



518 E Main St

Avondale, AZ 85323 - Goodyear Ind Submarket
 2,000 SF Available for lease with Avg Rent of \$8.16/sf/yr
 3,200 SF Class B Industrial Warehouse Building Built in 2001

Building

Type	1 Star Industrial Warehouse		
RBA	3,200 SF	Year Built	2001
Stories	1	Tenancy	Multi
Typical Floor Class	3,200 SF B		
Docks	None	Ceiling Ht	11'-15'
Drive Ins	1 tot./10'w x 10'h	Columns	None
Cross Docks	None	Elevators	None
Levelators	None	Sprinklers	Wet
		Rail Spots	None
Power	3p		
Utilities	Heating - Electric		
Parking	6 Surface Spaces are available; Ratio of 3.00/1,000 SF		
Taxes	\$1.34/SF (2016)		
Walk Score®	Somewhat Walkable (69)		
Transit Score®	Some Transit (25)		

Land

Zoning	A-1
Parcel	500-43-141, 500-43-142

Tenants

Name	SF Occupied
The Glass Guru of Avondale	2,000 SF

Features

Air Conditioning	Fenced Lot
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Building Notes

Located approximately 3 miles from I-10 just west of Dysart Rd.

Public Transportation

Airport	Drive	Distance
Phoenix Sky Harbor International Airport	27 min	24.7 mi

Location

Zip	85323
Submarket	Goodyear Ind
Submarket Cluster	Southwest Ind
Market	Phoenix
County	Maricopa
State	Arizona
CBSA	Phoenix-Mesa-Scottsdale, AZ
DMA	Phoenix, AZ

For Lease

Smallest Space	2,000 SF	Industrial Avail	2,000 SF
Max Contiguous	2,000 SF		
# of Spaces	1		
Vacant	2,000 SF		
% Leased	37.5%		
Asking Rent	\$8.16/SF Industrial Gross		

Space

Floor	SF Available	Use	Rent
P 1st	2,000 SF	Industrial	\$8.16/IG

Leasing Activity

Sign Date	SF Leased	Use	Rent	Rent Type
Sep 2013	2,000 SF	Industrial	\$5.76/MG	Asking
Oct 2011	2,000 SF	Industrial	\$6.36/+ELEC	Asking
Oct 2007	2,000 SF	Industrial	\$9.60/+ELEC	Asking
Jul 2003	2,000 SF	Industrial	\$9.60/IG	Asking

Market Conditions

Vacancy Rates	Current	YOY Change
Current Building	62.5%	▲ 62.5%
Submarket 1-2 Star	5.7%	▼ 0.6%
Market Overall	8.5%	▼ 1.5%

Asking Rents Per SF

Current Building	\$8.16	-
Submarket 1-2 Star	\$5.28	▼ 15.3%
Market Overall	\$6.14	▲ 2.7%

Submarket Leasing Activity

12 Mo. Leased SF	517,969	▲ 204.8%
Months on Market	39.3	▲ 11.1 mo

Submarket Sales Activity

	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$113.8	\$4.4
12 Mo. Price Per SF	\$63	\$77

Property Contacts

Primary Leasing Phoenix West Commercial

Assessment

2016 Assessment		
Improvements	\$117,300	\$36.66/SF
Land	\$41,600	
Total Value	\$158,900	

Demographics

	1 Mi	3 Mi
Population	13,401	61,500
Households	4,010	19,269
Average Age	31.90	32.00
Median HH Income	\$33,995	\$52,364
Daytime Employees	2,110	20,523
Population Growth '17-'22	 7.8%	 8.2%
Household Growth '17-'22	 8.2%	 8.4%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
S Dysart Rd	Dysart Rd S	2,070	2012	0.20 mi
S Dysart Rd	E Agua Fria Ln N	2,602	2015	0.20 mi
E Western Ave	S 4th St E	5,468	2015	0.22 mi
E Main St	S 2nd St SW	15,851	2015	0.28 mi
E Buckeye Rd	S Dysart Rd W	19,214	2015	0.41 mi

Made with TrafficMetrix® Products

Property ID: 746812

Building Images



Primary Photo



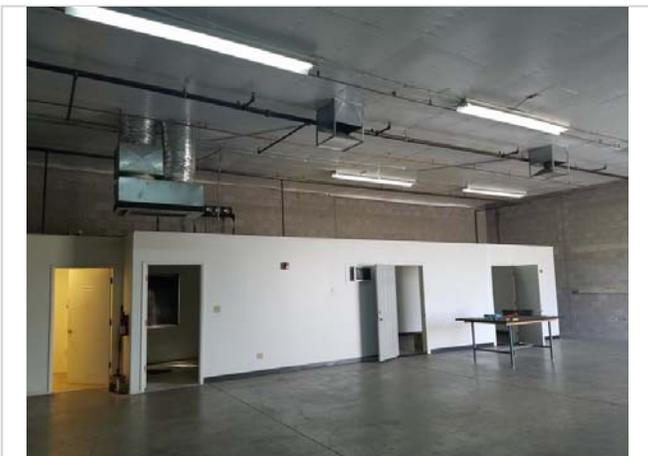
Building Photo



Front looking west



Building Photo



Building Photo



Building Photo



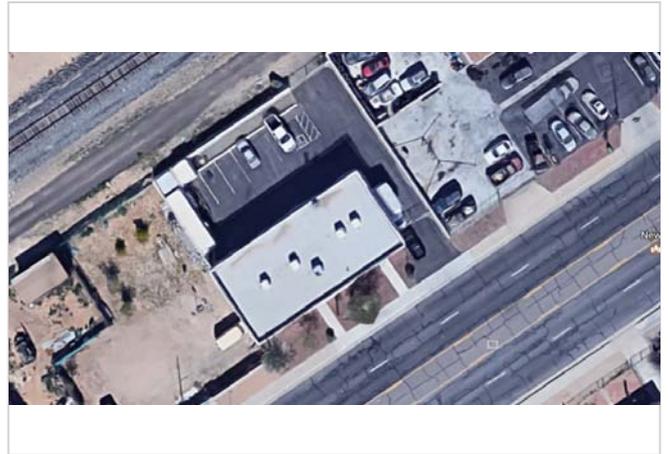
Building Photo



Front looking east



Front building photo



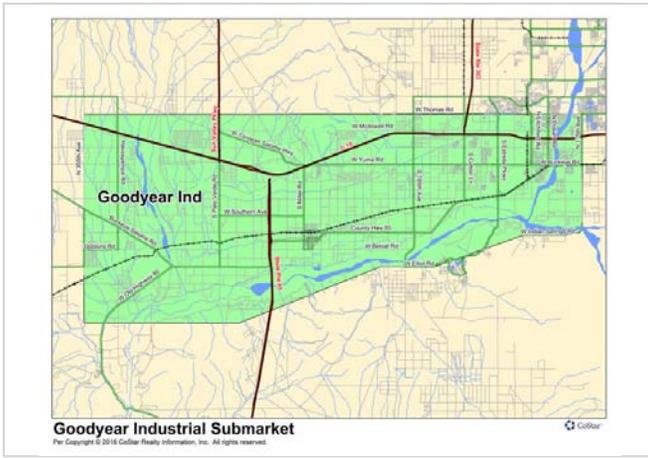
Aerial view



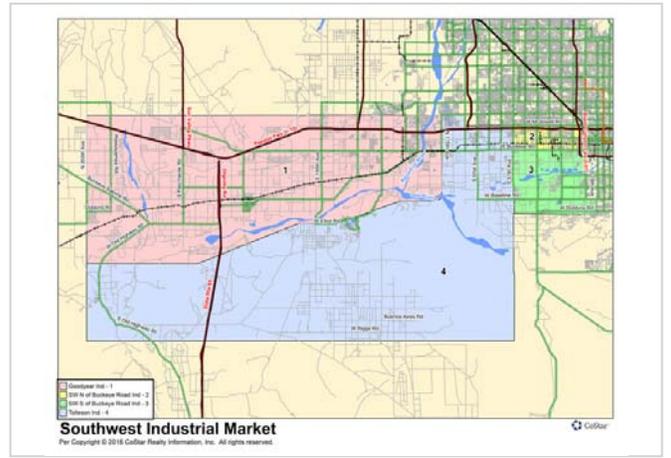
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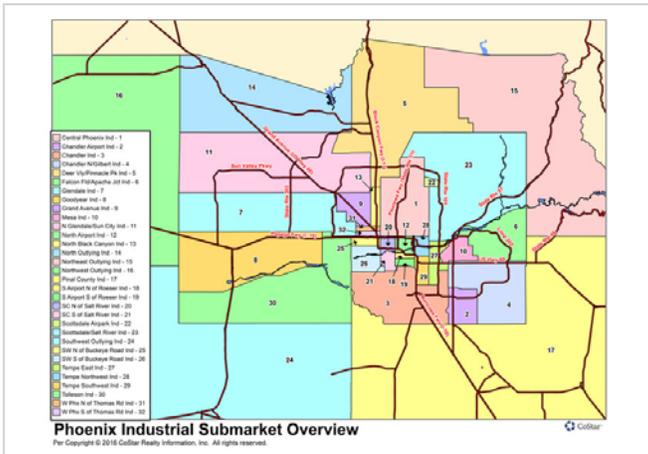
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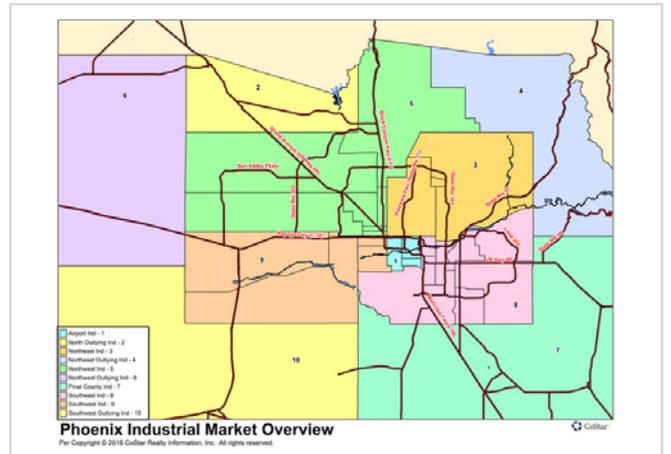
Goodyear Industrial Submarket Map



Southwest Industrial Market Map



Phoenix Industrial Submarket Overview Map



Phoenix Industrial Market Overview Map