

Last Updated: July 14, 2015

ViaWest Leases 75K SF to Walmart

By [Kristian Seemeyer](#) | Phoenix

Join 700+ peers and get the latest market intelligence from experts you can count on at [RealShare ORANGE COUNTY](#) on August 18.



Tiger Industrial Center

PHOENIX—The **ViaWest Group** has secured two new leases totaling 80,635 square feet at its Tiger Industrial Center in Phoenix. Located at 4901 & 4929 West Van Buren, the two-building complex is comprised of 103,064 square feet and located just one mile south of a full-diamond interchange on the I-10 Freeway. Walmart will occupy 74,642 square feet for temporary storage purposes while Custom Bilt Holdings has signed a long-term lease for 5,993 square feet. The property was only 16% leased when ViaWest purchased the asset in January 2015. With the execution of these two leases, Tiger's occupancy will increase to 94%.

These leases mark significant progress for ViaWest's Select Strategies Fund focused on the acquisition of general industrial properties in Southwestern U.S. "We purchased Tiger earlier this year with a vision of adding value through strategic property enhancements coupled with our proactive leasing and management approach," says **Gary Linhart**, founding principal at ViaWest Group. "We're excited about these deals and

want to keep the momentum going at this project by landing a long-term tenant to backfill Walmart in the coming months." ViaWest's Fund includes several Arizona properties, a recently acquired industrial center in El Paso, and is currently searching both locally and in neighboring states for new acquisitions.

Custom Bilt Holdings is a Dallas-based metal roofing and gutter manufacturer with an emphasis on eco-friendly technology. "We are excited to land such top-tier companies at the project and look forward to growing our relationships with both Custom Bilt and Walmart," says Danny Swancey with ViaWest.

Riley Gilbert of **JLL** cites "responsive management, functional lease-ready space, and great access to freeways" as some of the factors that attracted Walmart and Custom Bilt. JLL will continue to market the project's remaining vacancy.