

5555

N 51st Ave
Glendale, AZ

Dock High

**INDUSTRIAL SPACE
AVAILABLE FOR LEASE**



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COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

PROPERTY OVERVIEW

Industrial Space Available Near US-60 W Grand Ave

- 103,600 SF Multi-Tenant Industrial Building
- Individual Spaces For Lease
- Lease Rate: From \$0.79 - \$0.85 PSF/MO NNN
- Dock-High Doors with Levelers
- Evaporative Cooled Warehouses
- Heavy Power
- 16-26' Clear Height
- Fenced Yard
- Fire Suppression Sprinklers
- Built in 1980
- W Missouri Ave Frontage with Easy Access to US-60 Hwy
- Zoned I-2, City of Glendale



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 05 28 26

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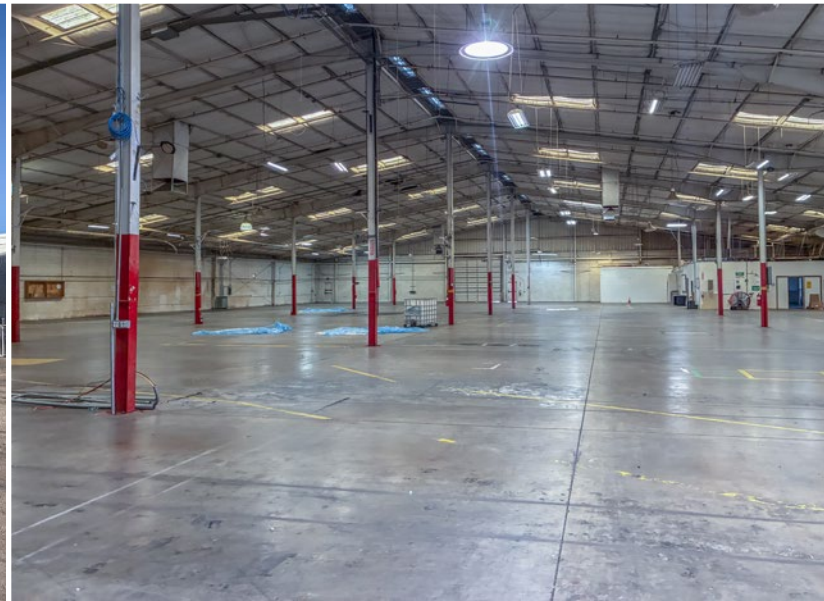


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PROPERTY PHOTOS



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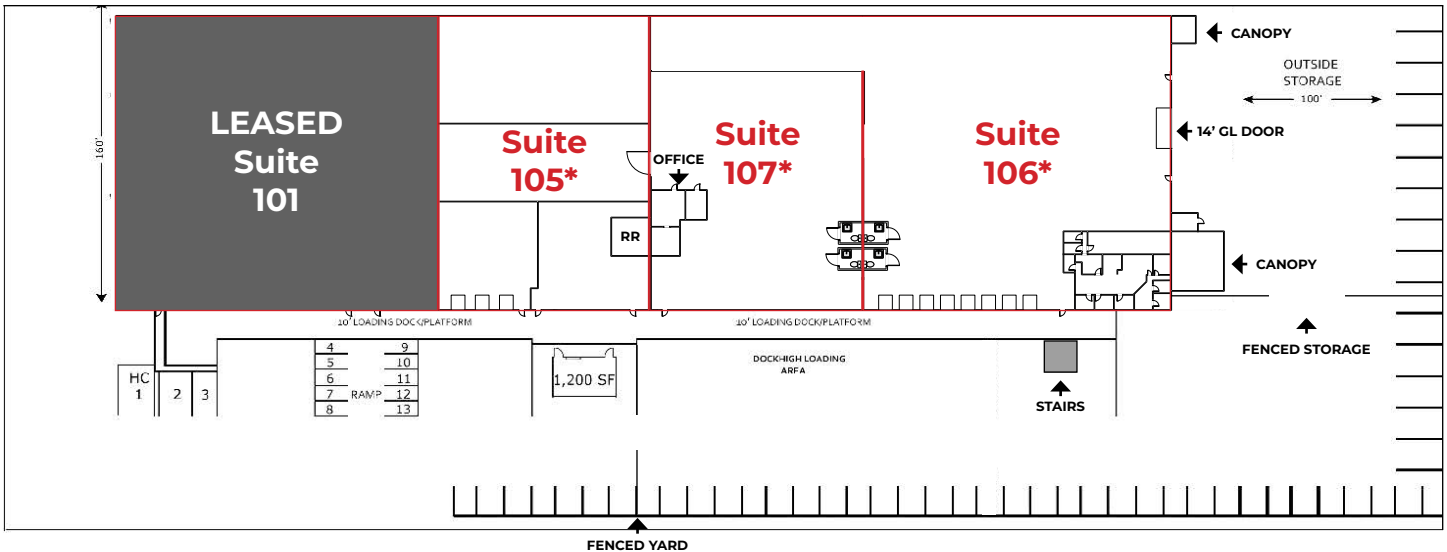
AVAILABLE FOR LEASE

Suite 105*: ±22,800 SF

Suite 106*: ±41,245 SF

Suite 107*: ±11,448 SF

* Contiguous with Suites 105-107 to ±75,533 SF



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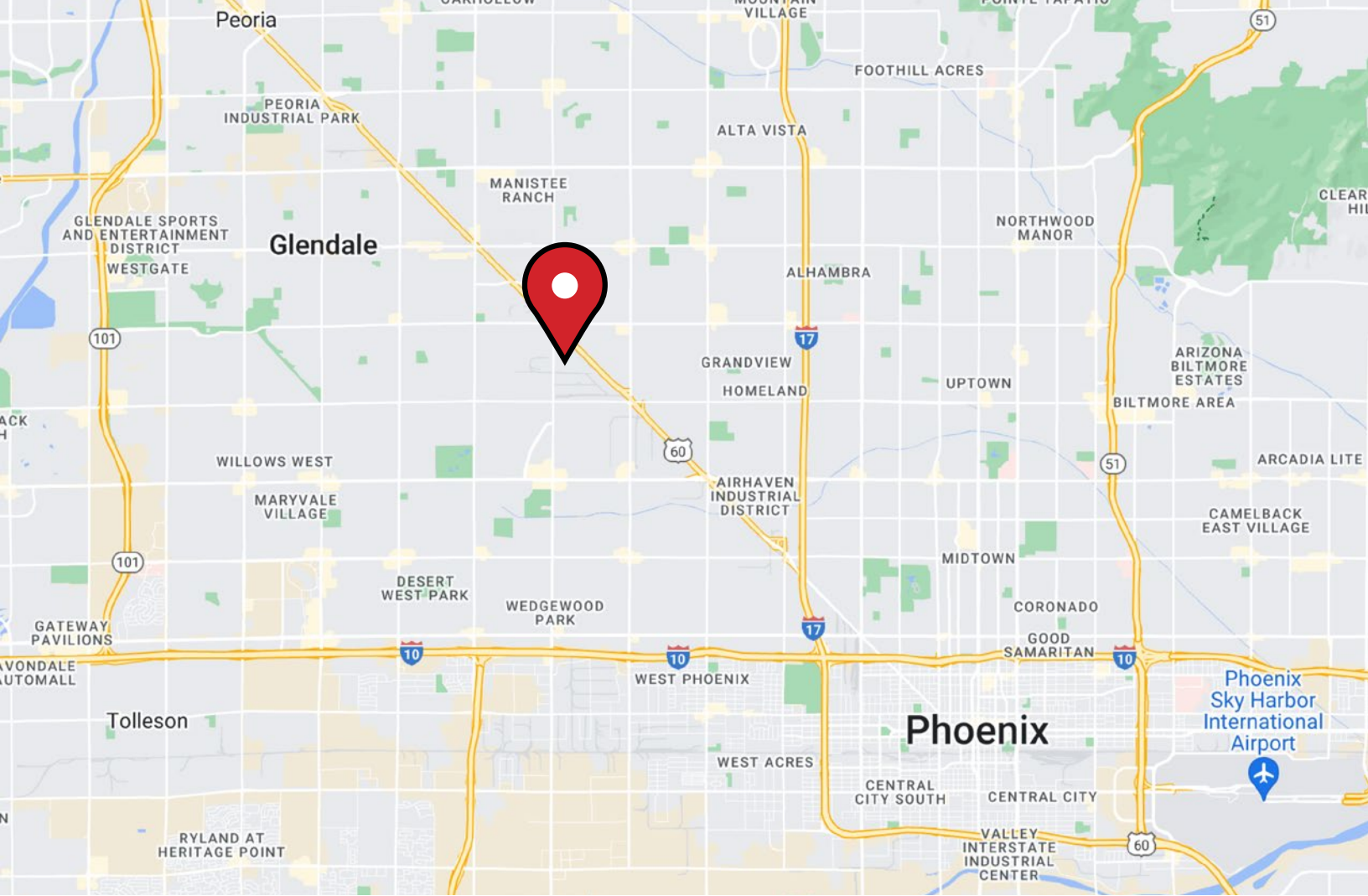
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DEMO- GRAPHICS

5-Mile Radius (2024)

*Take Advantage of This Amazing
Glendale, AZ Location!*



543,908

Population



169,924

Households



+0.7%

10 Year Pop. Growth



\$46,747

Median HH Income



33

Median Age



11%

Bach. Degree or Higher

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