

116 S. INDUSTRIAL DRIVE

TEMPE, ARIZONA



*Digital renderings to reflect upcoming exterior improvements.



Investment Opportunity in the Tri-City Industrial Area of Tempe

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ASSOCIATES**
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COMMERCIAL REAL ESTATE SERVICES

116 S. INDUSTRIAL DRIVE

ADDRESS	116 S. Industrial Drive, Tempe, AZ 85281
APN	132-41-035
LOT SIZE	32,725 SF/0.75 AC
OCCUPANCY	100%
SQ. FOOTAGE	15,750 SF
YEAR BUILT	1970
ZONING	GID, City of Tempe
OFFERING PRICE	\$3,600,000
CAP RATE	6%
NET OPERATING INCOME	\$216,000 (Rent Commences 9/1/2026)
INITIAL OCCUPANCY	1990
LEASE COMMENCEMENT	May 1, 2026
LEASE EXPIRATION	June 30, 2031
RENEWAL OPTIONS	None
RIGHT OF FIRST REFUSAL	None

EXECUTIVE SUMMARY

116 S. Industrial Drive is a single-story industrial asset located in Tempe's Tri-City Industrial Area, comprised of approximately 15,750 square feet on a 32,725-square-foot site. The property is fully leased to TS Industries LLC d/b/a Gold Tech Industries through June 30, 2031, under an absolute net lease structure with the tenant responsible for taxes, utilities, insurance, and maintenance, including roof, HVAC, and structural components.

Ownership has recently completed several capital items, including a new roof with a 10-year warranty, exterior paint/stucco, insulation and scrim, LED lighting, glass block window replacement, and new over-head doors.

The property is located within a supply-constrained industrial corridor near Loop 202, Loop 101, Phoenix Sky Harbor International Airport, Arizona State University, and major mixed-use growth nodes, including Novus Innovation Corridor and the \$1.8 billion South Pier development. Collectively, the long-term tenancy, net lease structure, recent building improvements, and exposure to one of metro Phoenix's most active infill employment and development corridors position the offering as a stabilized cash-flow investment with location-driven appreciation potential.







INVESTMENT HIGHLIGHTS



**Stabilized single-tenant cash
flow through mid-2031**



**Recent capital
improvements**



**Exposure to one of metro
Phoenix's strongest employment
and education nodes**



**Functional building
configuration for specialized
industrial use**



**True absolute net
lease structure**



**Infill Tempe industrial
location with regional
connectivity**



**Positioned near
major mixed-use and
infrastructure investment**



**Scarce small-bay infill
industrial product in a
supply-constrained corridor**



TENANT PROFILE

TS Industries LLC, operating as Gold Tech Industries, is a specialized industrial manufacturer focused on precision plating and related metal finishing applications serving high-specification end markets including aerospace, electronics, defense, communications, and semiconductor-related manufacturing. The company has been operating since 1984 and is a niche, high-barrier-to-entry manufacturer with multiple facilities in the Tempe area and a global customer base.

The lease permits industrial manufacturing and related operations, and the floor plan reflects a customized operating environment with warehouse, engineering/R&D, cleanroom, offices, meeting space, and support areas. This configuration of the space functions as an integrated operating facility rather than a generic warehouse occupancy.

TEMPE MARKETPLACE



SALT RIVER INDIAN COMMUNITY



101

202

101

SUBJECT



UNIVERSITY DR.

APACHE BLVD.

BROADWAY RD.

WEBER DR.

CURRY RD.

TEMPE TOWN LAKE
ON THE RIO SALADO

RIO SALADO PKWY.

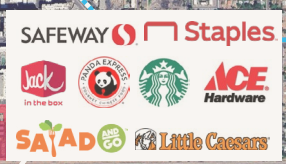
NOVUS
Innovation Corridor



ASU
ARIZONA STATE UNIVERSITY

RURAL RD.

MCCLINTOCK DR.



GRASS CLIPPINGS
ROLLING HILLS

THE PALMS
MULTI-FAMILY
404 UNITS

CAMDEN TEMPE II
MULTI-FAMILY
307 UNITS

NORTHBEND
MULTI-FAMILY
607 UNITS

TENDI ON THE LAKE
MULTI-FAMILY
523 UNITS

SHORELEVEN
MULTI-FAMILY
722 UNITS

THE CAMERON
MULTI-FAMILY
340 UNITS

THE ALYSSA
MULTI-FAMILY
316 UNITS

EMAT
MULTI-FAMILY
285 UNITS

UNION TEMPE
STUDENT HOUSING
407 UNITS/313 BEDS

PASSE UNIVERSITY
MULTI-FAMILY
510 UNITS

RIVER'S
STUDENT HOUSING
260 UNITS/775 BEDS

BEKA
MULTI-FAMILY
309 UNITS

SOL
STUDENT HOUSING
224 UNITS/630 BEDS

LEVI
MULTI-FAMILY
219 UNITS

VISTA DEL SOL
STUDENT HOUSING
613 UNITS/1,071 BEDS

DESERT PALM
MULTI-FAMILY
510 UNITS

ONNIX
MULTI-FAMILY
600 UNITS

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