

FOR SALE > GOLDEN EAGLE DISTRIBUTORS | +4,950 SF TOTAL SPACE



THE PROPERTY

4000 E INDUSTRIAL LOOP, SHOW LOW, AZ 85901

Fully leased cold storage distribution facility featuring \pm 2,598 SF of warehouse, \pm 1,152 SF cold storage and \pm 1,200 SF office space.

ASKING PRICE: \$400,000



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COLLIERS INTERNATIONAL

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LOCATION

Approximately 0.3 miles south of US 60
in Show Low, Arizona

SITE

- › ±1.22 acres
- › ±53,143 square feet
- › Rectangular in shape
- › Parcel number 210-59-001B*

**According to the Navajo County website*

FEATURES

- › Refrigerator storage distribution warehouse
- › 1,200 SF office
- › 2,598 SF warehouse
- › 1,152 SF cold storage

- › ±4,950 SF total
- › Built 2006
- › Excess land ±48,193 SF
- › 100% occupancy
- › According to CoStar, only cold storage facility
in the White Mountains
- › 0.3 miles from US 60
- › Located in Thunder Industrial Park
- › Secure fenced yard
- › Parcel number 210-59-001B
- › I-1 zoning
- › Warehouse clear height 22'
- › Two loading doors (1 dock, 1 grade)
- › 6.1/1,000 SF, or 30 spaces
- › 2017 taxes - \$7,230

CONTACT ASSISTANCE

- › Economic Development – City of Show Low,
Steve North
- › Water – City of Show Low
- › Sewer – City of Show Low
- › Natural Gas - Propane
- › Electricity - Unisource
- › Telephone - CenturyLink/Cox Communications



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FINANCIAL INFORMATION

Rent Roll

Tenant	Lease Start	Rent per Month
Hensley Beverage Company	3/14/16	\$1,666.67

Lease Notes

Renewal Terms: Lessee has nine successive renewal rights of 1-year terms each

Rent Increases: 2% each year

Cap Rate: 5.10%

Price: \$400,000



Tenant Overview



Hensley is committed to remaining Arizona's leader in beverage distribution through tradition, innovation, and superior service. With an expanded distribution territory that covers the entire state of Arizona, Hensley is able to provide a wide range of products to many different retail businesses in all areas of our state.

With branch operations throughout Arizona, Hensley Beverage Company serves the largest contiguous territory of any distributor in the nation. As a national leader in beverage distribution known for its progressiveness and innovation, the company has more than 1,200 employees and is one of the largest privately held businesses in Arizona.

Hensley Beverage Company maintains a proprietary service fleet of more than 1,100 vehicles and the support of over 1,200 employees, servicing a customer base of over 8,000 accounts throughout Arizona from multiple state-wide branches. Maintaining a corporate headquarters at the company's Phoenix location, Hensley Beverage Company also has fully operational controlled environment warehouse space in 6 different locations across Arizona, including Phoenix, Tucson, Flagstaff, Prescott, Chandler and Show Low.

A proud member of Local First Arizona, Hensley is committed to providing first-rate customer service and a world class portfolio to the entire state of Arizona.

<http://hensley.com>

PROPERTY PHOTOS



NORTH ELEVATION - DOCK



COLD STORAGE



RECEPTION



WAREHOUSE



WAREHOUSE, MEZZANINE STORAGE



KITCHEN



STREET VIEW



STREET VIEW



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