

# Just Listed

**Heavy Industrial Office  
Warehouse W/ 36,720 SF - Secure  
Paved yard space**

**7818 N 68TH Avenue**  
GLENDALE, AZ 85303

**9,518** | **SQ.FT**

Exceptional opportunity to acquire a well-maintained heavy industrial office/warehouse property in the highly sought-after Glendale Industrial Park. This versatile I-2 zoned facility offers approx. 9,518 SF situated on a 36,720 SF lot - is ideal for owner-users, investors, contractors, manufacturing, distribution, or warehouse operations. The property features three oversized warehouse areas, five covered loading/service bays, six private offices, conference/reception areas, break room/kitchen, and three restrooms. The site also includes a large secured and paved storage yard with dual rolling gates, perimeter security fencing, and excellent functionality for equipment, fleet, or material storage. Building improvements have been updated and well maintained throughout ownership. Additional features include grade-level loading, private parking, 200 AMP electrical service upgrade, office HVAC, warehouse evaporative cooling, and excellent truck access. Property is strategically located near Northern Ave and 68th Ave with convenient access to major transportation corridors, freeways, rail access, and surrounding industrial/commercial services. Investment highlights include a long-term tenant currently in place through January 2027 with tenant renewal interest expressed. Current income provides stable cash flow with additional upside potential from an owner-occupied warehouse/storage area that could generate supplemental rental income. Buyer to verify all facts, figures, measurements, zoning, and intended use.



**Christina Fagone**  
HOMESMART ELITE GROUP AGENT  
M: (623) 980-9134  
christyfagone@gmail.com



**\$2,399,000**



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