

ReCommunity Recycling



Sale Price: \$7,000,000

Down Payment: \$200,000

Sale Date: 2/13/2015

Document Number: 2015-0440539

Year Built: 2012

Reference Number: 2622

ReCommunity Recycling

7380 E Ajo Way

Tucson, AZ 85713

County: Pima

Submarket: South



[Larger View](#)

Property Type: Industrial

Property Condition: Good

Construction: Metal

Lease Type: Triple Net

Building Area: 59,041 sq. ft.

Land Area: 7.08/acre 308,299/sqft

Title Company: Other

Subdivision: Olyver Land

Sec-Twp-Range: 33-T14S-R14E

Latitude: 32.175027

Lease Rate: \$11.13

Price/Building SF: \$119

Land Price: \$988,701/acre \$22.71/sqft

Cap Rate: 9.38 %

Longitude: -110.912108

[Google Map \(left-click here\)](http://maps.google.com?q=32.175027,-110.912108)

<http://maps.google.com?q=32.175027,-110.912108> - (or copy/paste from here)

Conditions of Deal: Investment Sale

Seller	Olyver Land LLC 4 West Mountain Road Ridgefield, CT 06879	Buyer	S Bragaw II L Bragaw II LLC and Octavius Properties LLC 1600 A Street Suite 110 Anchorage, AK 99503
Rep	Mr. Harral S Tenney Member 203.431.4011	Rep	Mr. S. Bragaw Member 907.787.3028
Listing Broker	CBRE (Tucson) 3719 N Campbell Ave Tucson, AZ 85719	Selling Broker	CBRE (Tucson) 3719 N Campbell Ave Tucson, AZ 85719
Contact	Michael Sandahl	Contact	David Blanchette

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Listing David Blanchette
Agents 520.323.5138
Wyatt Campbell
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Selling Michael Sandahl
Agents 520.323.5115
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520.323.5173

* Legal: OLYVER LAND LLC SQ20131060058 LOT 1

* Use Code: 3010 (MULTIUSE OR MISCELLANEOUS INDUSTRIAL)

* CBRE has completed the sale of the ReCommunity Recycling Center located at 3780 E. Ajo Way in Tucson, Ariz. The asset commanded a sale price of \$7 million (\$130 PSF).

* Mike Sandahl, David Blanchette, CCIM and Wyatt Campbell in CBRE's Tucson office negotiated the transaction on behalf the buyer, S Bragaw II, Bragaw II and Octavius Properties LLC (Lauri & Christopher Bond, managing members) a joint venture of three Alaska-based partnerships and the seller, Delaware-based Olyver Land, LLC.

* "This was a unique opportunity for an investor to purchase a stable asset with a high-quality tenant in a rapidly growing industry," said Sandahl. "ReCommunity is an industry leader in recycling, offering "green" solutions for the betterment of the communities they serve."

* The sale included 53,783 square feet of warehouse space, and 5,258 square feet of office space split between a ground floor and a mezzanine on 7.1 acres. The property is wholly leased and operated by ReCommunity Holdings, Inc.

ReCommunity, which has a long-term lease at the property, is the nation's largest pure play recycler.

* In early 2012, development began on the raw land at the southwest corner of Alvernon and Ajo to construct the 59,000 square-foot, build-to-suit complex for ReCommunity, which holds the sole recycling contract for the City of Tucson. The state-of-the-art facility began operating just months later in June of 2012.

* The plant can process 25 tons of newspapers, beverage cartons, steel, aluminum and glass per hour.

* "The sale of the ReCommunity Material Recovery Facility is a real Tucson development success story," said Blanchette, who provided site selection services and represented Olyver Land in the initial purchase of the land in 2012. "The predecessor of ReCommunity was announced as the winning recycling contract in the summer of 2011. That gave developers just seven short months to develop the raw land into the 53,000 square foot Industrial complex you see today. The City of Tucson, Pima County and Barker Morrissey Contracting worked tirelessly to deliver the project to ReCommunity on time in June of 2012. Tucson now has one of the most modern and efficient recycling facilities in the country, which will serve Southern Arizona for many years to come."

* ReCommunity also operates recycling and recovery facilities in Phoenix and Scottsdale. The company has a total of 36 facilities operating in 13 states across the country. This facility was at 50% capacity we were told at time of sale.

* To learn more Sandahl should be reached at 520.323.5115, Blanchette can be reached at 520.323.5138 and Campbell is at 520.323.5173.

* Property sold with a GSI of \$656,887 on a 13 year lease that started May 2014, with two 5-year renewals. Lease rate was above market rate at \$11.13 / SF / NNN.

List of Parcels

1. 132-20-151 County CI-1 Light Industrial/Warehousing Zone

List of Photos

1. [3780 E Ajo Way CBRE](#)

List of Attachments

1. [A_d of Prop Value 0440539a](#)
2. [3780 E Ajo Way 2](#)
3. [3780 E Ajo Way Floor Plan](#)

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