



BKM Capital Partners acquires Wier Thirty6 business park for \$21.6 million

October 15, 2024 - National News

Phoenix, AZ BKM Capital Partners (BKM), a vertically integrated institutional fund manager, has acquired the Wier Thirty6 Business Park for \$21.6 million.

“Wier Thirty6 Business Park is a prime example of the enduring strength and stability that small-bay industrial properties offer, especially in highly sought-after infill locations like Phoenix,” said Brett Turner, senior managing director, acquisitions & dispositions for BKM. “The level of interest this opportunity received from investors underscores the increasing recognition of the asset class’s resilience and its appeal to institutional capital.”

Built in 1986, this 104,146 s/f property consists of nine freestanding buildings housing 10 units with an average size of 10,415 s/f. The property sits on a 5.8-acre site at 3610-3660 E. Wier Ave. and 4633-4645 South 36th St. The park features 18-foot-clear heights, five truck wells, 10’ x 12’ grade-level doors, and 243 parking spaces, as well as a 48% office component. The buildings are fully leased to a diverse array of tenants, including Service Education AZ, RestorationHQ, WSP USA Environment & Infrastructure, and the U.S. General Services Administration.

BKM had originally purchased the asset in 2018, when it was known as Diablo Business Center, for \$8 million. The firm has since invested over \$2 million in deferred maintenance, cosmetic upgrades, and speculative tenant improvements.

“Our property management and leasing teams have executed BKM’s strategy with precision, resulting in a 78% increase in in-place rents and a notable elevation of the asset’s overall profile,” said Brian Malliet, BKM’s founder, CEO, and chief investment officer. “The industrial market’s performance has exceeded even our optimistic expectations, creating an ideal backdrop for further value creation. I’m confident that our team will continue to enhance the asset’s potential as we move forward.”

Wier Thirty6 is located in proximity to six major freeways and the Phoenix Sky Harbor International Airport, one of the top 10 busiest airports in the US. With tenant demand—fueled by logistics, e-commerce and distribution—far exceeding the available supply of modern, functional light industrial space, and limited development, local rental rates are expected to continue increasing over the next several years.

Cushman & Wakefield’s Bob Buckley and Tracy Cartledge in collaboration with Cushman &

Wakefield's National Industrial Advisory Group – Mountain West, led by Will Strong, Michael Matchett, and Molly Hunt, represented the seller in this transaction.

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