

MG BUSINESS PARK



SMALL-BAY INDUSTRIAL CONDOS AVAILABLE FOR PURCHASE



VIRTUAL TOUR



1,440 - 14,700 SF

OWNER-USER OPPORTUNITY
BRAND NEW CONSTRUCTION (2026)

EXCLUSIVELY LISTED BY:

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SEC GLENDALE AVENUE & NEW RIVER ROAD

GLENDALE, ARIZONA 85307

THE OPPORTUNITY

NOW PRE-SELLING: a rare chance to own brand-new industrial small-bay condominiums in the thriving City of Glendale, within the Phoenix MSA.

Strategically positioned near Luke Air Force Base, the project offers immediate access to Loop 101, Interstate 10, and Loop 303, placing users at the center of the rapidly expanding West Valley industrial hub.

Breaking ground in Q1 2026 with delivery slated for Q4 2026, the development features flexible units ranging from 1,440 SF to 14,700 SF, available individually or in combination for larger footprints. Each condo is designed with today's users in mind, offering 19' clear height, 12'x14' grade-level doors, 200 amps of three-phase power, and a common truck well. Ownership options include shell delivery or spec office buildouts to accommodate a variety of operational needs.

With strong demand from manufacturing, warehousing, distribution, trades, and flex users, this project provides the ideal blend of functionality, ownership flexibility, and long-term value.

Sale Price:	\$350/SF for Gray Shell
Size (GBA):	1,440 - 14,700 SF
Zoning:	M-1, Light Industrial
Grade Level Loading Doors:	12'x14' (each condo)
Clear Height:	19'
Dock Doors:	1 Common Truckwell
Power (Per Condo):	200 Amps, 3 Phase Power
Sprinklers:	Yes

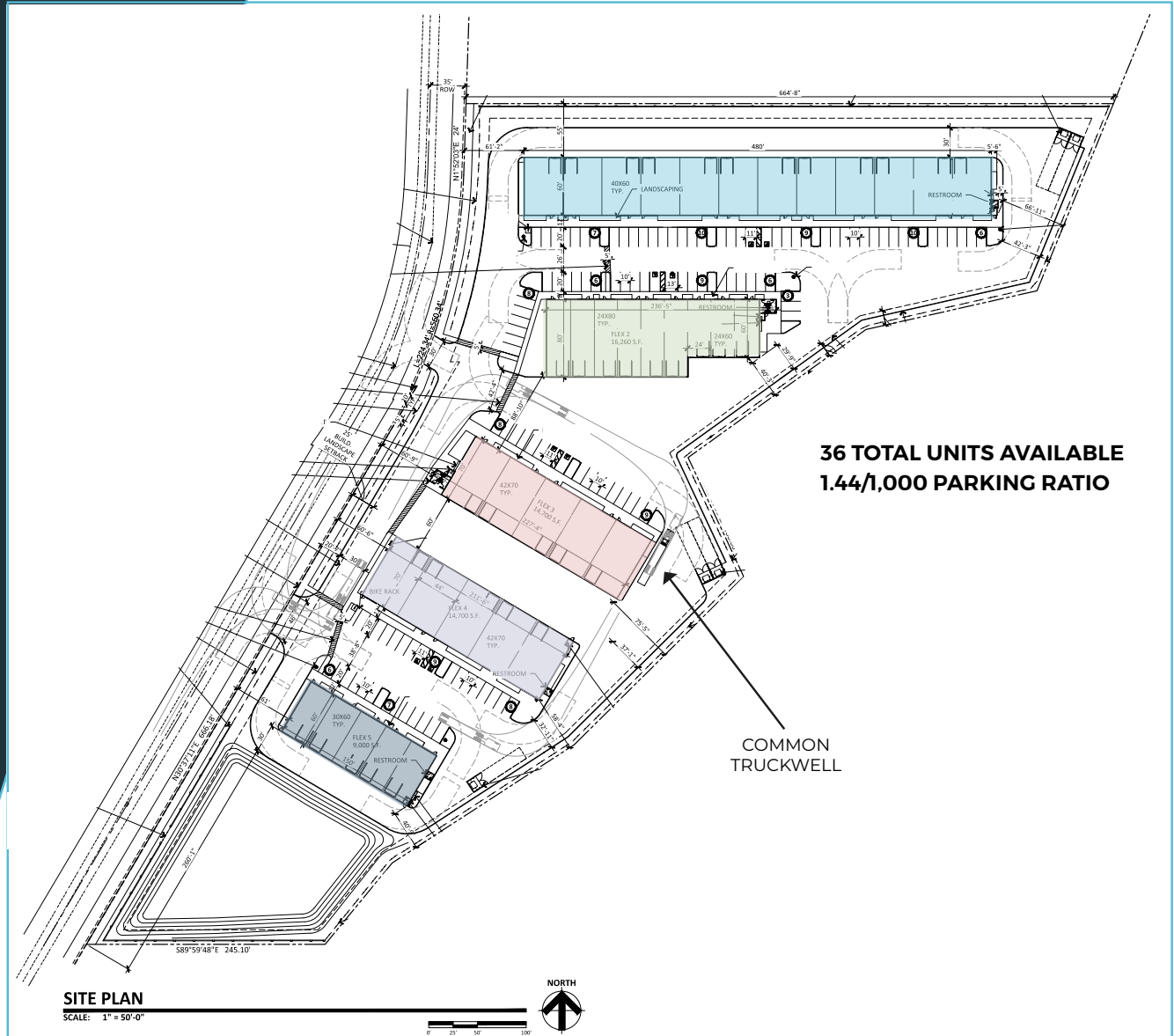
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ORION INVESTMENT REAL ESTATE



SITE PLAN

CONDO	SIZE	PRICE	STATUS
A1	2,450 SF	\$796,250.00	UNDER CONTRACT
A2	2,450 SF	\$796,250.00	UNDER CONTRACT
A3	2,450 SF	\$796,250.00	AVAILABLE
A4	2,450 SF	\$796,250.00	AVAILABLE
A5	2,450 SF	\$796,250.00	AVAILABLE
A6	2,450 SF	\$796,250.00	AVAILABLE
A7	2,450 SF	\$796,250.00	AVAILABLE
A8	2,450 SF	\$796,250.00	AVAILABLE
A9	2,450 SF	\$796,250.00	AVAILABLE
A10	2,450 SF	\$796,250.00	AVAILABLE
A11	2,450 SF	\$796,250.00	UNDER CONTRACT
A12	2,450 SF	\$796,250.00	UNDER CONTRACT
B1	1,920 SF	\$624,000.00	UNDER CONTRACT
B1	1,920 SF	\$624,000.00	UNDER CONTRACT
B3	1,920 SF	\$624,000.00	UNDER CONTRACT
B4	1,920 SF	\$624,000.00	UNDER CONTRACT
B5	1,920 SF	\$624,000.00	UNDER CONTRACT
B6	1,920 SF	\$624,000.00	UNDER CONTRACT
B7	1,440 SF	\$468,000.00	UNDER CONTRACT
B8	1,440 SF	\$468,000.00	UNDER CONTRACT
B9	1,440 SF	\$468,000.00	UNDER CONTRACT
C1	2,940 SF	\$955,500.00	AVAILABLE
C2	2,940 SF	\$955,500.00	AVAILABLE
C3	2,940 SF	\$955,500.00	AVAILABLE
C4	2,940 SF	\$955,500.00	AVAILABLE
C5	2,940 SF	\$955,500.00	AVAILABLE
D1	2,940 SF	\$955,500.00	AVAILABLE
D2	2,940 SF	\$955,500.00	AVAILABLE
D3	2,940 SF	\$955,500.00	AVAILABLE
D4	2,940 SF	\$955,500.00	AVAILABLE
D5	2,940 SF	\$955,500.00	AVAILABLE
E1	1,800 SF	\$585,000.00	AVAILABLE
E2	1,800 SF	\$585,000.00	AVAILABLE
E3	1,800 SF	\$585,000.00	AVAILABLE
E4	1,800 SF	\$585,000.00	AVAILABLE
E5	1,800 SF	\$585,000.00	AVAILABLE



AERIAL VIEW



DRIVE TIMES
FROM SUBJECT PROPERTY



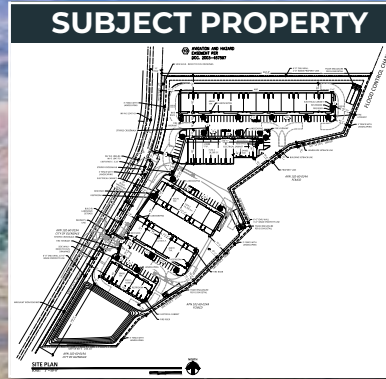
2 minutes



8 minutes

DTPHX

18 minutes



- ✓ Located in the hot trade area of Luke Airforce Base
- ✓ Easy freeway access
- ✓ Close proximity to distribution centers in the West Valley
- ✓ Close to TSMC & AMKORE

PROPERTY RENDERINGS



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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.



ORION Investment Real Estate

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