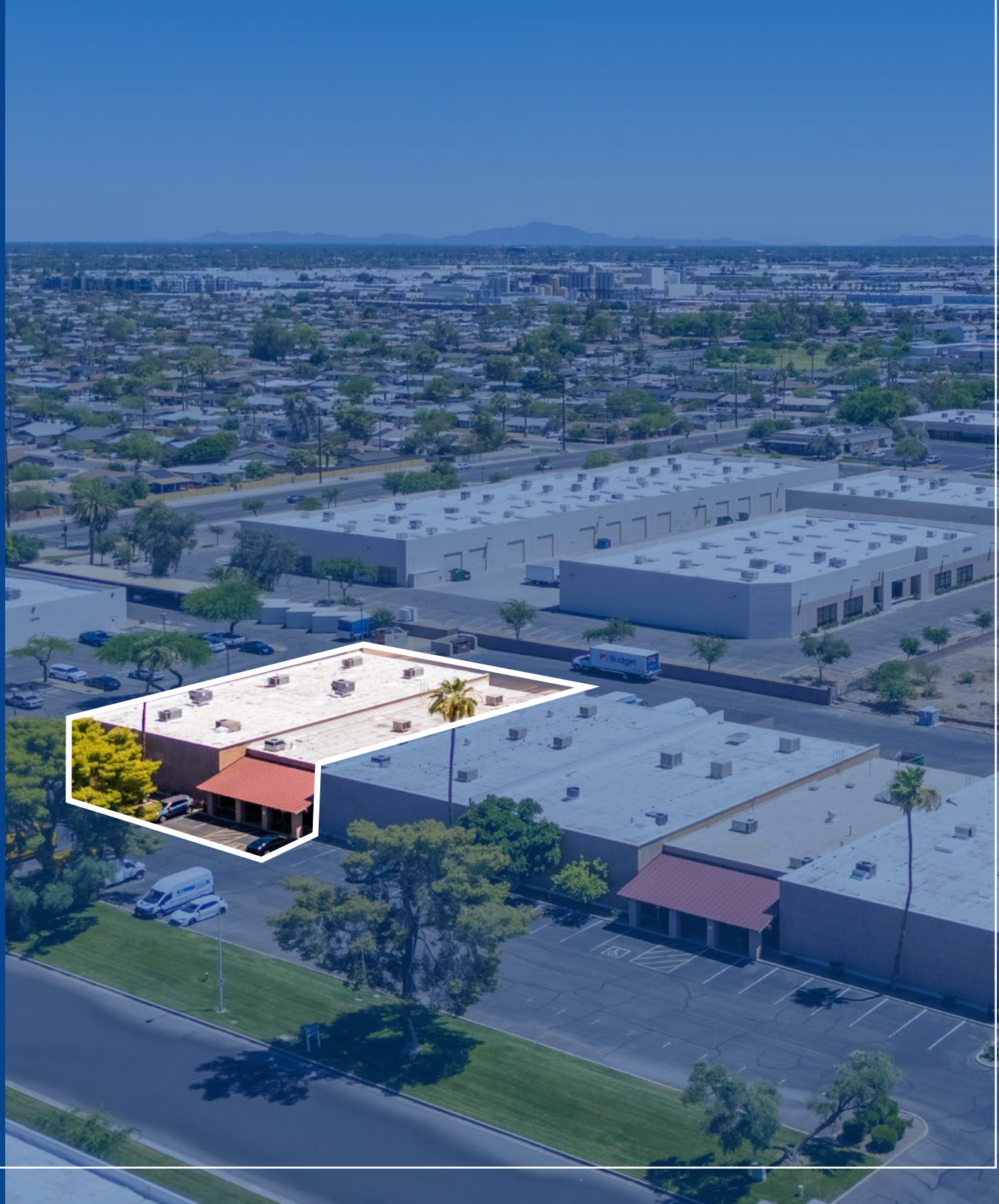


Aerial View



Property Information

Offering Memorandum
1419 W. 12th Place



Physical Description

1419 W. 12th Place | Suites 101 & 102

Total Square Footage

±10,600 SF

Clear Height

14'-16'

Zoning

GID

APN

124-58-098, 099

Loading

Two (2) Grade Level Doors

Two (2) Truckwell Doors

Power

400 amps, 120/208V, 3 phase

Construction

Masonry

Occupancy

Multi-Tenant Facility
(100% Leased)



Physical Description

1419 W 12th Place | Suite 101

Suite Size

±6,600 SF

Tenant

Vinifera Imports LTD

Lease Expiration

08/31/2027

Loading

1 Grade Level Door

1 Truckwell Door

Office

2 Offices and Reception

Clear Height

16'

Power

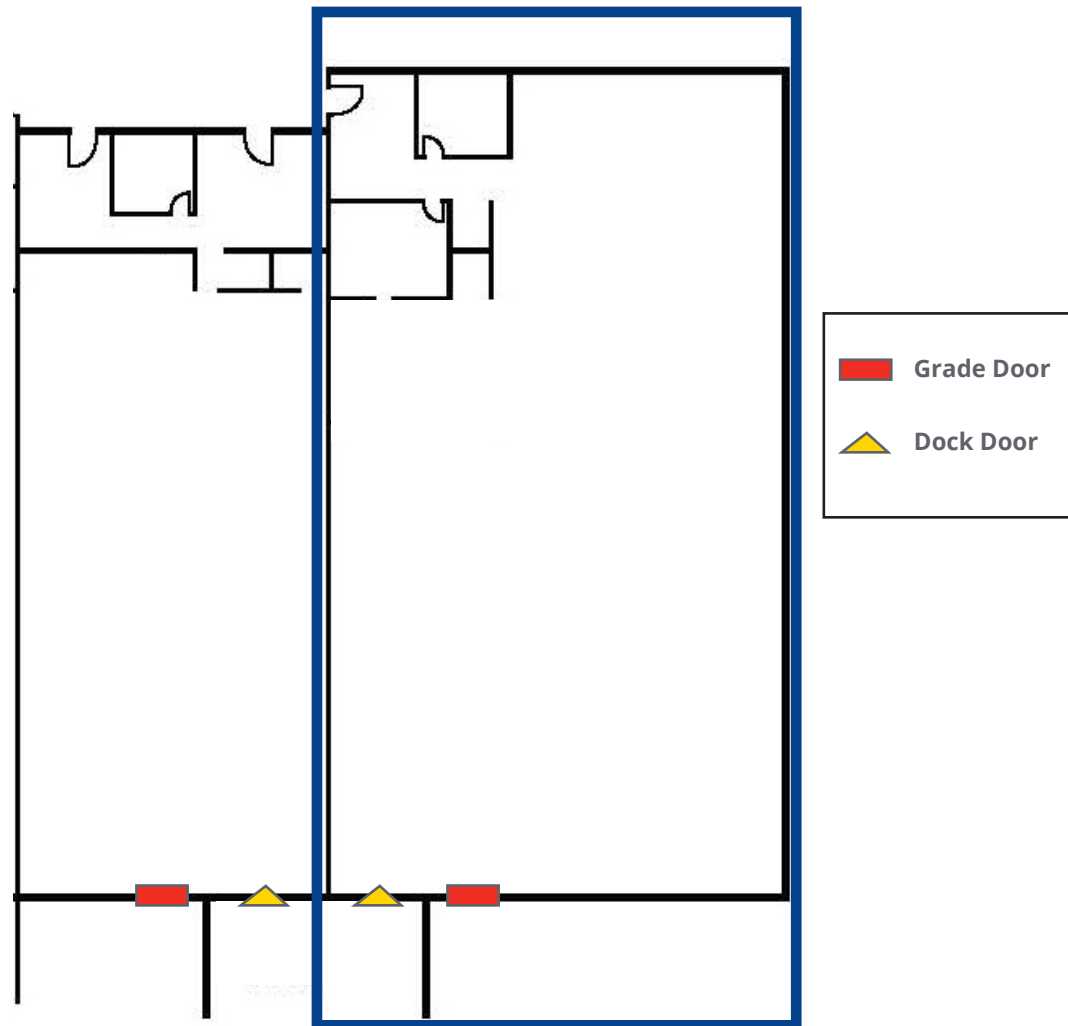
200 amps, 120/208v 3p

Years at Location

Twenty One (21)

Year Built

1975



Physical Description

1419 W 12th Place | Suite 102

Suite Size

±4,000 SF

Tenant

Courier Network, Inc

Lease Expiration

01/31/2030

Loading

1 Grade Level Door

1 Truckwell Door

Office

2 Private Offices

Clear Height

14'

Power

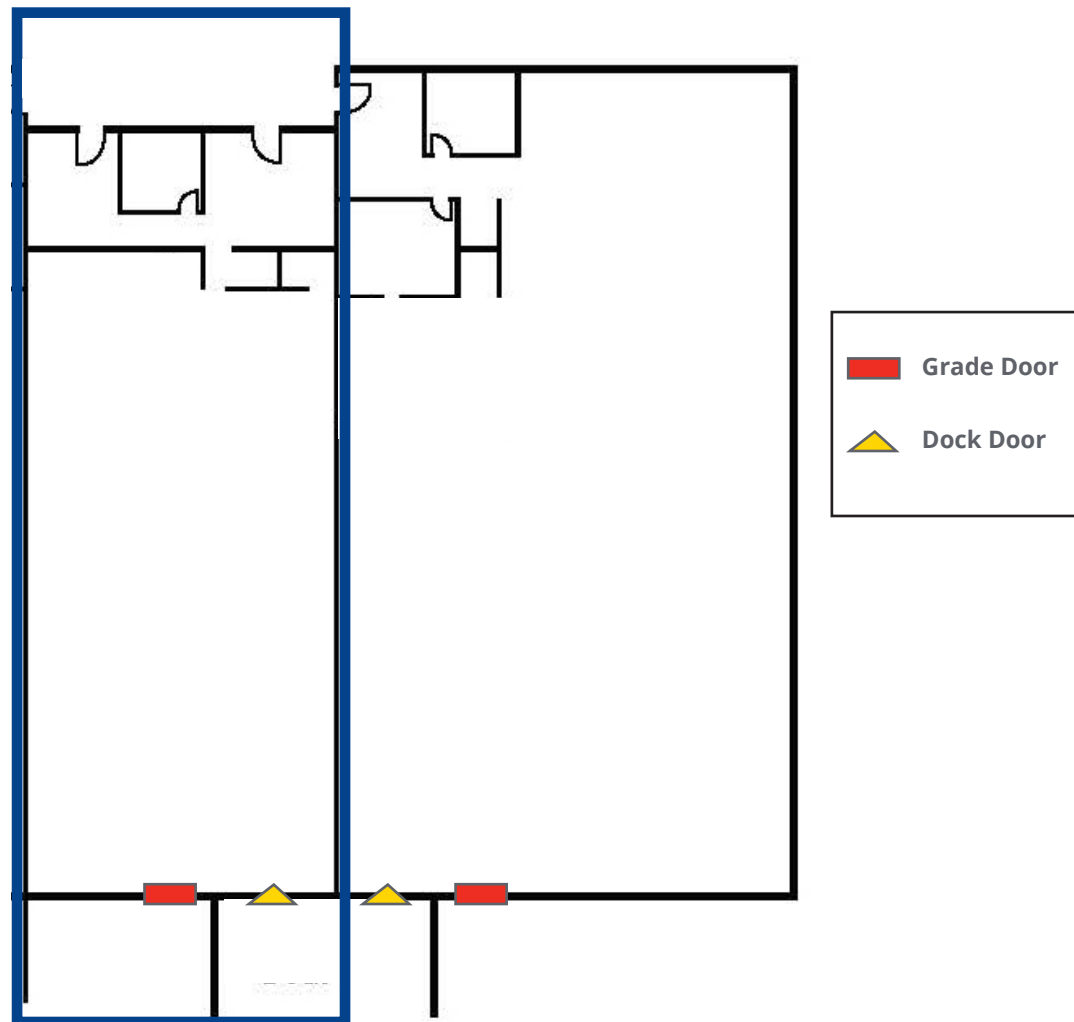
200 amps, 120/208v 3p

Years at Location

Two (2)

Year Built

1975



Financial Overview

Offering Memorandum
1419 W. 12th Place



Cash Flow

Cash Flow	Annual
Full Building - ±10,600 SF	
Gross Annual Rent	\$122,400.00
Property Tax	-\$12,398.44
Insurance	-\$9,104.00
In Place Net Operating Income (NOI)	\$100,897.56
In Place Cap Rate	4.33%
Tenant Responsibilities	
Management Fee	\$4,800.00
HOA Dues (CAMs)	\$10,008.00
City of Tempe Rent Tax of 1.8% of total monies received (Base Rent, and Common Area Operating Expenses and Management Fee).	
Maricopa County Tax of 0.50% of total monies received (Base Rent, Common Area Operating Expenses and Management Fee).	



Rent Roll

Tenant	Suite #	Size (SF)	Lease End	Monthly Base Rent/ Increases	Monthly Price/SF	
Vinifera Imports	101	±6,600 SF	08/31/2027	9/1/2025 - \$5,200	\$0.79/SF MG	
				9/1/2026 - \$5,356	\$0.81/SF MG	
Courier Network, Inc	102	±4,000 SF	01/31/2030	11/1/2024 - \$4,800	\$1.20/SF MG	
				11/1/2025 - \$5,000	\$1.25/SF MG	
				11/1/2026 - \$5,200	\$1.30/SF MG	
				11/1/2027 - \$5,408	\$1.35/SF MG	
				11/1/2028 - \$5,640	\$1.41/SF MG	
				11/1/2029 - \$5,880	\$1.47/SF MG	
Total (SF)		10,600 SF	Year 1 Monthly Gross Rent (As of 6/1/2026):	\$10,200	Year 1 Monthly Gross Rent per SF (As of 6/1/2026):	\$0.9623/SF MG



Lease Comparables

Tenant
Property

Submarket
Property Type
Class

Lease Type
Leased SF
Lease Term (mos)
Escalation Rate

Starting Rent
Effective Rent
TI PSF
Free Rent (mos)

Signed Date
Start Date
End Date



1

Husmann Services Corporation
South 40 Distribution Center - Bldg 1 - 5610 S 40th St, Phoenix, Arizona, 85040
Floor(s): 1
Suite: 5

S Airport S of Roeser
Industrial
A

Renewal
12,246
60
3.50%

\$1.44 IG
\$1.54
\$0.00
0

Dec 18, 2025
Mar 1, 2026
Feb 28, 2031

Notes: Lessor to install new building-standard office flooring and paint office walls at Lessor's cost.



2

Properly, LLC
Twins Business Park - 1602-1638 W 12th Pl, Tempe, Arizona, 85281
Floor(s): 1

Tempe Northwest
Industrial
B

New
4,912
62
4%

\$1.45 NNN
\$1.53
\$0.00
2

Nov 26, 2025
Dec 1, 2025
Jan 31, 2031

Notes: ---



3

The Premier Group Staffing, LLC
Gateway University I - 1755 W University Drive, Tempe, Arizona 85281
Floor(s): 1

Northwest Ind
Industrial
B

Renewal
2,026
40
4%

\$1.60 NNN
\$1.52
\$0.00
4

Oct 22, 2025
Dec 1, 2025
Mar 31, 2029

Notes: ---



4

Once Upon a Time Portraits, LLC
Gateway University I - Bldg B - 1783 W. University Dr., Tempe, AZ 85281
Floor(s): 1
Suite: 136

Tempe Northwest Ind
Industrial,Flex
B

New
1,895
39
4%

\$1.50 NNN
\$1.45
\$0.00
3

Oct 21, 2025
Nov 1, 2025
Jan 31, 2029

Notes: ---



5

Quality Compounding RX of America, LLC
Gateway University I - 1711 W University Dr, Tempe, Arizona 85281
Floor(s): 1
Suite: 159

Tempe Northwest
Industrial
B

New
3,401
62
4%

\$1.60 NNN
\$1.69
\$0.00
2

Oct 8, 2025
Jan 1, 2026
Feb 28, 2031

Notes: ---



Lease Comparables

Tenant
Property

Submarket
Property Type
Class

Lease Type
Leased SF
Lease Term (mos)
Escalation Rate

Starting Rent
Effective Rent
TI PSF
Free Rent (mos)

Signed Date
Start Date
End Date



6

Jokake Construction Services
3818 E LaSalle St - 3818 E LaSalle Street, Phoenix,
Arizona 85040
Floor(s): 1
Suite: 3

S Airport S of Roeser
Industrial
C

Notes: ---

New
1,800
36
\$0.07

\$1.45 NNN
\$1.52
\$0.00
0

Oct 7, 2025
Nov 1, 2025
Oct 31, 2028



7

ASSA ABLOY Entrance Systems US Inc.
Roosevelt Commons - 2611 South Roosevelt Street,
Tempe, Arizona, 85282
Floor(s): 1
Suite: 101

Tempe Southwest
Industrial
B

Notes: ---

New
8,553
84
3.75%

\$1.40 NNN
\$1.57
\$0.00
0

Sep 29, 2025
Nov 1, 2025
Oct 31, 2032



8

Computer Integrated Machining, Inc.
Gateway University I - Bldg A - 1775 W University
Dr, Tempe, Arizona 85281
Floor(s): 1
Suite: 122

Tempe Northwest Ind
Industrial
B

Notes: ---

Extension
1,878
38
3.50%

\$1.55 NNN
\$1.53
\$0.00
2

Sep 4, 2025
Nov 1, 2025
Dec 31, 2028



9

Hi-Tech Precious Metals
Gateway University I - 1755 W University Drive,
Tempe, Arizona 85281
Floor(s): 1
Suite: 118

Northwest Ind
Industrial
B

Notes: ---

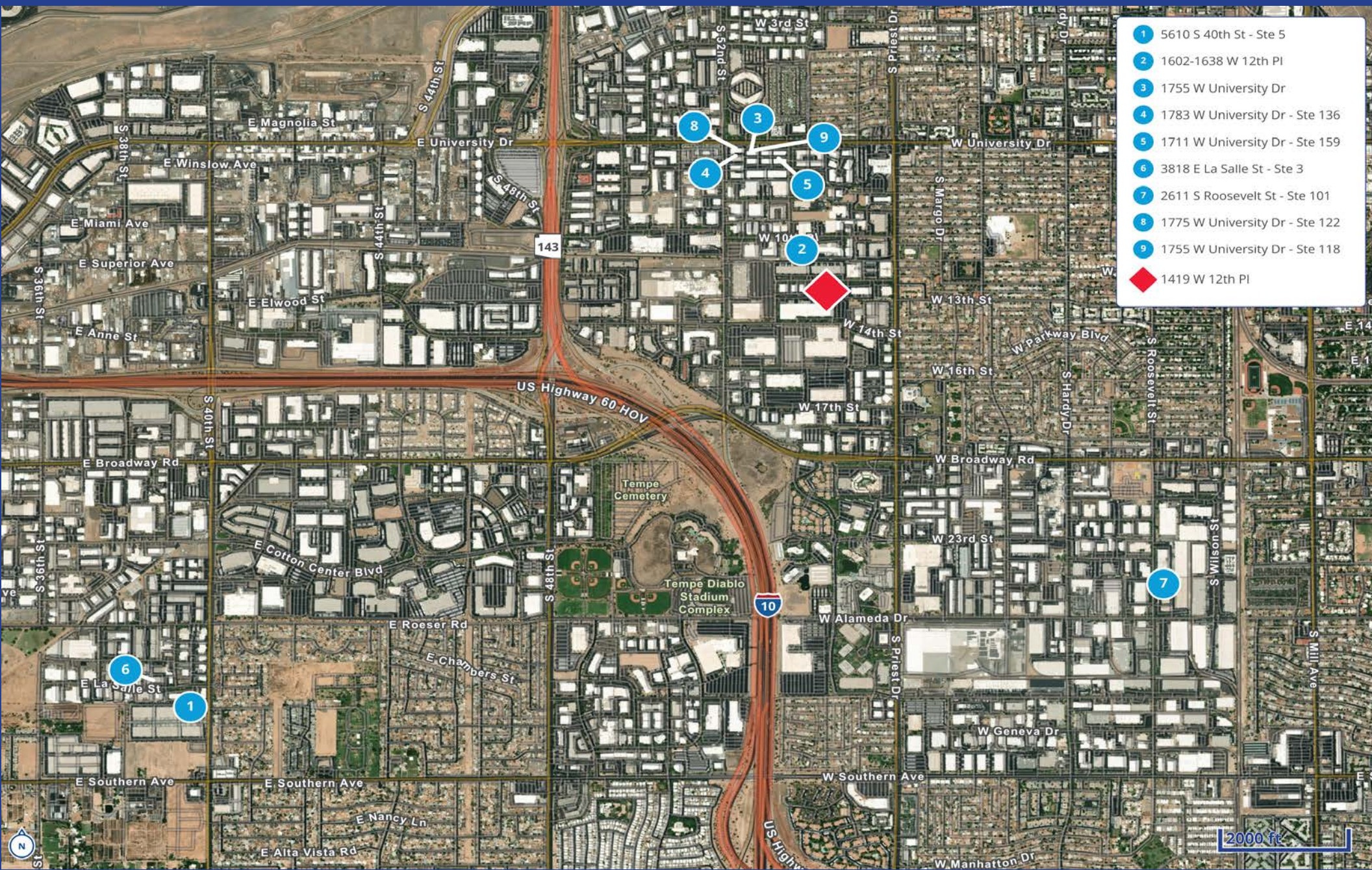
New
2,372
38
4%

\$1.50 NNN
\$1.49
\$0.00
2

Aug 20, 2025
Jan 1, 2026
Feb 28, 2029

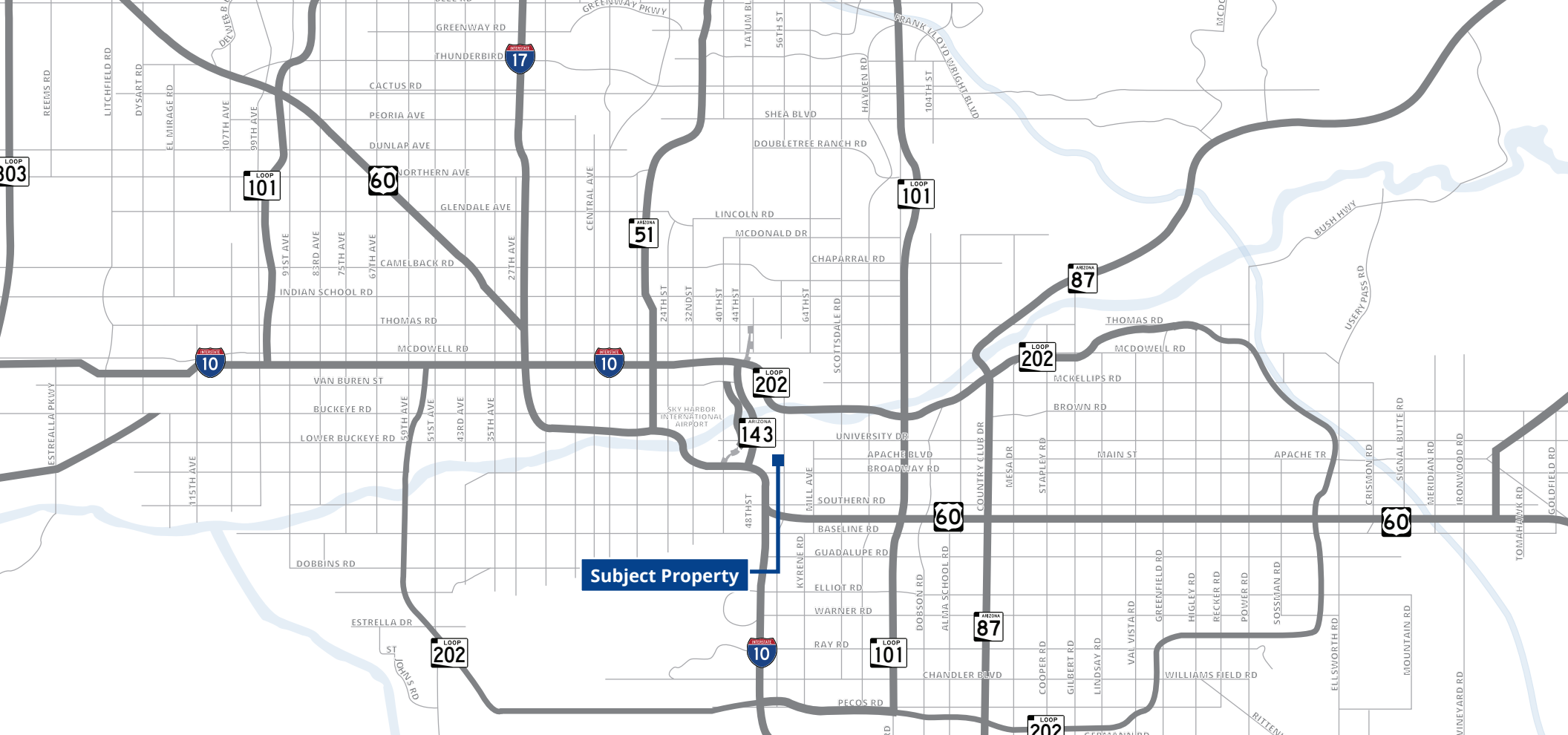
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Lease Comparable Map



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