

OWNER USER/INVESTMENT OPPORTUNITY



FOR SALE

±18,480 SF ON 6.04 ACRES

12405 W. GLENDALE AVE. | GLENDALE | AZ

PROPERTY HIGHLIGHTS:

- Building 1: ±10,480 SF
- Building 2: ±8,000 SF
- Total Doors: 11 Drive Ins (12'W x 14'H)
- Total Lot Size: 6.04 Acres
- Fully Lit & Secured with Masonry Wall Security System Throughout Property
- Partially paved/Gravel Aggregate
- Glendale Avenue Frontage
- FAR: ±6.47%
- Contact Broker for Pricing & Rent Roll

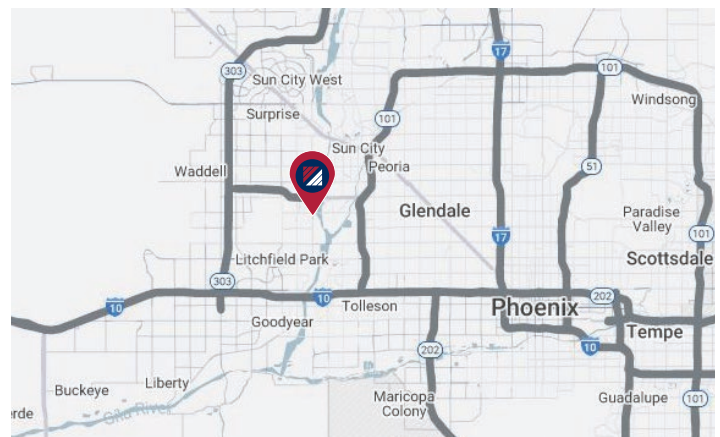
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BUILDING 1:

- Total Building: ±10,480 SF
- Total Office (2-Floors): 2,880 SF
- Doors: 5 Drive Ins (12'W x 14'H)
- Secured Yard: ±1.352 Acres
- Secured with Masonry Wall
- Two (2) Points of Ingress/Egress
- LED Lighting
- Sell Vacant or Sale Leaseback



BUILDING 2:

- Total Building: ±8,000 SF
- Total Office: ±1,250 SF
- Doors: 6 Drive Ins (12'W x 14'H)
- Currently 100% Occupied by 4 tenants
- Secured Yard: ±0.83 Acres
- Secured with Wrought Iron Fence
- LED Lighting
- Two (2) Points of Ingress/Egress



YARD SITE:

- Total Acreage: ±2.773 Acres
- Fully Lit, Secured, Security Cameras
- Partially Paved/Gravel Aggregate
- Automatic Gates
- MTM Tenant Occupancy



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AERIALS



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W GLENDALE AVE.

N EL MIRAGE RD

Google



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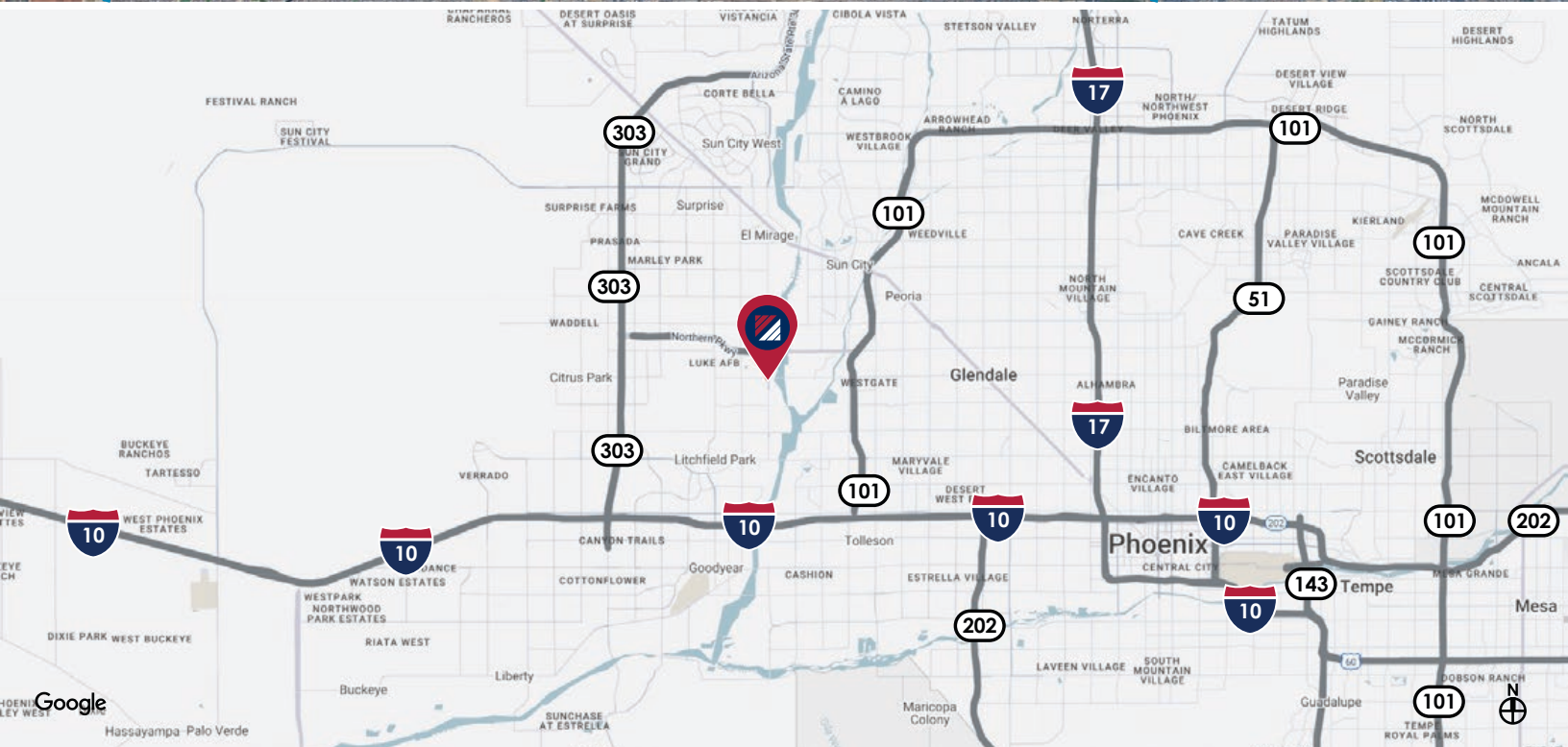
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AMENITIES MAP & LOCATION MAP



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