

TEMPE BUSINESS CENTER

8045 SOUTH PRIEST DRIVE

TEMPE, ARIZONA

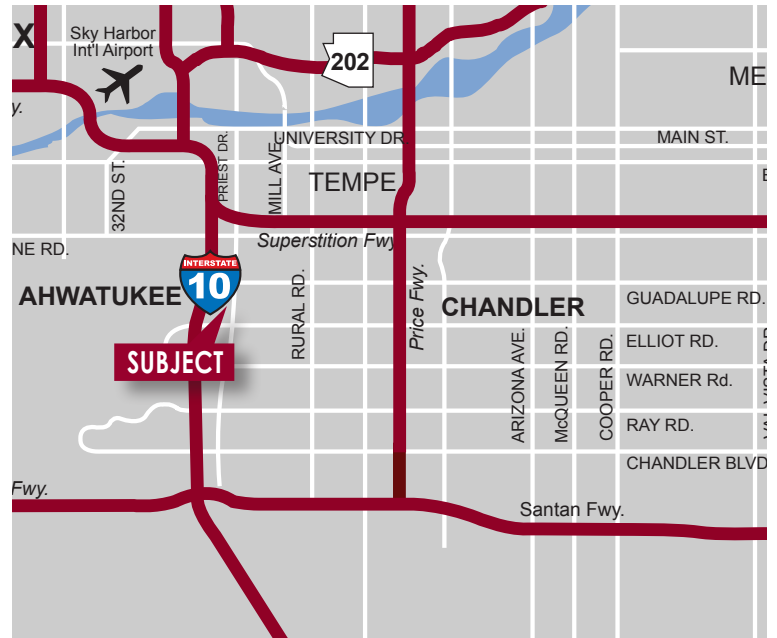
FOR SALE



NNN LEASED INVESTMENT OPPORTUNITY

FEATURES:

- 19,355 SF Freestanding Building
- Frontage on Priest Drive
- 18' Clear Height
- Grade Level Loading
- Zoned I-1, City of Tempe
- 5:1,000 Parking (100 Parking Stalls), with Large Fenced Yard
- 22,000 Cars Per Day on Priest Drive
- NNN Leased Investment Opportunity
- Near 7 Years Lease
- The Guarantor, The Boyd Group



LEE & ASSOCIATES®
COMMERCIAL REAL ESTATE SERVICES

1004 W. Taft Avenue
Suite #150
Orange, California, 92865
ph: 714.647.9100 fx: 714.543.5285
www.leeazona.com

3200 E. Camelback Rd.
Suite #100
Phoenix, Arizona, 85018
ph: 602.956.7777 fx: 602.954.0510
www.leeazona.com

TOM GILMER
PRINCIPAL
(714) 564.7111
tgilmer@lee-associates.com

NATE BUBECK
PRINCIPAL
(602) 954.3767
nbubeck@leeazona.com

TEMPE BUSINESS CENTER

8045 SOUTH PRIEST DRIVE

TEMPE, ARIZONA

DBA Gerber Collision & Glass

FOR SALE

Property:	8045 South Priest Drive Tempe, Arizona 85284
Tenant:	Gerber Collision & Glass
Guarantor:	The Boyd Group, Inc. D
Term:	Seven (7) years
Lease Expiration:	September 1, 2013 - August 31, 2020
Current Rent:	\$15,500 per month (\$9.62 per square foot) NNN
Use:	Automotive body repair facility and automotive glass repair
Option:	Two Five (5) Year Options
Year Built:	2006
Square Feet:	Approximately 19,335 ± square feet
Rent Increases:	3% annually
Rent Schedule:	Year 1 9/1/13 - 8/31/14 - \$15,500 NNN/Month Year 2 9/1/14 - 8/31/15 - \$15,965 NNN/Month Year 3 9/1/15 - 8/31/16 - \$16,444 NNN/Month Year 4 9/1/16 - 8/31/17 - \$16,938 NNN/Month Year 5 9/1/17 - 8/31/18 - \$17,497 NNN/Month Year 6 9/1/18 - 8/31/19 - \$17,971 NNN/Month Year 7 9/1/19 - 8/31/20 - \$18,510 NNN/Month
NOI:	\$196,000.00
Sale Price:	\$3,100,000.00
Cap Rate:	6%



1004 W. Taff Avenue
Suite #150
Orange, California, 92865
ph: 714.647.9100 fx: 714.543.5285
www.leeearizona.com

3200 E. Camelback Rd.
Suite #100
Phoenix, Arizona, 85018
ph: 602.956.7777 fx: 602.954.0510
www.leeearizona.com

TOM GILMER
PRINCIPAL
(714) 564.7111
tgilmer@lee-associates.com

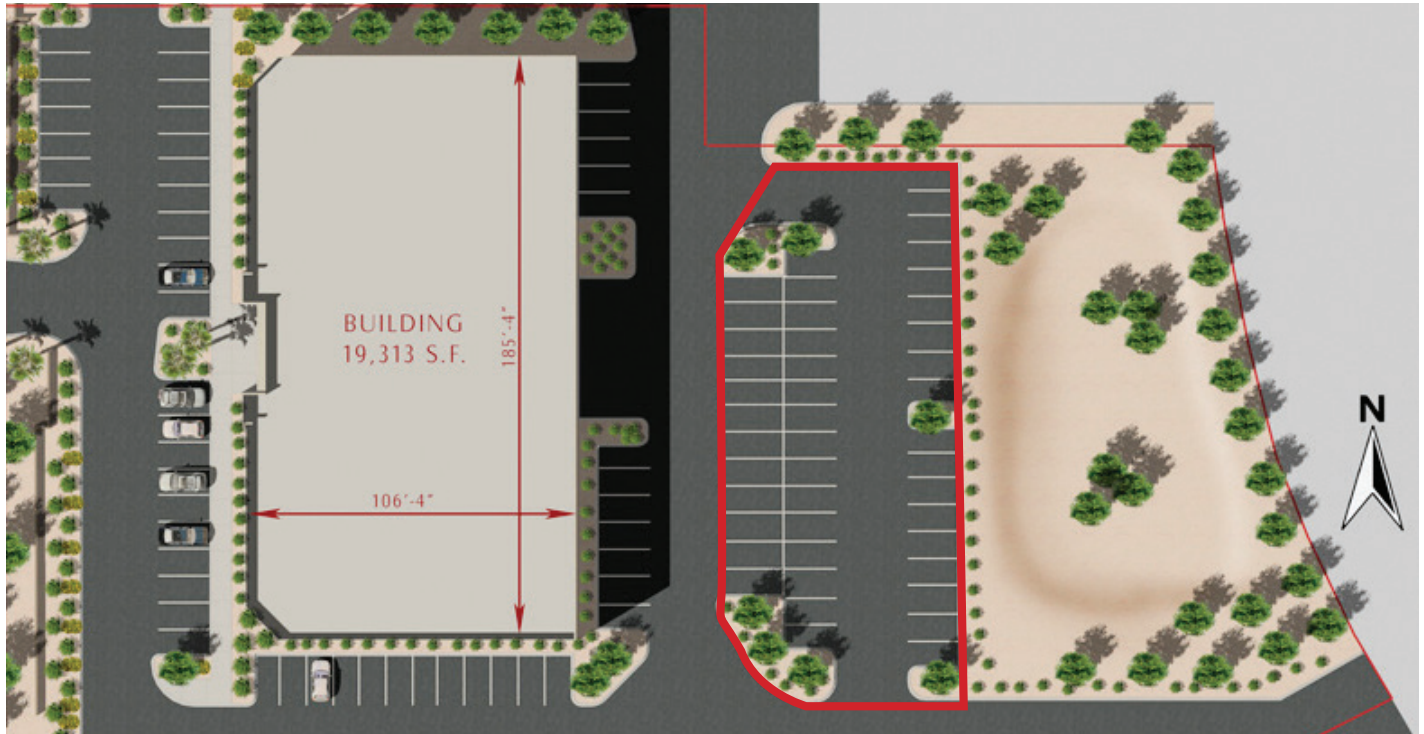
NATE BUBECK
PRINCIPAL
(602) 954.3767
nbubeck@leeearizona.com

TEMPE BUSINESS CENTER

8045 SOUTH PRIEST DRIVE

TEMPE, ARIZONA

FOR SALE



 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

1004 W. Taff Avenue
Suite #150
Orange, California, 92865
ph: 714.647.9100 fx: 714.543.5285
www.leeazona.com

3200 E. Camelback Rd.
Suite #100
Phoenix, Arizona, 85018
ph: 602.956.7777 fx: 602.954.0510
www.leeazona.com

TOM GILMER
PRINCIPAL
(714) 564.7111
tgilmer@lee-associates.com

NATE BUBECK
PRINCIPAL
(602) 954.3767
nbubeck@leeazona.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

TEMPE BUSINESS CENTER

8045 SOUTH PRIEST DRIVE

TEMPE, ARIZONA

FOR SALE



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

1004 W. Taff Avenue
Suite #150
Orange, California, 92865
ph: 714.647.9100 fx: 714.543.5285
www.leeaz.com

3200 E. Camelback Rd.
Suite #100
Phoenix, Arizona, 85018
ph: 602.956.7777 fx: 602.954.0510
www.leeaz.com

TOM GILMER
PRINCIPAL
(714) 564.7111
tgilmer@lee-associates.com

NATE BUBECK
PRINCIPAL
(602) 954.3767
nbubeck@leeaz.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.