



W. Louise Dr, Phoenix



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Property Overview:

- » **Property Name/Address:** 2837 W. Louise Dr, Phoenix, AZ 85027
- » **Asset Type:** Industrial Warehouse
- » **Size:** 42,168 SF
- » **Lot Size:** 3.64 acres
- » **Zoning:** X (Commercial/Industrial)
- » **Market:** Phoenix Industrial Market (Deer Valley/Pinnacle Park Submarket)



Investment Highlights:

- » **Purchase Price:** \$7,533,360
- » **Earnest Money Deposit:** \$75,000 (Refundable under specified conditions)
- » **Due Diligence Period:** 45 days to assess feasibility
- » **Financing Contingency:** 60 days to secure financing from a lender
- » **Close of Escrow:** 15 days after Due Diligence Period ends
- » **Seller:** AZ West Deer Valley LP
- » **Buyer:** Manish Pushye and/or nominee (R.O.I. Properties)



Key Features of The Property:

» Location & Accessibility:

- **Prime Location:** Situated in the **Deer Valley industrial corridor**, offering immediate access to **I-17** and **Loop 101**, making it highly accessible to the Phoenix metro area and regional freeways.

» Proximity to Key Infrastructure:

- 25 minutes from **Sky Harbor International Airport**.
- **Deer Valley Airport** nearby, providing air-freight connectivity and business travel advantages.

» New Construction (2024):

- First-generation space, ready for tenant improvements, with minimal upfront capital required for modifications. Ideal for tenants seeking high-quality, modern warehouse space.

» Economic Tailwinds:

- **TSMC's \$65B Arizona investment** and the **CHIPS Act** are major drivers of industrial space demand in Phoenix. This investment has already created thousands of new manufacturing jobs, reinforcing the demand for industrial properties like this one.

» Robust Demand Drivers:

- Close proximity to **Amkor Technology's \$2B advanced chip packaging facility**, reinforcing the local semiconductor supply chain.
 - The **semiconductor** and **tech sectors** continue to drive demand for space in Phoenix, specifically in logistics and manufacturing.
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Investment Opportunities:

» Flexible Layout & Value-Add Potential:

- **Modern Infrastructure:** The property's newly built infrastructure is designed for a variety of uses, including **manufacturing, assembly, and distribution**.
- **Leasing Upside:** With an anticipated demand for quality industrial space, the warehouse presents a strong leasing pipeline, offering long-term cash flow.

» Strong Leverage for Rent Growth:

- **Phoenix Market Fundamentals:** Vacancy rates are decreasing, and rents are rising in the Phoenix industrial market, with rents at **\$1.08 psf** as of Q2 2025. This trend is expected to continue as new construction slows.
- **Tenant Demand:** As Phoenix continues to attract businesses and workers from across the U.S., demand for logistics, warehouse, and light-manufacturing space is expected to increase.

» Stable Cash Flow from Long-Term Leases:

- Potential tenants are already engaged, with expected **lease terms of 10-20 years**. Rent escalations and long-term agreements support predictable, inflation-hedged income.

» Refinancing Opportunities:

- The property's stabilization after lease-up will open the door for **refinancing** options, enabling a partial or full return of investor capital before the final sale.
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Market Context & Nearby Highlights:

» Phoenix Industrial Market:

◦ Strong Market Fundamentals:

- The **industrial vacancy rate** in Phoenix dropped to **11.9%** in **Q2 2025**, marking a noticeable decline that reflects increasing demand for industrial space.
- Coupled with **rising rental rates** of **\$1.08 per square foot**, this signals a positive market outlook, especially for **high-quality assets** like **2837 W. Louise Dr**. This upward trend in rents demonstrates the growing demand for modern and strategically located industrial properties in Phoenix.
- The market is becoming increasingly favorable for landlords, with vacancies decreasing and asking rents growing at a steady pace.

◦ Demand Outpaces Supply:

- The Phoenix industrial market is facing a **tightening supply** of available space, with **construction deliveries dropping by 75% year-over-year in Q2 2025**.
 - This significant slowdown in new construction has intensified the demand for well-located, high-quality properties. As a result, **2837 W. Louise Dr**, with its prime location in the **Deer Valley Industrial Corridor**, is positioned for **sustained rent growth** and high tenant demand.
 - The lack of new, available industrial properties in the area means that businesses are increasingly looking for spaces like this, creating opportunities for steady cash flows and higher occupancy rates.
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Strategic Location with Key Demand Drivers:

» Proximity to Major Developments:

- **2837 W. Louise Dr** is strategically located near **TSMC's multi-fab campus** in **North Phoenix**, which is one of the **largest foreign direct investments (FDI)** in the U.S. history.
- TSMC's \$65B investment in the area is a significant driver of industrial demand, as it attracts a dense network of suppliers, manufacturers, and businesses that require close proximity to this advanced manufacturing hub.
- The **TSMC campus** will create a **highly attractive ecosystem** for logistics and warehouse operations, fueling demand for space in nearby areas, including **2837 W. Louise Dr**. With **6,000 direct manufacturing jobs** and **20,000 construction jobs** projected, this location is becoming the **center of activity** for industrial operations in Phoenix.

» Regional Access:

- **2837 W. Louise Dr** offers superior **access to major highways**, such as **I-17** and **Loop 101**, providing direct routes to **Sky Harbor International Airport** and **Deer Valley Airport**.
 - This connectivity ensures that businesses operating from this site have quick and efficient access to both **Phoenix metro** and **regional markets**. The property's location in a major logistics corridor is a critical advantage for companies that rely on efficient transportation networks for product distribution.
 - **Proximity to major transportation hubs** means reduced transportation costs, shorter delivery times, and access to a larger labor force, all of which are highly desirable for industrial tenants.
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Population & Economic Growth:

» Maricopa County's Population & Economic Growth:

- **Maricopa County**, which encompasses Phoenix, is **one of the fastest-growing counties** in the U.S., with significant growth expected in both **population** and **economic activity**.
- In fact, Maricopa County ranked among the **top counties for numeric population growth** between **2023 and 2024**, reinforcing the long-term demand for housing, retail, office, and industrial spaces. The growing population fuels demand for goods and services, providing a reliable customer base for businesses that lease space at **2837 W. Louise Dr.**
- The influx of new residents, along with **job creation** across various sectors, ensures that industrial spaces in the area will continue to see robust leasing activity.

» Demand from Manufacturing & Logistics Sectors:

- The **manufacturing** and **logistics sectors** are key drivers of demand for industrial spaces like **2837 W. Louise Dr.** These sectors continue to experience strong growth, driven by significant investments in **semiconductors, advanced manufacturing, and supply chain logistics**.
 - The proximity of the warehouse to large manufacturing facilities, such as **TSMC** and **Amkor Technology**, guarantees continued demand for warehouse space to support **supply chains, distribution, and logistics operations**.
 - With Phoenix emerging as a critical hub for **advanced manufacturing** and **logistics**, businesses in these sectors are actively seeking modern, high-quality spaces like **2837 W. Louise Dr** to support their operations and growth.
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Risk Management & Exit Strategies:

» De-risked Investment:

1. **New Construction:** The asset is newly constructed, minimizing deferred maintenance risks and capital expenditures.
2. **Tenant Diversification:** With various types of industrial businesses likely to occupy the space, tenant diversification reduces the risk of revenue loss.

» Exit Strategy:

1. **Sale to income buyers** once the property is stabilized.
 2. **Recapitalization at refinancing** to return investor capital and enhance equity multiple.
 3. **Hold for yield** with cash-out options during the hold period.
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Sponsor & Management Team:

» Sponsor: Manish Pushye

- **Experience:** Over 25 years in commercial real estate, with expertise in acquisitions, property management, and business operations.
- **Track Record:** Known for achieving significant capital gains in previous real estate investments and for his expertise in acquiring profitable assets across various sectors.

» Key Management:

- **Archana Saini (Operations & Strategic Direction)**
 - **Brad Blazar (Capital Raising Expert)**
 - **Michael Fugler (Legal Advisor)**
 - **Eric Ortiz (Investor Relations)**
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Investment Criteria & Project Plan:

» Investment Criteria:

1. Properties in high-growth, high-demand areas with strong tenant demand.
2. Assets requiring moderate renovations with potential for value-add improvements.
3. Focus on industrial and logistics space that can generate strong, predictable cash flows.

» Project Plan:

1. **Identify suitable assets** that align with the investment criteria.
2. **Conduct thorough due diligence** to assess feasibility.
3. **Acquire the property, implement improvements, stabilize it,** and execute the exit strategy based on market conditions.



Risk Factors & Disclaimers:

- **No Guarantees:** Financial targets are based on projections and past performance.
 - **Accredited Investors Only:** Offers are open to accredited investors.
 - **Environmental and ADA Compliance:** The appraisal assumes no environmental hazards or non-compliance with ADA, but any issues could impact value.
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