

FOR SALE | ±130K SF | ±\$22.4M | 6% CAP | ABSOLUTE NNN LEASE 17-YR | DEER VALLEY
2525 EAST BEARDSLEY ROAD, PHOENIX, AZ | DEER VALLEY SUBMARKET | INFILL LOCATION

MANUFACTURING, R&D OR DISTRIBUTION FACILITY | LONG-TERM APPRECIATION POTENTIAL

Arizona Natural Resources w/ Guarantor:

Cohere Beauty Group (PE-backed) & priced at just
\$179 PSF in a \$300+ PSF Market

LOCATED IN PRIME DEER VALLEY DIRECTLY OFF LOOP 101 W/ PROXIMITY TO I-17 & SR-51

\$1,346,536 NOI AT \$10.30 PSF/YR (\$0.85/MO) | BELOW MKT RENTS W/ UPSIDE

SURROUNDED BY MAJOR DEER VALLEY ANCHORS HONEYWELL AEROSPACE, NORTHROP GRUMMAN, AMAZON, & DEER VALLEY AIRPORT

HEAVY POWER, 40' CLEAR HEIGHT, 2 DRIVE-IN DOORS, 4 DOCK-HIGH DOORS, & EFFICIENT LAYOUT



4 MILES

from Phoenix, Deer Valley Airport



DWG CAPITAL GROUP
CRE BROKERAGE
INVESTMENT SALES, CAPITAL MARKETS, O&M



±130,656 SF
BUILDING



±5.44 AC
LAND



1992
YEAR BUILT/RENO

Strategic HUB in Deer Valley - One of the Most Dynamic Industrial Markets in the Country

DWG CAPITAL GROUP | JUDD DUNNING | 310.261.8428

HUGH GEHRKE | 877 DEAL DWG (877.332.5394)

2525 EAST BEARDSLEY ROAD

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JUDD DUNNING

LA: 310.261.8428 | TX: 214.726.6822

JDUNNING@DWG-RE.COM

HUGH GEHRKE

310.770.1713

HUGH@DWG-RE.COM

SCOTT BRECHNER

480.617.7411

SCOTT@DWG-RE.COM

MEG MARAN

Director of Marketing

MIKE PAYTONJIAN

Operations, Client Services

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**DWG CAPITAL
GROUP**

INVESTMENT SALES.
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HERE'S THE RUNDOWN



**Stable Income
with Prime
Positioning in **One**
of Phoenix's
Fastest-Growing
Industrial
Corridors.**

➤➤➤ 2525 East Beardsley Road, Phoenix, AZ

The property presents investors with a rare chance to secure a fully leased, absolute NNN industrial asset in the heart of the high-growth Deer Valley/North Gateway submarket. This modern office and warehouse facility sits on a prime parcel with excellent frontage and direct access to Loop 101, I-17, and SR-51, positioning it for logistics, distribution, and service users alike. The financially strong tenant, with multi-million-dollar annual revenues, is locked into a long-term lease with 2% annual rent escalations, delivering stable, predictable income today and significant upside at renewal thanks to below-market rents. With vacancy rates under 4%, 6–8% annual rent growth, and proximity to major economic catalysts including the \$65B TSMC semiconductor campus, this property offers the ideal blend of hands-free income, appreciation potential, and 1031 exchange suitability in one of Phoenix's most dynamic industrial corridors.

THE OFFERING

DWG Capital Group is pleased to present the rare opportunity to acquire a **fully leased, single-tenant NNN industrial property** located at **2525 East Beardsley Road** in **Phoenix, Arizona**. Priced at **\$22,440,000** at an attractive **6% cap rate**, this **prime 17-yr leased, PE backed, Deer Valley/North Gateway asset** offers investors stable cash flow, minimal landlord responsibilities, and long-term appreciation potential in one of the Valley's fastest-growing industrial and commercial corridors.

Strategically positioned with **immediate access to Loop 101, Interstate 17, and State Route 51**, the property **sits within minutes of major employment centers, residential communities, and the \$65 billion TSMC semiconductor campus currently under development**. The Beardsley Road corridor continues to experience strong tenant demand driven by aerospace, semiconductor, healthcare, and logistics industries, making this a premier investment location.

With a **strong, well-capitalized tenant under a long-term NNN lease**, 2525 East Beardsley Road offers **predictable income today with significant upside potential at lease rollover**, supported by Phoenix's consistently tight industrial vacancy and robust rent growth. The combination of a passive lease structure, market outperformance, and exceptional location makes this property a compelling 1031 exchange candidate and long-term hold.

THE PROPERTY

Constructed in 1992, the property features an industrial warehouse and modern office situated on a well-configured parcel along Beardsley Road. Designed to accommodate a range of industrial and commercial uses, the building offers **efficient layouts, generous parking, and high-quality construction**. Recent improvements and tenant investments reinforce the long-term viability of the site, while the property's functionality—including executive offices, open work areas, conference space, and warehouse storage—supports operational efficiency. The site's size and configuration also provide outdoor storage and expansion capability, a rare advantage in the supply-constrained Deer Valley submarket.

THE LOCATION

The property is **strategically located in the Deer Valley submarket of North Phoenix, one of the fastest-growing and most resilient industrial corridors in the region**. Positioned with direct access to Loop 101, Interstate 17, and State Route 51, 2525 East Beardsley Road offers **unmatched connectivity for logistics, distribution, and service-based users**. The site lies within minutes of Phoenix Deer Valley Airport, major employment hubs, Desert Ridge,

PROPERTY SPECIFICATIONS

Price	\$22,440,000 6% Cap
Address	2525 East Beardsley Road, Phoenix, AZ 85050
Property Type	Industrial Manufacturing Distribution/RD
Building Size	130,656 SF
Lot Size	±5.44 AC
Zoning	CP-BP; Industrial
Year Built/Reno	1992
Clear Height	40'
Parking	167 Spaces
Drive-In Doors	2
Dock-High Doors	6
Lease	Absolute NNN, 17 Years Remaining +2 Ten Year Options
NNN Rent	\$1,346,536
Rent/SF	\$10.30 2% Ann. Escalations

THE LOCATION, CONTINUED

and the \$65 billion TSMC semiconductor fabrication campus, which is driving new demand across the corridor. This exceptional location has made Deer Valley one of the tightest submarkets in the metro, with vacancy consistently under 4% and industrial rents growing well above national averages.

THE TENANT

The property is leased to a **financially strong, regionally established tenant with multi-million-dollar annual revenues and a proven operating track record**. The tenant has demonstrated long-term commitment to the site, investing significantly in improvements and benefitting from the building's efficient design and strategic positioning. The absolute NNN lease structure ensures reliable income and minimal landlord involvement, making the asset a truly hands-off investment. With remaining lease term, **scheduled 2% annual rent escalations, and in-place rents below market levels**, the tenancy provides both stability and attractive upside upon renewal.

THE MARKET

Phoenix remains **one of the nation's top-performing industrial markets**, driven by population growth, corporate relocations, and its role as a logistics hub for the Southwestern United States. The Deer Valley submarket in particular has seen **7–9% annual property value appreciation over the last decade**, even during periods of national economic uncertainty. **Vacancy rates remain among the lowest in the metro, while industrial rents have consistently increased between 6–8% annually**. With limited new supply, rising construction costs, and transformative economic catalysts such as the TSMC mega-campus, Deer Valley/North Gateway continues to outperform, offering investors the rare combination of secure

income today and significant long-term appreciation potential.





PRIME LOCATION

Strategic position in Phoenix's North Gateway submarket with superior access to transportation infrastructure, amenities, and major employers.



STRONG IN-PLACE CASH FLOW

\$1,346,536 in annual NNN rent from a strong, well-capitalized tenant on a long-term lease. The property combines stable income, rollover upside, and a prime location—making it an ideal 1031 exchange and long-term hold.



VALUE-ADD OPPORTUNITY

Immediate upside through mark-to-market rent opportunity on upcoming renewals (significantly below-market).



QUALITY CONSTRUCTION & SYSTEMS

Class A asset with 2019 renovation, LEED Silver certification, and state-of-the-art building systems requiring minimal capital investment.



TRANSPORTATION INFRASTRUCTURE

The property benefits from multi-modal transportation options, enhancing its accessibility for employees, clients, and visitors.



MARKET MOMENTUM

Phoenix's exceptional population and job growth rates compared to national averages.



INSTITUTIONAL QUALITY TENANTS

Credit quality and stability of the tenant base, particularly Southwest Health Systems.



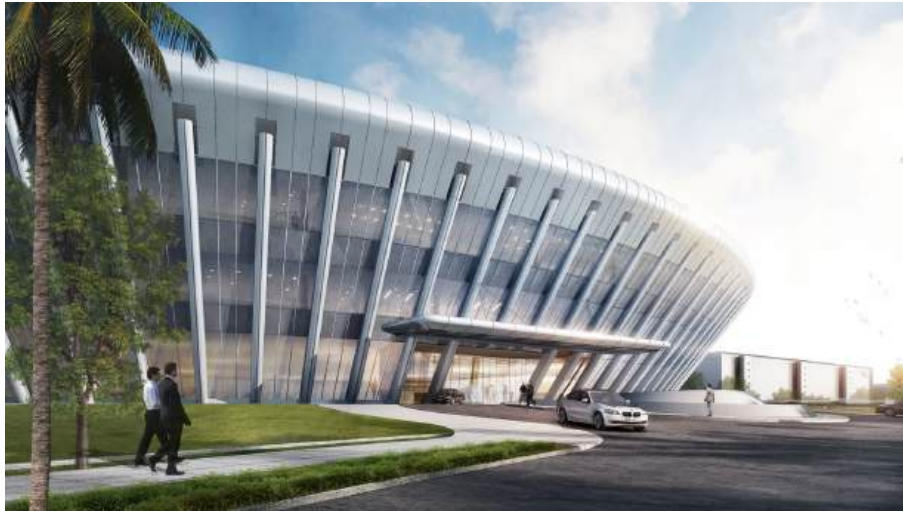
BELOW REPLACEMENT COST

The \$179/SF acquisition price is significantly below current construction costs of \$250-300+/SF.



MAJOR ECONOMIC CATALYSTS

Taiwan Semiconductor Manufacturing Company (TSMC) is investing \$65 billion in a microchip fabrication campus nearby. This investment is expected to create 6,000 high-tech jobs, over 20,000 construction jobs, and tens of thousands of indirect positions for suppliers.



Fueled by Taiwan Semiconductor Manufacturing Co, developer buys state land to build in Deer Valley



Semiconductor industry boosts growth in Deer Valley

azcentral.

Corina Vanek
Arizona Republic

Oct. 13, 2022, 7:00 a.m. MT



Sunbelt Investment Holdings Inc. bought 80 acres of state trust land in north Phoenix as the Taiwan Semiconductor Manufacturing Co.'s plant going up near Interstate 17 and Loop 303 continues to fuel development.

Sunbelt, a San Diego-based real estate company, purchased the land near Seventh Avenue and Rose Garden Lane for \$23.7 million at an Arizona State Land Department auction Wednesday. The company plans to build speculative industrial buildings on the desert land, which means the buildings will be developed before a business has signed a lease for the space.

The growth comes as TSMC's \$12 billion plant is scheduled to open in 2024, and will be used to manufacture the company's five-nanometer semiconductor. The company expects to have more than 2,000 employees in Arizona by 2023.

READ MORE

BUILDING SPECIFICATIONS

- **Building Class:** A
- **Year Built:** 1992
- **Last Renovation:** 2019
- **Total Area:** 130,656 SF
- **Construction:** Steel frame with glass curtain wall LEED
- **Certification:** Silver

BUILDING SYSTEMS

- **HVAC:** Central VAV system replaced in 2019
- **Elevators:** 3 modernized passenger, 1 freight
- **Security:** Card access system, 24/7 surveillance
- **Backup Generator:** 600 kW Caterpillar
- **EV Charging Stations:** 8 Tesla + 4 universal
- **Solar Capacity:** 80 kW rooftop array
- **Smart Building Technology:** IoT-enabled systems



LAND & PARKING

- **Land Area:** ±5.44 acres
- **Parking Spaces:** 167 spaces
- **Covered Parking:** 84 spaces
- **Zoning:** CP-BP; Industrial
- **Future Expansion Potential:** 15,000 SF
- **Landscaping:** Drought-resistant desert design

AMENITIES

- **Shared Conference Center:** 2,500 SF
- **Fitness Center:** 1,800 SF (renovated 2020)
- **Rooftop Terrace:** 3,000 SF with mountain views
- **Café/Dining Area:** 1,200 SF
- **Outdoor Collaboration Spaces:** 2 areas
- **Fiber Connectivity:** Multiple providers
- **Walkability Score:** 78/100





PROPERTY PHOTOS: BUILDING EXTERIOR

The Property



DWGCAPITAL GROUP INVESTMENT SALES. CAPITAL MARKETS. DONE.



STRATEGIC LOCATION

The property at 2525 E Beardsley Road enjoys a commanding position in Phoenix's North Gateway submarket, one of the city's most dynamic growth corridors. Situated just east of the intersection of the Loop 101 (Pima Freeway) and SR-51 (Piestewa Freeway), the property provides exceptional regional accessibility to the entire Phoenix metropolitan area.



TRANSPORTATION INFRASTRUCTURE

The property benefits from multi-modal transportation options, enhancing its accessibility for employees, clients, and visitors:



Highway Access:
Immediate access to Loop 101 (0.4 miles) and SR-51 (0.8 miles)



Public Transit:
Valley Metro bus routes 512 and 514 with stops within 0.2 miles of the property



Bicycle Infrastructure:
Connected to Phoenix's 25-mile Cave Creek Bike Path



Pedestrian Access:
Walkability score of 78/100, significantly above Phoenix average



Future Light Rail:
Property located within 0.5 miles of proposed North Phoenix light rail extension corridor (planning phase)



DINING:

40+ restaurants within 1 mile, ranging from quick-service to fine dining



RETAIL:

1.8M SF of retail within 2 miles, including Desert Ridge Marketplace and High Street



HOTELS:

6 hotels within 1 mile, including JW Marriott Desert Ridge Resort & Spa



RECREATION:

3 golf courses, Desert Ridge Trail System, and Phoenix Sonoran Preserve



HEALTHCARE:

Mayo Clinic Hospital, Honor Health Sonoran Crossing Medical Center



EDUCATION:

Arizona State University North Phoenix campus, Paradise Valley Community College

The immediate area offers an exceptional array of amenities that enhance the property's appeal to tenants and their employees.

The area's exceptional amenity package provides tenants with significant recruiting and retention advantages in an increasingly competitive labor market. Walkable access to dining, shopping, and services has become particularly valued in post-pandemic office location decisions.



PRIVATE EQUITY-BACKED MANUFACTURING LEADER | STRONG CREDIT | GROWING NATIONAL PLATFORM

Arizona Natural Resources (“ANR”) is a premier U.S.-based contract manufacturer and formulator of personal care products, specializing in haircare, skincare, and wellness formulations. The company operates a 132,000 SF FDA-registered, cGMP-compliant facility in Phoenix, AZ, designed for high-volume, high-quality production across multiple formats.

Founded more than 40 years ago, ANR has established itself as a trusted manufacturing partner to both emerging and globally recognized health and beauty brands. The company’s fully integrated platform spans R&D, batching, filling, packaging, labeling, and quality assurance, allowing it to bring products from concept to commercialization efficiently and at scale.

Investment & Financial Strength

- **Backed by CORE Industrial Partners**, a Chicago-based private equity firm with \$230M+ in institutional capital and a proven record of scaling industrial and manufacturing companies.
- **CORE’s portfolio spans Aerospace, Specialty Materials, and Industrial Technology**, with an operational playbook focused on 50–100% EBITDA growth within three years through process optimization and organic expansion.
- **ANR benefits from CORE’s deep operational resources and network of Fortune 500–experienced executives**, positioning it as a stable, growth-oriented tenant with exceptional credit support.





CREDIT STRENGTH

Corporate Guarantee: Provided by Cohere Beauty Group

Private Equity Backing: Ensures liquidity, governance and acquisition-driven growth potential

TENANT STABILITY:

A well-established, financially robust firm with a strong regional presence and an investment-grade equivalent credit rating.

LONG-TERM COMMITMENT:

A key anchor tenant with a significant remaining lease term, providing predictable cash flow.

DIVERSE TENANT MIX:

Contributes to a balanced tenant roster, attracting other professional service firms and enhancing the property's overall appeal.

GROWTH POTENTIAL:

Their expanding operations in a growing sector indicate potential for future space needs.

Arizona Natural Resources, Inc. is a leading full-service manufacturer in the U.S. beauty and wellness sector, offering a diversified product mix and turnkey capabilities spanning formulation, production, QA, and packaging. FDA-registered, TTB-certified, and ISO-grade, the company upholds top-tier quality and compliance standards. Serving major consumer brands across retail and specialty channels, its Phoenix headquarters operates as a scalable manufacturing and R&D hub driving continued growth and innovation.

The U.S. health and beauty contract manufacturing market is projected to exceed \$30 billion by 2028, fueled by private-label and DTC brand growth. Arizona Natural Resources benefits from the Phoenix–Mesa region's cost advantages, skilled workforce, and strong logistics network. In Deer Valley, recent industrial comps of \$214–\$345/SF reflect sustained institutional demand and highlight the property's below-replacement-cost value.

With industrial and commercial space in the Deer Valley submarket in **limited supply**, property values continue to be supported by robust employment drivers and population growth.

The area's combination of low vacancy rates across both office and industrial product types, along with **cap rates averaging near 6%**, underscores the site's investment appeal. Deer Valley benefits from its strategic location near major freeways, access to a deep labor pool, and robust employment drivers within the logistics, aerospace, healthcare, and professional services sectors.

Phoenix has consistently ranked among the **top U.S. markets for industrial** absorption, with over 14.2 million square feet

absorbed in 2022 alone. This strong demand has continued through 2023, with Q2 reporting 3.7 million square feet of positive net absorption.

These fundamentals, paired with limited inventory for sale, position this property as a superior long-term hold for investors seeking stability, income growth, and exposure to one of Phoenix's most dynamic office and warehouse submarkets. For 1031 exchange investors in particular, the combination of stable cash flow, appreciation potential, and tax advantages creates a compelling investment thesis.



3.8%

VACANCY RATE

Phoenix industrial vacancy remains near historic lows despite new construction, with Deer Valley outperforming the broader market.

5.9%

AVERAGE CAP RATE

Class A industrial investments in the Deer Valley corridor have compressed to sub-6% cap rates for quality assets with strong tenants.

1.9M

METRO POPULATION

The Phoenix MSA continues to attract significant immigration, creating sustained demand for industrial services and products.

7.4%

ANNUAL RENT GROWTH

Industrial rents in North Phoenix have consistently outpaced inflation, driven by limited supply and strong tenant demand.

Greater Phoenix is **one of America's fastest-growing economic engines**, characterized by a richly diversified employment base and sustained investment across advanced manufacturing, technology, aerospace, housing, and infrastructure.

Prominent employers anchor the region, including **Banner Health, Amazon, Walmart, Arizona State University, University of Arizona, Wells Fargo, Honor Health, and Intel**—the latter employing around 12,000 locally, making it one of Intel's largest U.S. facilities. The metro is also home to **Fortune 500 heavyweights** such as **Avnet, Freeport-McMoRan, PetSmart, and Republic Services**, along with headquarters for **Honeywell Aerospace, U-Haul, Best Western, and Apollo Group**.



The TSMC facility in Phoenix in 2023.

Semiconductor and High-Tech Manufacturing Explosion

At the heart of Phoenix's economic surge is TSMC's semiconductor complex, propelled by over \$165 billion in committed investment—spanning fab production, packaging, and R&D facilities. With Phase 1 already producing 4-nanometer chips, its supply-chain effect is profound: industrial developers are building over 2.5 million sq ft of new industrial stock, and supplier firms—including Benchmark Electronics and Sunlit Chemical—are constructing major U.S. operations nearby.

The result? A sectoral multiplier effect: TSMC's ecosystem is expected to generate up to 80,000 total jobs over five years—spanning tech,

construction, logistics, real estate, retail, and healthcare. Developers like Mack Real Estate Group are designing expansive mixed-use projects, including Halo Vista, a \$7 billion, 2,300-acre "city within a city" integrating industrial, residential, R&D, and retail components.



Researcher Tray Moraca works inside a research area at the MacroTechnology Works facility, an accelerator for semiconductor & materials research, in the ASU Research Park.

Economic Diversification & Workforce Readiness

Phoenix's growth isn't limited to semiconductors. Aerospace and aviation remain pillars in the East Valley—led by Boeing, Honeywell, Orbital ATK, and others—creating more than 35,000 high-paying jobs and generating \$3.5 billion annually.

Educational institutions are rapidly scaling to meet this demand. Arizona State University has expanded its engineering programs to over 32,000 students, adding new microelectronics and integrated engineering schools near the semiconductor corridor. Local community colleges are also offering certification programs for technicians, positioning the region with one of the country's most robust tech workforce pipelines.

Implications for the Submarket

- **Stability & Upside:** Tenants benefit from a resilient economy anchored by high-wage employers and rising consumer demand.
- **Industrial Tailwinds:** Surrounding real estate—especially in Deer Valley—enjoys elevated rents, low vacancy, and robust leasing activity driven by TSMC and related manufacturing demand.
- **Long-Term Growth:** Population, infrastructure, and workforce development trends point to sustained upside in both rental rates and asset appreciation.

Arizona's investor-friendly tax structure enhances overall return potential compared to neighboring states, providing significant advantages for commercial real estate investors:

LOW PROPERTY TAX RATE

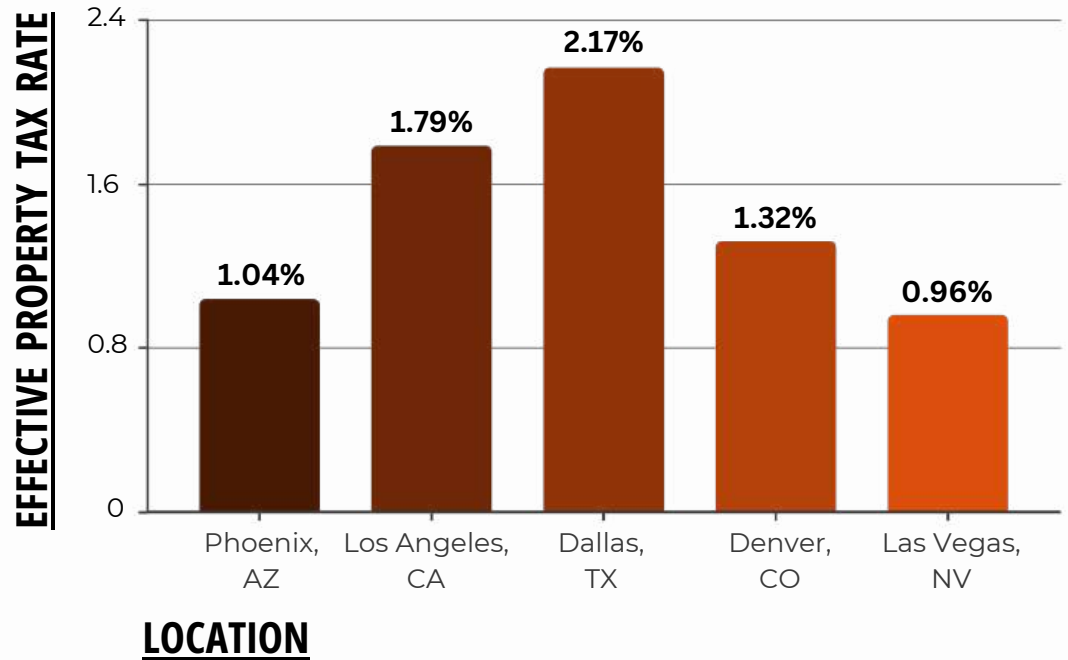
Arizona's effective property tax rate of 1.04% is significantly lower than many competing industrial markets, enhancing cash flow and reducing holding costs. For this property, the annual property tax burden is approximately 42% lower than comparable California industrial assets.

FAVORABLE LANDLORD LAWS

Arizona's business-friendly legal framework provides stronger protections for commercial property owners, reducing risk and potential legal expenses. The state's commercial lease laws favor property owners in areas such as tenant defaults and property access.

DEPRECIATION BENEFITS

With a cost segregation study, investors can potentially accelerate depreciation, creating significant tax advantages in the early years of ownership. This property's improvements may qualify for bonus depreciation, generating substantial tax savings.

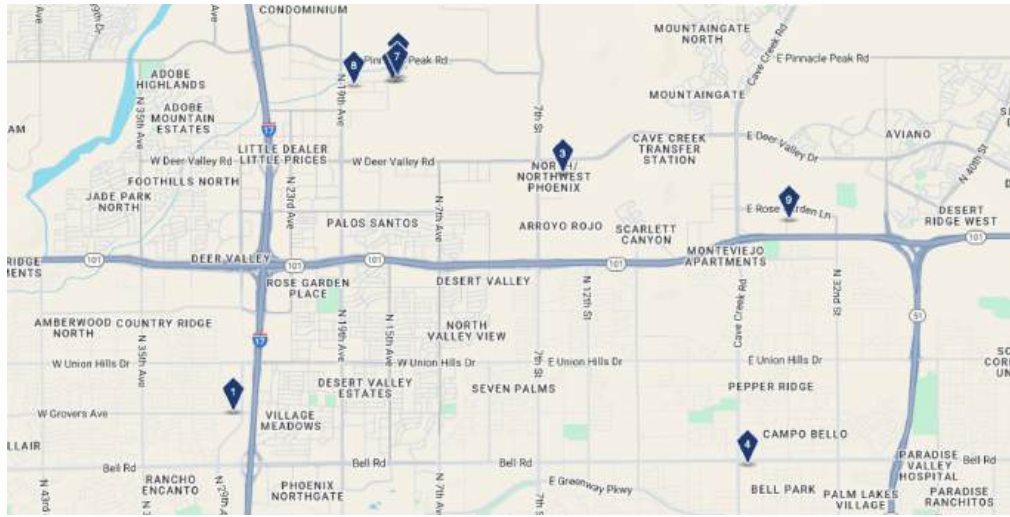


For 1031 exchange buyers in particular, Arizona's tax environment provides compelling advantages when transitioning from higher-tax markets such as California, New York, or Illinois.

These tax benefits combine with the property's strong fundamentals to deliver superior risk-adjusted returns.

RECENT DEER VALLEY SALES

Comparables



Comps Statistics					
	Low	Average	Median	High	Count
Sale Price	\$5,250,000	\$6,386,410	\$5,965,000	\$8,890,000	9
RBA	15,218 SF	25,370 SF	26,645 SF	31,963 SF	9
Price per SF	\$185.35	\$251.73	\$274.51	\$344.99	9
Actual Cap Rate	5.24%	5.90%	6.00%	6.53%	6
Days on Market	71	154	154	237	2
Sale Price to Asking Price Ratio	95.62%	95.62%	95.62%	95.62%	1
Totals					
Sold Transactions	Total Sales Volume: \$57,477,694		Total Sales Transactions: 9		

PROPERTY	TYPE	SIZE	SALE DATE	PRICE	CAP RATE
1 2727 W Grovers Ave, Phoenix, AZ 85053	Warehouse	22,706 SF	6/17/2025	\$7,250,000 (\$319.30/SF)	5.75%
2 1402 W Victory Ln, Phoenix, AZ 85027	Warehouse	15,218 SF	3/24/2025	\$5,250,000 (\$344.99/SF)	5.40%
3 925 E Salter Dr, Phoenix, AZ 85024	Warehouse	24,702 SF	2/4/2025	\$6,800,000 (\$275.28/SF)	6.53%
4 20635 N 29 th Pl, Phoenix, AZ 85050	Warehouse	8,150 SF	9/18/2025	\$2,760,000 (\$338.65/SF)	6%
5 16807 N Cave Creek Rd, Phoenix, AZ 85032	Warehouse	20,400 SF	10/17/2024	\$5,600,000 (\$274.51/SF)	6.24%
5 23021 N 15th Ave, Phoenix, AZ 85027	Industrial	29,430 SF	10/3/2023	\$6,311,102 (\$214.44/SF)	6.31%
6 23005 N 15th Ave, Phoenix, AZ 85027	Industrial	27,659 SF	10/3/2023	\$5,923,461 (\$214.16/SF)	6.31%
7 23025 N 15th Ave, Phoenix, AZ 85027	Industrial	29,610 SF	10/3/2023	\$5,488,131 (\$185.35/SF)	6.31%
8 1802 W Knudsen Dr, Phoenix, AZ 85027	Warehouse	26,645 SF	6/23/2023	\$5,965,000 (\$223.87/SF)	5.24%
9 20645 28th St, Phoenix, AZ 85050	Warehouse	31,963 SF	3/23/2023	\$8,890,000 (\$278.13/SF)	6.00%

SALES COMPARABLES

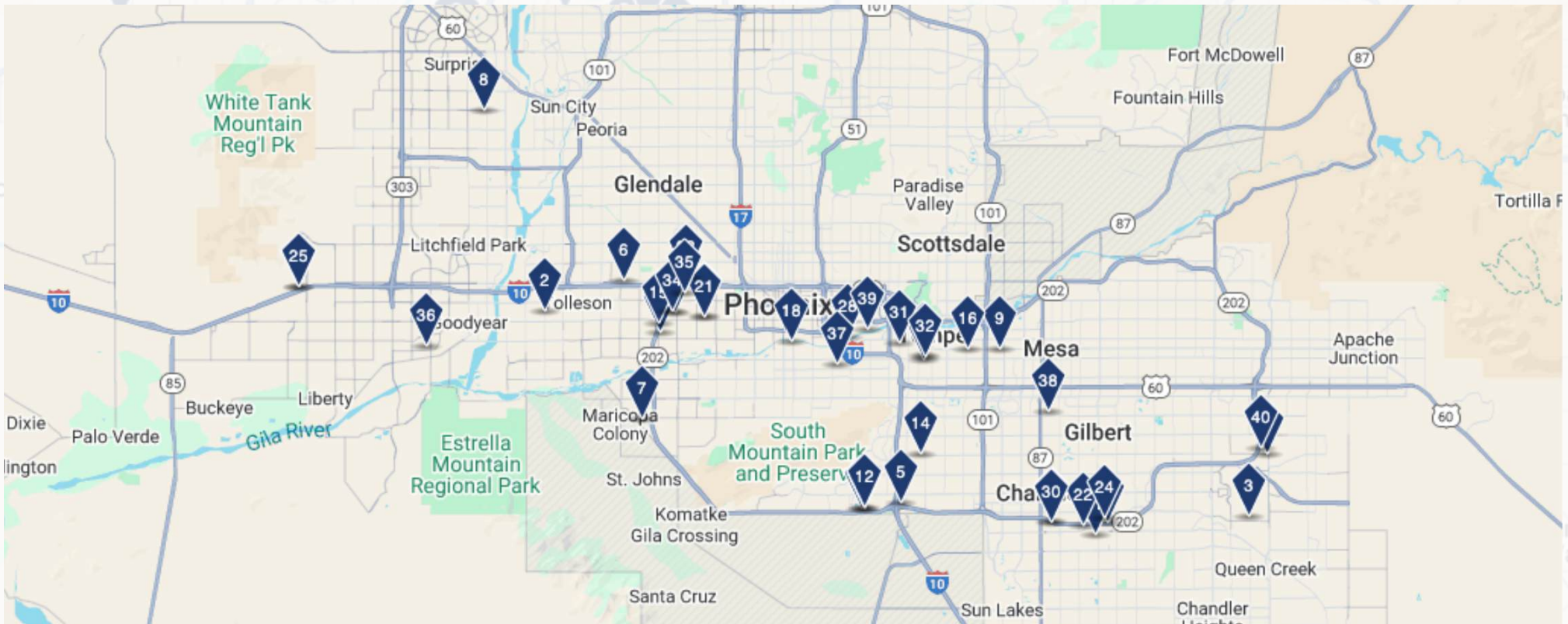
Comparables

SOLD WITHIN LAST 24 MONTHS

Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$18,200,000	\$23,225,748	\$22,215,065	\$42,309,359
Sale Price Per SF	\$126	\$189	\$188	\$302
Cap Rate	6.0%	6.0%	6.0%	6.0%
Sale Price Per AC	\$358,294	\$2,184,612	\$2,971,950	\$4,407,767
Property Attributes	Low	Average	Median	High
Building SF	100,000 SF	123,195 SF	124,696 SF	146,832 SF
Year Built	1973	2007	2007	2025
% Leased At Sale	0.0%	81.7%	100%	100%
Star Rating	★★★★☆ 3	★★★★☆ 3.8	★★★★☆ 4	★★★★☆ 5


Summary Statistics exclude For Sale and Under Contract listings



SALES COMPARABLES, CONTINUED

Comparables

Sale Comps List

	Property Name Address	City	Type	Size	Sale Information
1	Mondelez International 5757 W Lower Buckeye Rd	Phoenix	Industrial ★★★★☆☆	100.000 SF	Sold: \$21,600,000 (\$216.00/SF)
2	Sara Lee Foods 501 S 107th Ave	Tolleson	Industrial ★★★★☆☆	136.818 SF	Sold: \$33,543,295 (\$245.17/SF)
3	Phelan Pecos Center I - Bldg C 8341 E Pecos Rd	Mesa	Warehouse ★★★★☆☆	141.117 SF	Sold: \$29,425,000 (\$208.51/SF)
4	Super Radiator Coils 4712 S Ellsworth Rd	Mesa	Manufacturing ★★★★☆☆	140.000 SF	Sold: \$42,309,359 (\$302.21/SF)
5	Phase II 601 S 54th St	Chandler	Industrial ★★★★☆☆	134.015 SF	Sold: \$30,582,230 (\$228.20/SF)
6	POINT 75th & I-10 - Bldg C 7310 W Roosevelt St	Phoenix	Industrial ★★★★☆☆	103.523 SF	Sold: \$18,837,725 (\$181.97/SF)
7	Dove Ranch Business Center SWC 75th Ave & Dobbins	Laveen	Distribution ★★★★☆☆	131.500 SF	Sold: \$32,246,430 (\$245.22/SF)
8	Horizon at Skyway Commons 11701 N 132nd Ave	Surprise	Distribution ★★★★☆☆	135.896 SF	Sold: \$20,500,000 (\$150.85/SF)
9	Bldg 11 2160 W Broadway Rd	Mesa	Industrial ★★★★☆☆	105.890 SF	Sold: \$21,036,399 (\$198.66/SF)
10	Building C 17500 S 40th St	Chandler	Industrial ★★★★★★	141.327 SF	Sold: \$22,438,155 (\$158.77/SF)
11	Building D 17500 S 40th St	Chandler	Industrial ★★★★☆☆	141.327 SF	Sold: \$21,729,526 (\$153.75/SF)
12	Building B 17500 S 40th St	Chandler	Industrial ★★★★☆☆	128.137 SF	Sold: \$21,170,750 (\$165.22/SF)
13	Building B 430 E Germann Rd	Gilbert	Industrial ★★★★☆☆	143.537 SF	Sold: \$22,757,292 (\$158.55/SF)

DWG CAPITAL GROUP

INVESTMENT SALES.
CAPITAL MARKETS.
DONE.

A DYNAMIC FINANCIAL SERVICES PLATFORM

Through our financial platform, clients have access to solutions that seamlessly support their real estate and business objectives.

CAPITAL MARKETS

COMMERCIAL REAL ESTATE / INVESTMENT SALES AND CAPITAL MARKETS ADVISORY

OUR FIRM: DWG Capital Group is a fully integrated commercial real estate advisory and capital markets platform of services for owners and users of real estate from ranging from private local owners to prominent multinational corporations and institutional investors. Headquartered in Los Angeles, DWG Capital Group's seasoned strategic relationship platform of 11 seasoned CRE veterans enables our team to effectively serve the property requirements of ALL our Owners, Investors, Developers, Private Equity Groups and Lenders from California to across the US. Regardless of how seasoned our clients are at selling, buying or joint venturing commercial real estate can be a monumental endeavor. DWG Capital Group ensures every client gets the professional, intelligent service they deserve coupled with a strong, seasoned advisory **based on what matters most: Our clients per transaction highest yield outcome coupled with a comprehensive overall real estate portfolio advisory focused on our client's overall long term security.** As a highly seasoned group of Capital Markets Advisors and Brokers who are also active Developers and Investors ourselves, DWG Capital Group brings decades of both sophisticated institutional and personal experience to every assignment **with same care as if it was our very own real estate endeavor.**

Investment Sales, Capital Markets. DONE.

OUR TEAM:

DWG Capital Group's team was formed and now led by Judd Dunning, (former NGKF Capital Group / ARA Managing Director) who launched DWG Capital Group in order to combine the very best of his DWG brokers highly seasoned capital market and investment sale expertise and many decades of extensive hands-on commercial real estate advisory experience to ensure that all our DWG clients receive and are assisted to execute only the highest and best real estate portfolio strategies possible.

DWG Capital Group is a client driven firm that executes a wide range of assignments from larger, institutional investment sales and debt / equity placements to local private middle market sales. **Judd Dunning** and all **DWG Capital Group Team Members:** DWG was originally formed by 10 former Top-5 institutional CRE firm brokers. Now independent and within DWG collectively bringing the very same high service standard, same national network of seasoned middle market and institutional clients, the same vast database of national buyers/sellers, the same debt and private equity and the same superior and sophisticated *Client-Centric Capital Markets and Investment Sales Advisory* to our clients we always have these last 20 years but doing so with even greater individual attention.

DWG CAPITAL GROUP INVESTMENT SALES.
CAPITAL MARKETS.
DONE.

 15,000+
UNITS
SOLD

 \$1B CLOSED
PAST 24
MONTHS

 LABJ CRE
GOLD AWARD
WINNER

 COSTAR
POWER
BROKER

CONSULTATION

Free professional consultation and property valuation to assess your real estate needs and opportunities.



TRANSACTION EXECUTION

Expert guidance through the entire transaction process with 20+ years of nationwide experience.



STRATEGY DEVELOPMENT

Customized strategy for buying, selling, or leasing nationwide with focus on wealth expansion.



PORTFOLIO OPTIMIZATION

Ongoing support and consulting for continuing property management and investment growth.



DWG Capital Group offers comprehensive real estate services across multiple asset classes including Industrial, Office, Retail and Multifamily properties nationwide. With over two decades of experience, our team provides expert guidance for property acquisitions, dispositions, leasing, and development site opportunities.

CONTACT US today for a complimentary consultation and valuation to discuss your real estate requirements, financing needs, tenancy specifications, and comprehensive wealth expansion strategies.



A WINNING COMBINATION OF EXPERTISE



JUDD DUNNING
PRESIDENT | BROKER

“Industrial investing isn’t just about acquiring assets—it’s about securing strategic footholds in markets where demand outpaces supply. At DWG Capital Group, we focus on intelligent acquisitions, credit enhancement, and value creation to deliver strong, risk-adjusted returns in every market cycle.”

Judd Dunning is a distinguished third-generation real estate executive with two decades of experience in institutional commercial real estate. As President of DWG Capital Group and DWG Capital Partners, he brings a wealth of national expertise in orchestrating institutional investment sales and capital markets transactions following years as a top producer of Newmark/ARA and founding member of Newmark Capital Markets in West Los Angeles. Leveraging his extensive network and deep market knowledge, Dunning employs a strategic NNN industrial sale-leaseback approach through DWG Capital Partners, successfully navigating market complexities to deliver superior outcomes.

Under Dunning’s leadership, DWG Capital Group has achieved significant milestones, closing over \$2 billion in investment sales and debt/equity placements. Dunning’s client roster includes prominent institutions, funds, and private companies. His expertise extends across various asset classes, including retail, office spaces, industrial facilities, apartment complexes, and development projects.

Awards and Recognitions

Judd Dunning has received numerous accolades for his contributions to the real estate industry. He was the recipient of the 2022 Los Angeles Business Journal “Community Impact Deal of the Year” Gold Award, and a nominee for Broker Executive of the Year. In 2021, he was honored with the CoStar Power Broker award.

Notable Transactions

With a proven track record in capital markets advisory and a history of transactions across 40 states, Mr. Dunning has orchestrated significant deals, including a \$165 million transaction involving a Sony Animation NNN single-tenant S&P-rated A credit office portfolio in West Los Angeles and a \$130 million deal for a Class A retail property.

DWG Capital Partners and DWG Capital Group continue to excel in providing exceptional service to its investment partners and clients, solidifying their reputation among the premier CRE firms in the nation.



HUGH GEHRKE
SENIOR VP OF INVESTMENT SALES

Hugh Gehrke is a dedicated real estate professional who takes pride in providing a caliber of personalized service that has earned him a loyal following of repeat and referral clients that continues to grow.

If you are in the Luxury Real Estate Market or Multifamily Investment space around Los Angeles County, Hugh is the person to help. Working across a multitude of asset classes, Hugh and his team have worked on a variety of transactions across all asset classes.

Hugh has a background as a mortgage broker for Platinum Capital that greatly benefits his clientele. He holds a degree in economics from the University of Illinois and continues to hone his knowledge through continuing education classes related to both real estate sales and finance.



DUGAN KELLEY
LEGAL COUNSEL

Dugan P. Kelley is counsel at DWG Capital Partners and Co-founder of Kelley | Clarke, PC, offering large firm expertise locally. He specializes in real estate transactions, including commercial loan closings, equity capital raises, and joint ventures. Kelley advises on entity formation, risk assessment, and provides comprehensive commercial real estate services. Recognized as a “Super Lawyer Rising Star” from 2008-2016, he upholds high legal standards in all documents and services, contributing to the success of DWG Capital Partners and its clients.

THE TEAM



ROBERT BIANCHI
CONTROLLER & CREDIT RISK SPECIALIST

With over 40 years of financial expertise, Robert A. Bianchi, CPA leads California CPA Group while overseeing DWG’s financial operations, cost segregation strategies, and credit risk analysis. A University of San Francisco graduate, Robert began his career at Grant Thornton before co-founding a multi-state oil and gas exploration company, which he successfully scaled and sold to a public firm. Later, as a founding partner at Bianchi, Kasavan & Pope, LLP, he built a reputation for managing complex financial structures and delivering results.

At DWG, Robert applies his deep expertise in business development, finance, and taxation across key industries, including technology, real estate, and healthcare. He excels in leveraging IT and automation to drive operational efficiency and cost savings while crafting detailed tax strategies that enhance investment yields. Additionally, he plays a critical role in evaluating financials and supporting property management as DWG’s controller.



MEG MARAN
DIRECTOR OF MARKETING

Meg Maran is a seasoned marketing professional with expertise in branding, investor engagement, and real estate-focused campaigns. Before joining DWG, Meg spearheaded successful campaigns for several leading firms, and her dedication to high-quality design, targeted messaging, and investor engagement ensures DWG’s visibility remains strong. Meg’s work continues to position DWG as a leader in real estate investments, fostering meaningful connections with its investor network. Ever the creative, Meg is also the host of the podcast, “We Need Ice,” which explores the 1973 Doxol explosion in Kingman, Arizona.



SERGEI MOCHTCHENKOV
CRF FINANCIAL ANALYST

Sergei Mochtchenkov, DWG Capital Partners’ exclusive analyst, leverages his deep expertise in financial modeling and data analytics as a CFA Charter holder. He specializes in using advanced tools like R, Python, SQL, and PowerBI to ensure precise modeling and analysis of DWGCP’s transactions. His work underpins the success of the firm and its clients.



MIKE PAYTONJIAN
OPERATIONS & MARKETING

Mike Paytonjian brings a diverse professional background and a strong foundation in relationship-driven industries to the DWG team. A Texas native, Mike is a graduate of both the undergraduate and master’s programs at Texas Tech University. He has worked with high-level clients—including VIP athletes and healthcare professionals—delivering strategic communication and organizational efficiency solutions.



ANDRES ALARCON
INFORMATION TECHNOLOGY

Andres Alarcon, DWG’s in-house IT & Communications Expert, has had years of institutional experience creating and managing systems for teams to organize their inbound and outbound communications.

DWG Capital Group is a licensed real estate broker, (License #01520854).

This Offering Memorandum has been prepared by DWG for use by a limited number of recipients. All information contained herein has been obtained from sources other than DWG, and neither Owner nor DWG, nor their respective equity holders, officers, employees and agents make any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the property or the Owner has occurred since the date of the preparation of the Offering Memorandum. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient.

DWG and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this Offering Memorandum. Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective investors.

Owner and DWG each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any recipient reviewing this Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered and

approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived. The recipient ("Recipient") agrees that (a) the Offering Memorandum and its contents are confidential information, except for such information contained in the Offering Memorandum, which is a matter of public record, or is provided from sources available to the public (b) the Recipient, the Recipient's employees, agents and consultants (collectively, the "need to know parties") will hold and treat it in the strictest of confidence, and the Recipient and the need to know parties will not, directly or indirectly, disclose or permit anyone else to disclose its contents to any other person, firm, or entity without the prior written authorization of DWG and the Owner, and (c) the Recipient and the need to know parties will not use or permit to be used this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or DWG or for any purpose other than use in considering whether to purchase the property. as terms of prospective buyers own elective review the information.

Nor DWG or Brokerage shall have any legal liabilities for the sale if the subject property or for any information proffered in DWG's highest and best efforts. The Recipient and the need to know parties agree to keep this Offering Memorandum and all confidential information contained herein permanently confidential and further agree to use this Offering Memorandum for the purpose set forth above. If the Recipient has no interest in the property, or if in the future the Recipient or owner discontinue such negotiations, the Recipient will return this Offering Memorandum to DWG.

LET'S DO A DEAL

CALL
877 DEAL DWG

(877.332.5394)

or contact any of
our team members.

CONTACT

JUDD DUNNING

PRINCIPAL/BROKER

310.261.8428

214.726.6822

jdunning@dwg-re.com

HUGH GEHRKE

SENIOR VP OF

INVESTMENT SALES

480.617.7411

hugh@dwg-re.com

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CAPITAL MARKETS.
DONE.