

*Investment Sale/Leaseback  
Transportation Facility*

*8601 S HWY 85*

*Buckeye, AZ | 85326*

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*±9,800 SF | ±7.75 Acres*



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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. C&R FAC International

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## SALE PRICE: \$1,550,000

## CAP RATE: 7.5%

- ±9,800 SF Office/Shop/Drivers Lounge
- ±7.75 Acres
- ±3,500 SF Office Building
- ±1,800 SF Drivers Lounge with Kitchen
- ±4,500 SF 5 Bay Service Shop/Canopy
- Zoned Ind-2/C-3
- Fully Fenced Secured Yard
- Truck Scale
- 13'6" - 14'6" Clear Height
- Advertising Billboard On Site

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Aerial View



## Tenant Summary

Value Truck is an asset-based trucking company that specializes in dry vans, heavy haul and military freight. We are a Department of Defense approved carrier, C-TPAT Certified and are Smart Way Partnered. We ship dry goods, military vehicles and equipment all over the country. We also specialize in cross-border shipments and work with many manufacturing companies in the United States, Mexico and Canada, efficiently transporting their freight.

Our sister company, Value Logistics is a 3rd Party Logistics firm that offers a wide range of transportation services to companies all over the world. Value Logistics leverages it's 1500 + network of carriers to efficiently move our clients' freight.

[www.valuetruckofarizona.com](http://www.valuetruckofarizona.com)



## Tenant Overview

Tenant	RSF	% Project	Lease Term	Type of Lease	Monthly Rent	Annual Increases	Total Annual Net Rent
Value Truck of Arizona	±9,800 SF	100%	10 Years	NNN	\$10,000.00	2.5%	\$120,000.00

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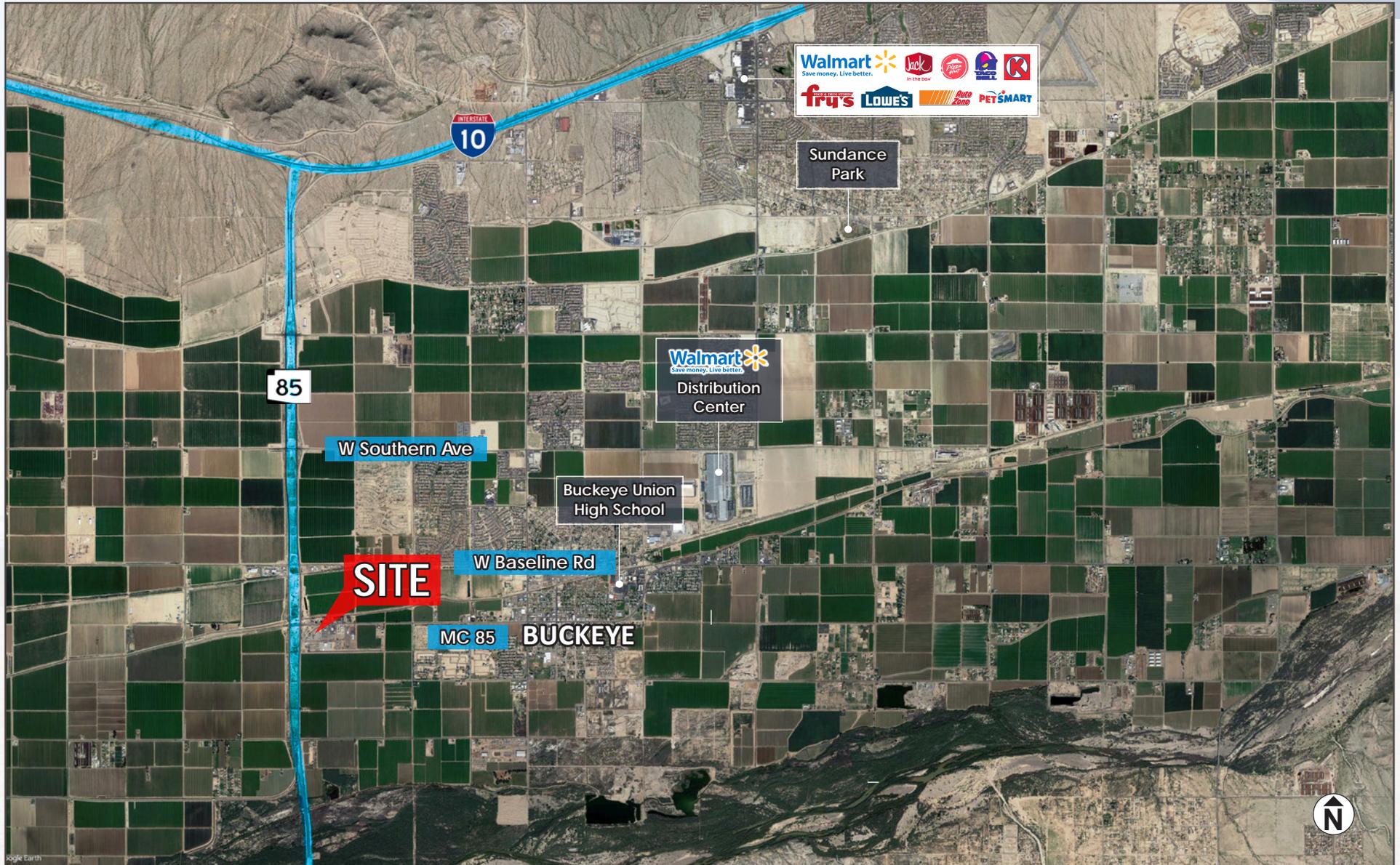
Exterior Photos



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Area Map



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exclusively represented by:

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