



Colliers

STNL Investment Opportunity | ±54,150 sf Industrial Flex

GOETTL

4611 E Baseline Road
Phoenix, Arizona 85042

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STNL Opportunity

Goettl Air Conditioning and Plumbing

Conveniently located in the City of Phoenix, this $\pm 54,150$ square foot industrial flex building offers ample space and flexibility. Zoned IND PK/PCD (Industrial Park Planned Community District), it sits on a ± 6.67 -acre lot, featuring an abundant parking ratio of ± 9.53 per 1,000 sf with excellent visibility/frontage on Baseline Road.

Executive Summary

Address	4611 E Baseline Road, Phoenix, Arizona 85042
Parcel No.	301-15-023
Parcel Size	± 6.67 acres
Building Size	$\pm 54,150$ sf
Year Built Renovated	1999 2022
Construction	Masonry
HVAC	Air conditioned and evaporative cooled
Electrical/Power	2,500amp, 277-480v, 3p
GL Loading	4 bay doors
Parking	± 9.5 per 1,000 sf
Tenant	Goettl Air Conditioning • Plumbing
Lease Expiration	December 31, 2032
Lease Type	NNN
Rental Increases	3.7% Annual

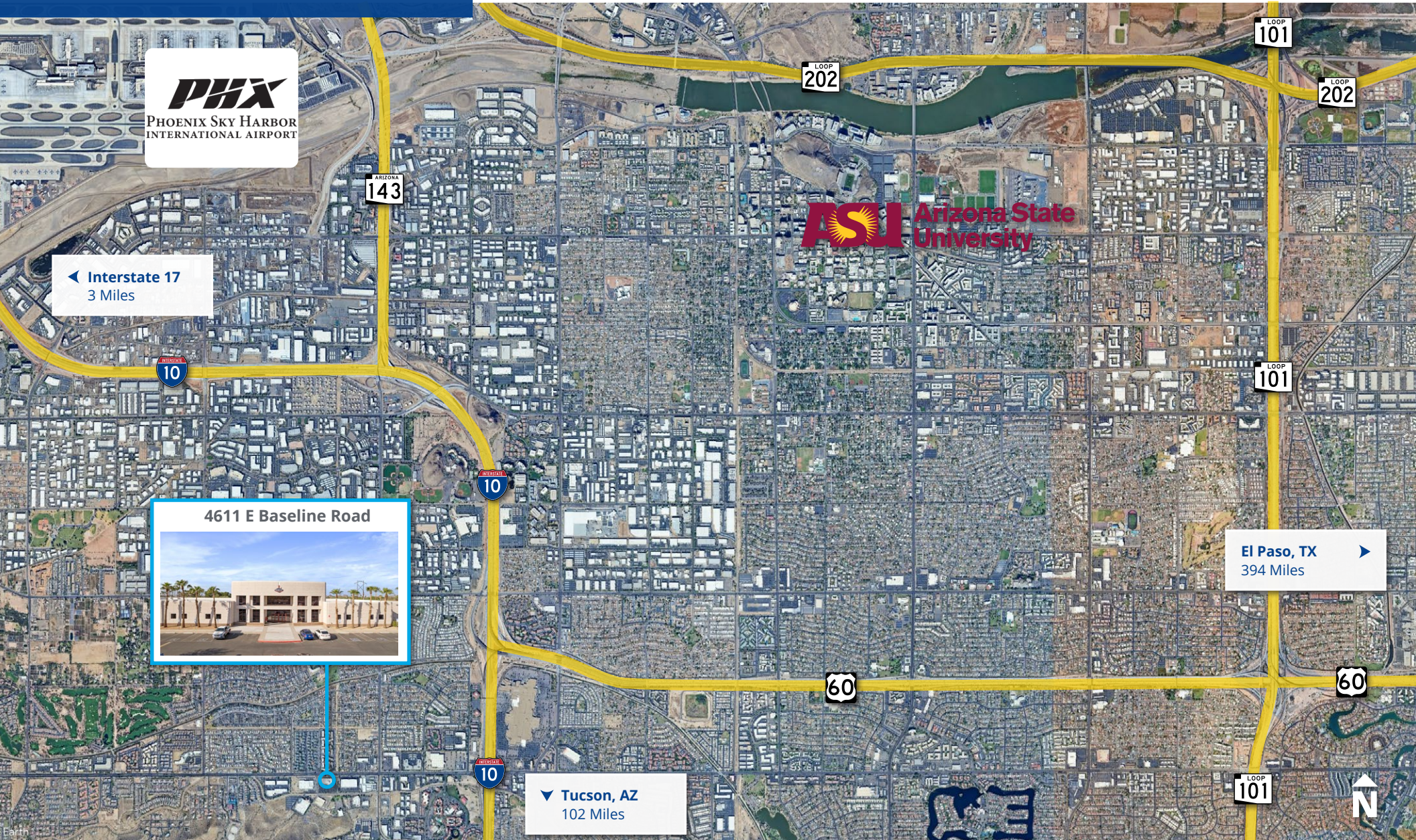


Location Highlights

- Centrally located just south of E Baseline Road, with close proximity to Interstate 10, US 60, Loop 202 and SR 143 freeways
- 1,254,746 amount of people are within a 20 minute commute
- ±10 minutes from Arizona State University and Sky Harbor International Airport
- Close proximity to Arizona Mills with over 185 stores with food and entertainment options including LEGOLAND, SEA LIFE Arizona Aquarium, Rainforest Cafe, etc.



Transportation





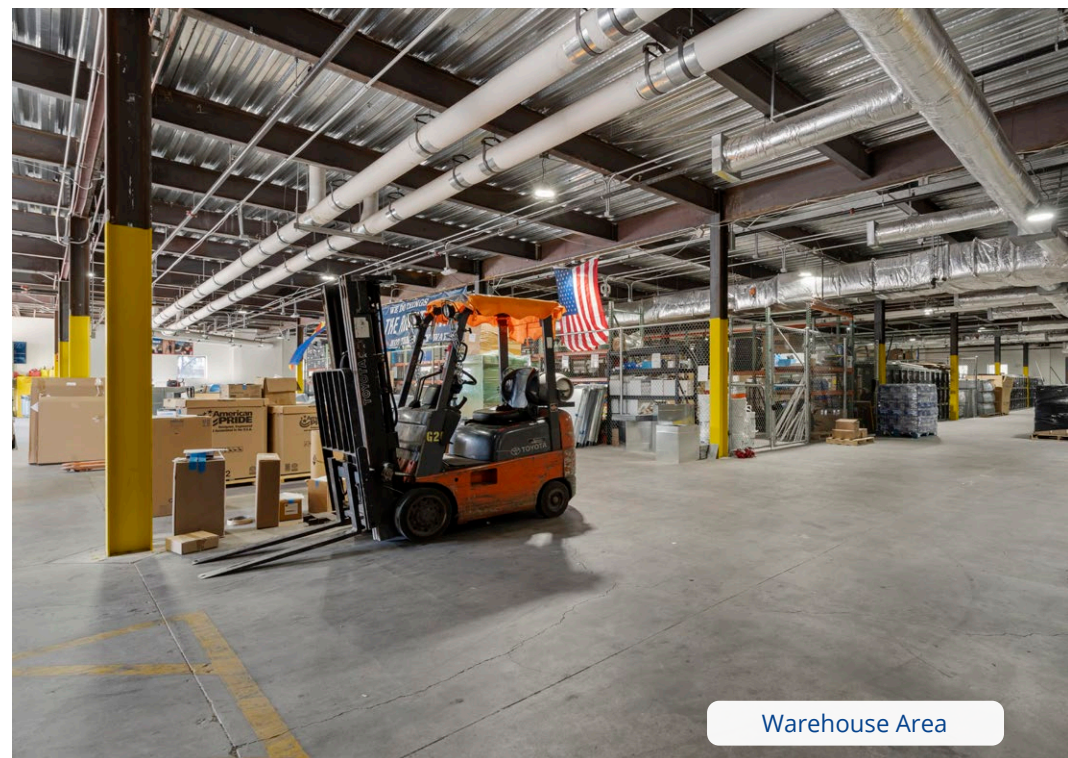
Looking North



Employee Lockers

INVESTMENT HIGHLIGHTS

GOETTL	2025
Base Rent	\$712,800
CAM & Admin Fee	\$247,614
Fire Hydrant Repair Amortization	\$862
Total Income	\$961,276
Total Operating Expenses	\$234,537
Net Operating Income	\$726,739



Warehouse Area

Phoenix Facts & Demographics

1,666,983

POPULATION

\$110,970

AVG INCOME

35.4

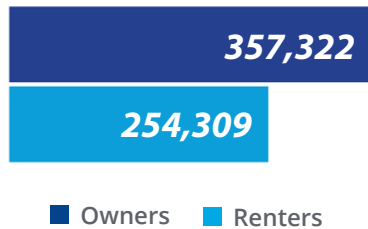
MEDIAN AGE

300+

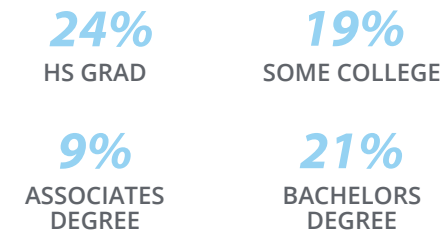
DAYS OF SUNSHINE

Looking South

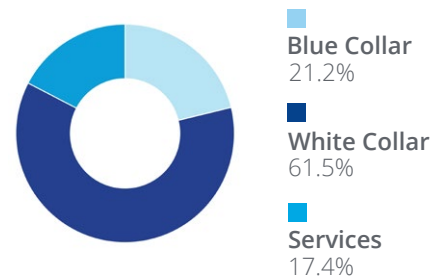
Home Ownership



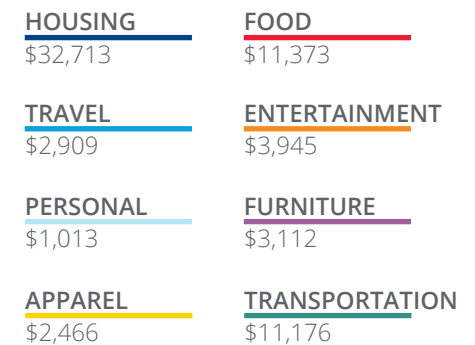
Education



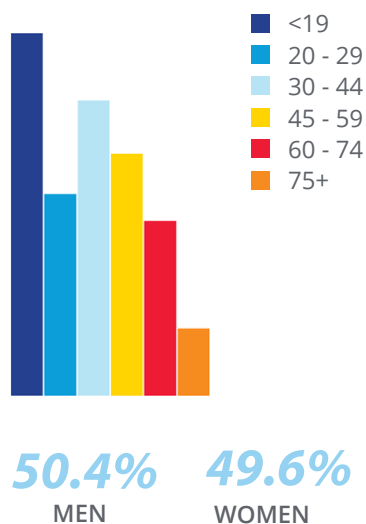
Employment



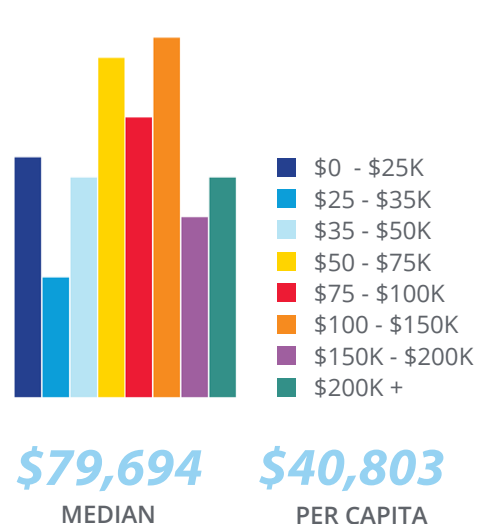
Household Spending



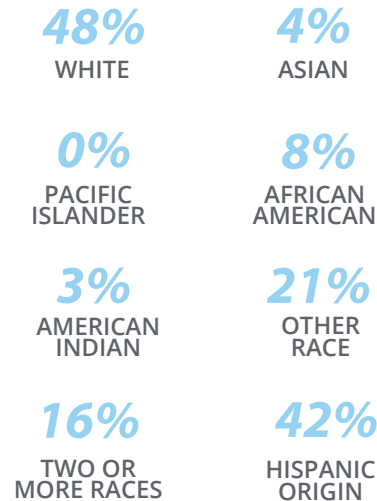
Gender & Age



Income by Household



Race & Ethnicity



Tenant Profile



Goettl Air Conditioning and Plumbing offers repair, replacement, installation, and maintenance for air conditioning, heating, and plumbing systems. Their services also include Clean Air and Clean Water by installing and maintaining air purifiers, filtration systems, and water purification systems. Goettl was founded by brothers Adam and Gust Goettl in 1939. They found the heat oppressive and wanted to do something to make Phoenix a more comfortable place to live, so Goettl Air Conditioning was born. The Goettl brothers revolutionized cooled air technology and made Arizona a more sought-after state to live in. Goettl's current Board Chair and former CEO, Ken Goodrich, purchased the company in 2013 and has expanded across the southwestern United States and plans to continue growing nationally.

Year Founded
1939

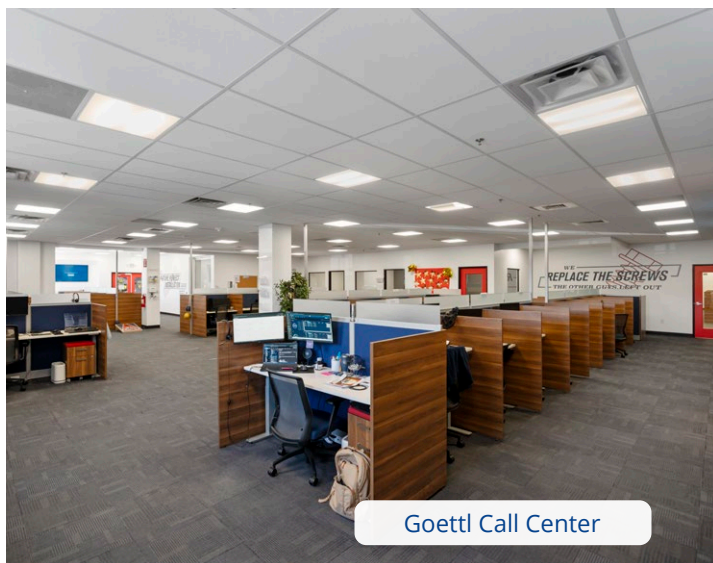
Ownership
Private

Employees
±1,000

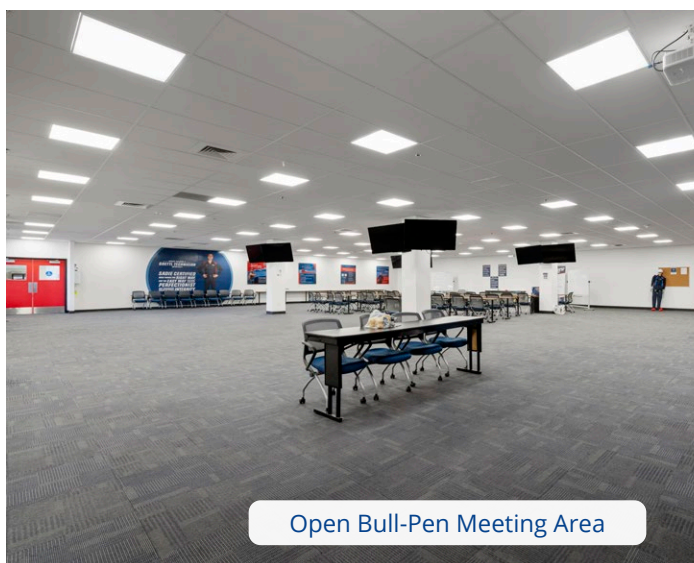
of Locations
10

of States
4

Headquarters
Las Vegas, NV



Goettl Call Center



Open Bull-Pen Meeting Area



Corridor

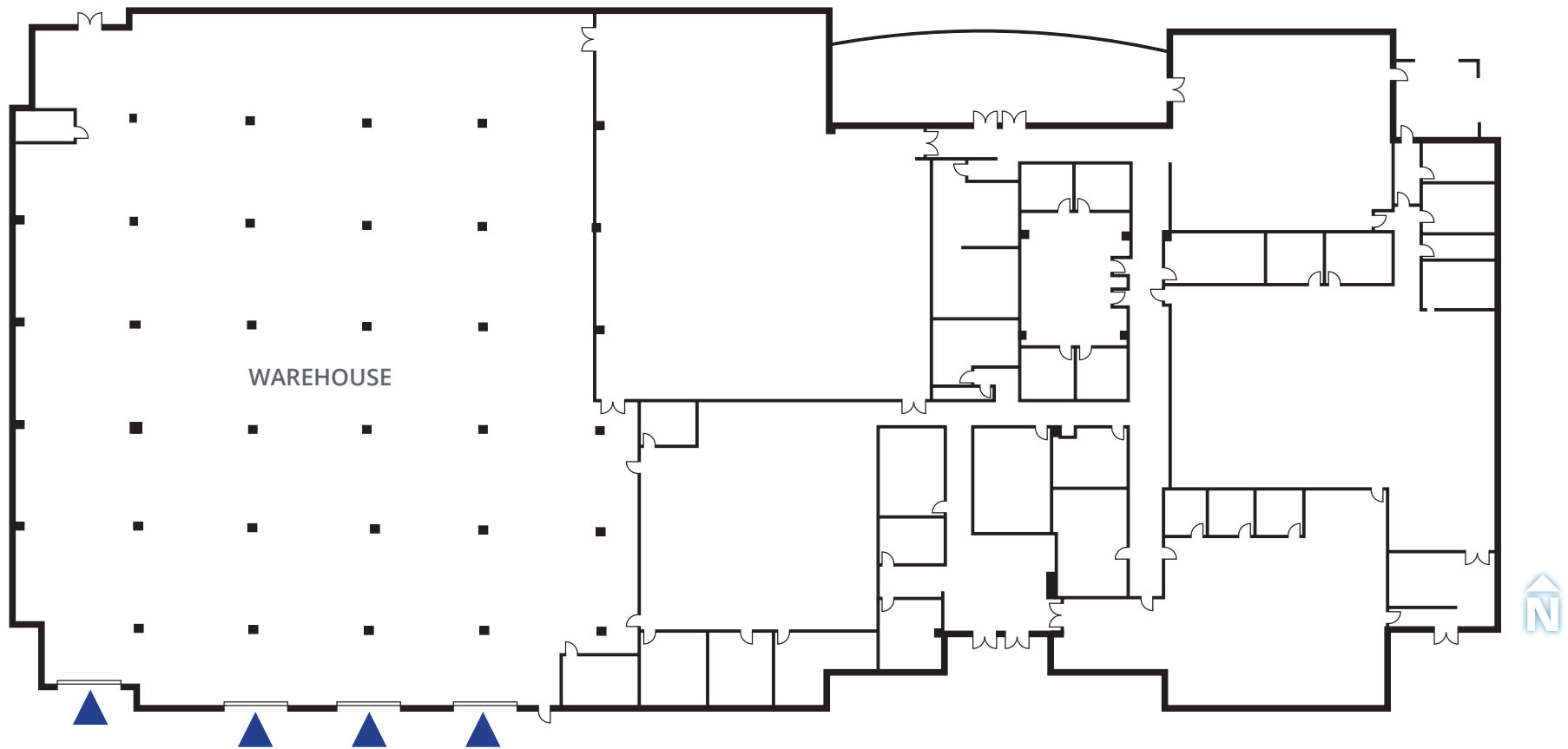


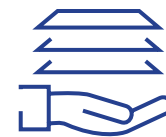
Employee Break Area

Floor Plan



*floor plan is approximate and is not to scale





Leased until
December 2032



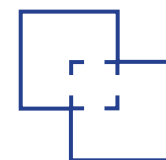
Centrally Located
*near 143 / 202 / 101 / I-10
freeways*



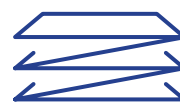
±9.5 per 1,000 SF
Parking Ratio



Heavy Power
2,500a, 277/480v, 3p
Plus 1,800a Generator



Masonry
Construction



Engineered to
accommodate a
2nd story, if needed



Looking Southeast displaying Monument Sign

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