

FOR SALE

3140 & 3217
GRAND AVE W WELDON AVE

PHOENIX, AZ



SellAZ.com
\$9,000 | \$50

NEWMARK

VACANT ±0.95 ACRE INDUSTRIAL OUTDOOR STORAGE (IOS) FACILITY
A-1 (INDUSTRIAL) ZONING - CITY OF PHOENIX | OPPORTUNITY ZONE LAND
VALUE-ADD/REDEVELOPMENT OPPORTUNITY

3140 & 3217

GRAND AVE W WELDON AVE

PHOENIX, AZ

PRESENTED BY

Nico Burgarello

Associate
m 623-377-2021
nico.burgarello@nmrk.com

Gary Cornish

Managing Director
m 602-980-8898
gary.cornish@nmrk.com

Newmark (Newmark, the "Agent") has been engaged as the exclusive sales representative for the sale of 3140 Grand Ave & 3217 W Weldon Ave in Phoenix, Arizona (the "Property") by "Ownership" (the "Seller").

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (March 2026) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent 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 party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.



IMMEDIATELY AVAILABLE FOR SALE

Purchase Price

\$1,500,000
\$36 Per Land SF

COSTCO
BUSINESS CENTER

60

- ±0.95-acre secured yard facility
- A-1 (Industrial) zoning - City of Phoenix
- Paved and gravel surface
- ±4,200 SF warehouse/shop
- ±1,000 SF office with A/C & plumbing
- Ingress/Egress via Grand Ave & Weldon Ave
- US-60/Grand Ave frontage with convenient I-17 and I-10 access
- Opportunity zone
- Value-add/redevelopment opportunity

Camelback Mountain

Downtown Phoenix

WITHIN 5 MILES



453,225
Population



15
Hospitals



1,203
Restaurants, Cafes, & Bars



72
Hotels



1,906
Existing Apartment Buildings
(±82,735 Units)



283
Banks



21
Apartment Buildings Under Construction (±3,837 Units)

3140 & 3217
GRAND AVE & W WELDON AVE
PHOENIX, AZ



Population within a 40-minute commute:

4,199,265

90% of Maricopa County



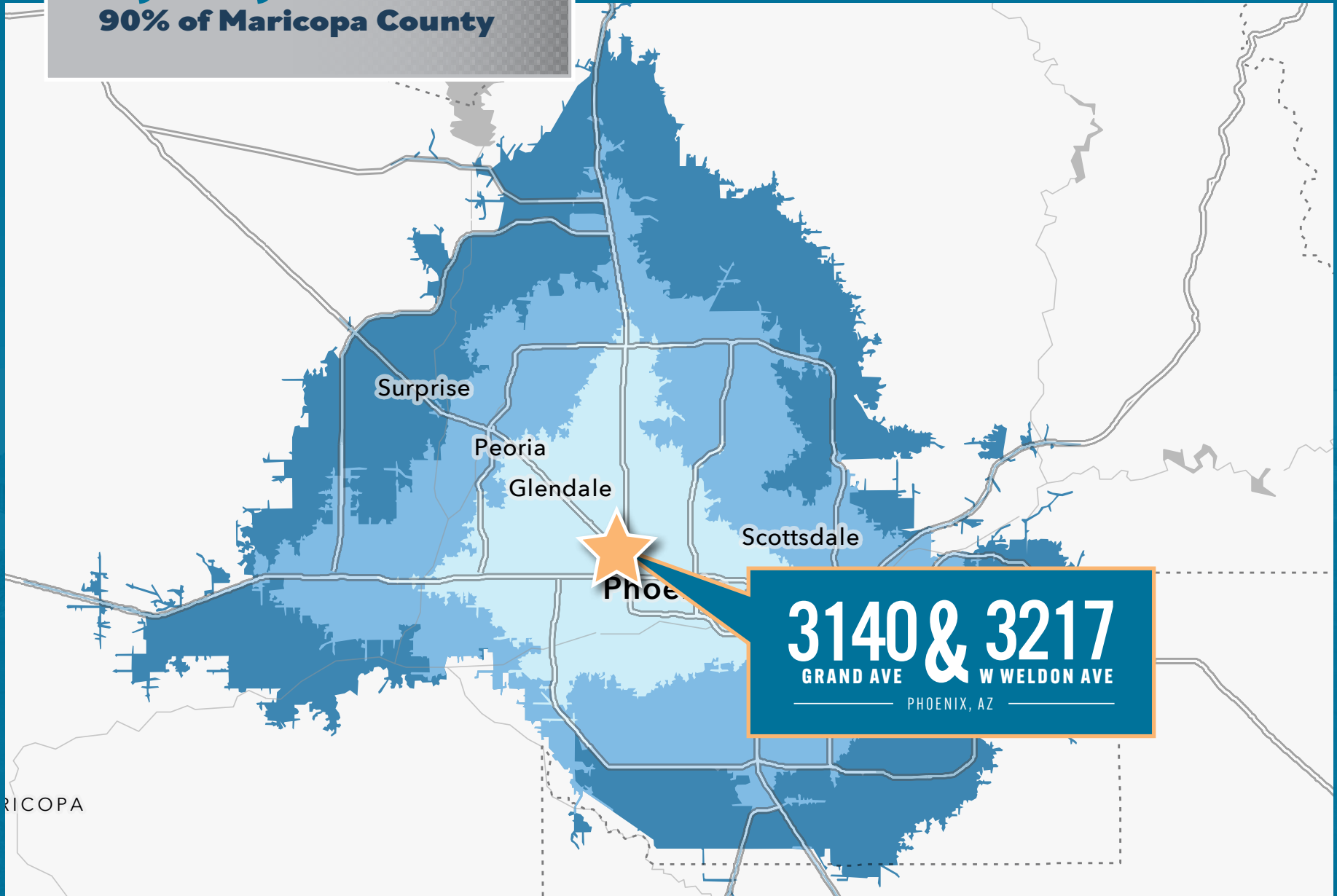
20 Min



30 Min



40 Min



3140 & 3217
GRAND AVE & W WELDON AVE
PHOENIX, AZ

MARICOPA

EXISTING SITE PLAN





PROPERTY PHOTOS





FACING NORTHWEST

Surrounded by major employers and industrial users with immediate access to I-17, US-60, and I-10 freeways, offering excellent labor and logistics connectivity



FACING **SOUTHEAST**



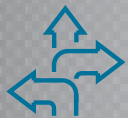
PHOENIX MARKET OVERVIEW

The Phoenix Metropolitan Area is the primary business center of Arizona and has evolved into one of the nation's most dynamic economic hubs, consistently attracting new residents, global enterprises, and transformative capital investment. Today, the Greater Phoenix region is home to approximately 5.2 million residents across the two-county MSA (Maricopa and Pinal). The City of Phoenix has reached a population of approximately 1.67 million, solidifying its standing as the fifth largest city in the country.

Maricopa County added 57,471 new residents between July 2023 and July 2024, ranking third nationally for numeric population growth, behind only Harris County (Houston) and Miami-Dade County. As of July 2024, Maricopa County's population stood at 4,673,096, maintaining its position as the fourth most populous county in the nation. The Arizona Office of Economic Opportunity projects Maricopa County will reach 5.2 million residents by 2030.

The region remains attractive due to its significant cost advantages versus coastal markets, robust and expanding infrastructure, a rapidly growing talent pool anchored by Arizona State University (the nation's largest university by enrollment at 158,000+), and a pro-business regulatory environment that continues to draw corporate relocations and expansions at a national-leading pace.

PHOENIX'S PILLARS FOR ECONOMIC EXPANSION



**ECONOMIC DIVERSIFICATION &
SEMICONDUCTOR BOOM**



**INFRASTRUCTURE & TRANSPORTATION
INVESTMENT**



**ROBUST POPULATION GROWTH
FUELING DEMAND**



**CENTRAL LOCATION WITH
ACCESS TO MAJOR TRADE HUBS**



**TOP WESTERN MARKET FOR
AFFORDABILITY**



**EXCEPTIONAL
QUALITY OF LIFE**

BY THE NUMBERS

#1

Eight Metro Phoenix cities ranked in the top 10 nationally for economic growth (CoworkingCafe, 2025)

Maricopa County #1 for numeric housing unit growth nationally, adding 38,000 units in 2024 (U.S. Census Bureau, 2025)

Phoenix #1 in the nation for industrial space under development, 39.1M SF in H1 2024 (Commercial Search, 2024)

Mesa ranked #1 large U.S. city for economic growth with 38% GDP growth (CoworkingCafe, 2024)

Gilbert ranked #1 midsize U.S. city for economic growth (CoworkingCafe, 2024)

Phoenix Sky Harbor ranked best large airport in the U.S. (WSJ, 2023)

Maricopa County top large county for talent attraction for 3rd consecutive year (Lightcast, 2022)

#2

Metro Phoenix ranked #2 among U.S. areas to watch for CRE growth, development, and investment (CBRE, 2024)

Tempe ranks #2 best place to live in the U.S. (Money, 2022)

Phoenix ranks 2nd most affordable major Western U.S. metro market

#3-5

Maricopa County 3rd largest numeric population growth of any U.S. county in 2024 (U.S. Census Bureau, 2025)

Maricopa County is the 4th most populous county in the United States (U.S. Census, 2024)

Arizona ranked 4th among Western states for job seekers (CoworkingCafe, 2024)

Phoenix is the 5th largest city in the United States with 1.67 million residents (U.S. Census, 2024)

Phoenix ranks #3 for attracting wealth and high-income earners (MyEListing, 2023)

Phoenix ranked 4th for projected job growth over the next two years (CBRE EA)



SEMICONDUCTOR & ADVANCED MANUFACTURING BOOM

Phoenix has emerged as the epicenter of America's semiconductor reshoring effort, anchored by TSMC's historic investment in North Phoenix. In March 2025, TSMC announced an additional \$100 billion expansion, bringing its total Arizona investment to \$165 billion, the largest single foreign direct investment in a greenfield project in American history. At completion, the TSMC Arizona campus will include six fabrication plants, two advanced packaging facilities, and a major R&D center, producing the world's most advanced 2-nanometer chips.

TSMC's first Arizona fab began volume production of 4nm chips in early 2025, already manufacturing NVIDIA's Blackwell AI GPUs. The expanded investment is expected to support 40,000 construction jobs over four years and create tens of thousands of permanent high-tech manufacturing positions. The Greater Phoenix Economic Council estimates that TSMC's first three fabs alone will generate \$32.9 billion in economic output and \$1.4 billion in tax revenue over a 13-year period.

The semiconductor ecosystem extends well beyond TSMC. Intel maintains a significant presence with its Chandler campus, and supporting suppliers across the semiconductor value chain have established or expanded Arizona operations. The region now hosts more than 140,000 jobs in semiconductor-related occupations. This manufacturing renaissance positions Phoenix metro industrial real estate for sustained, long-term demand growth driven by supply chain clustering and workforce expansion.





CENTRAL LOCATION WITH ACCESS TO MAJOR TRADE HUBS

Three major consumer markets in the Southwest, including Los Angeles, Phoenix, and Houston, are connected by Interstate 10. Heightened interstate movement of goods throughout the Southwest has prompted major manufacturing, distribution, and logistics firms to invest in facilities along Interstate 10, specifically in Metro Phoenix's West Valley leading to Los Angeles and in South Phoenix leading to Texas.

With a majority of population growth in the U.S. taking place in Sun Belt markets, movement of goods and materials along Interstate 10 will need to increase to service heightened consumer demand and capital investment in growing metropolitan areas. Correspondingly, manufacturers and logistics-oriented firms will continue to invest along Interstate 10, contributing positively to Metro Phoenix job growth and overall Metro productivity.

Phoenix Sky Harbor International Airport further strengthens the region's logistics profile as the nation's 12th busiest airport for passenger traffic, serving 130,000+ daily passengers across 23 commercial airlines with nonstop service to 125+ domestic and 25+ international destinations. Mesa Gateway Airport adds supplementary capacity with flights to 45+ cities and a \$1.8 billion annual economic contribution.



*Approximate distance in miles
Source: Rand McNally Road Atlas/Mapquest*





ROBUST POPULATION GROWTH

Greater Phoenix is one of the fastest-growing regions in the nation. Maricopa County added 57,471 new residents between July 2023 and July 2024, a significant acceleration from the approximately 30,000 added in the prior annual period. That equates to roughly 157 new residents per day. The county's population is projected to reach 5.2 million by 2030 and 6.5 million by 2060, according to the Arizona Office of Economic Opportunity.

Arizona's population grew 0.9% in 2025, placing it among the top 10 fastest-growing states. International migration has become an increasingly important growth driver, complementing the domestic migration from higher-cost states like California that has fueled the region for decades. The Phoenix metro has a relatively young population with a median age of 37.6 years, falling below the national median, providing a durable labor force advantage for employers.



METRO PHOENIX BY THE NUMBERS



5,200,000
Population



3.2%
Projected Growth
Over Next 5 Years



37.6
median Age



4.3%
Unemployment
(DEC-25)



1,959,001
Households



2,085,679
Households
2030 Projected



\$522.7B
GDP (2023)



\$68,111
Per Capita Income



\$36.51
Avg. Hourly Earnings



300+
Yearly Days
Of Sunshine



76°
Average Annual
Temperature



56%
Home
Ownership



26
Average Commute
in Minutes



400+
Hiking Trails



230+
Art Galleries



370+
Golf Courses



50+
Performing
Arts Theatres

Source: U.S. Census Bureau (Vintage 2024 Estimates), Bureau of Economic Analysis, Bureau of Labor Statistics, Arizona Office of Economic Opportunity, FRED, Newmark Research

3140 & 3217

GRAND AVE W WELDON AVE

PHOENIX, AZ

FOR MORE INFORMATION, PLEASE CONTACT

Nico Burgarello

Associate

m 623-377-2021

nico.burgarello@nmrk.com

Gary Cornish

Managing Director

m 602-980-8898

gary.cornish@nmrk.com

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.