



OFFERING MEMORANDUM

7741 N 68TH AVENUE

GLENDAL, ARIZONA 85303

Freestanding Industrial / Flex Building · Fenced & Gated Yard

3,690±

BUILDING SF

0.42± AC

LOT SIZE

\$710,000

LIST PRICE

IRONHEART COMMERCIAL

Edward Sprague

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01 EXECUTIVE SUMMARY

7741 N 68th Avenue is a 3,960± SF freestanding industrial/flex building situated on an 18,360± SF (0.42± AC) fenced and gated parcel in the 67th Avenue & Northern Industrial Park submarket of Glendale, Arizona. The offering combines a modest building footprint with a disproportionately large, secured outdoor yard — a configuration well suited to automotive, contractor, fabrication, distribution, or outdoor-storage users seeking West Valley industrial exposure near Grand Avenue (US-60).

Investment Highlights

- 18,360± SF fenced and gated industrial parcel — low building-to-land ratio (≈21% coverage) leaves substantial secured yard/laydown area
- Zoned M-2 (Heavy Industrial) by the City of Glendale - Supports a broad range of industrial, automotive and outdoor-storage uses.
- 3,960± SF of building improvements: 2,322± SF warehouse/shop + 1,638± SF office component
- Located in the established 67th Ave & Northern Industrial Park (MCR 207-23), a core West Valley industrial pocket
- Direct proximity to Grand Avenue (US-60) and N 67th Avenue, providing efficient access to Loop 101 and the broader Phoenix Metro industrial corridor
- Surrounded by active industrial/auto users (recycling, coatings, collision, truck repair, building supply) — an established, in-place use pattern for the immediate area
- Owner-user or investor opportunity in a supply-constrained West Valley small-bay industrial market

Offering Summary

\$710,000

LIST PRICE

\$179.29

\$ / SF BLDG

\$38.67

\$ / SF BLDG

Fee Simple

OFFERING

02 PROPERTY OVERVIEW

Building & Site Specifications

Parcel Number (APN)	143-24-018
Total Building Area	3,960± SF
--Storage / Warehouse	2,322± SF
--Office Component	1,638± SF
Lot Size	18,360± SF (0.42± Acres)
Lot / Subdivision	Lot 13, 67 th Ave & Northern Industrial Park (MCR 207-23)
Year Built (Assessor)	≈ 1985 (Age 41 per most recent assessment)
Property Use Code	3746 - Warehouses
Legal / Tax Class	1.12 - Commercial / Other R/P
Zoning	M-2 - Heavy Industrial, City of Glendale (verified)
Jurisdiction	City of Glendale, Maricopa County, AZ
School Districts	Glendale Elementry / Glendale Union HS #205
Site Features	Perimeter block wall + gated steel fencing, secured yard, multiple roll-up/pedestrian access points, covered shade structure

02 PROPERTY OVERVIEW (CONT.)

Assessor Valuation & Tax Data

Provided for refernce; buyer to verify current liability with Maricopa County Treasurer.

Tax Year	2027
Full Cash Value	\$686,453
Limited Property Value	\$324,144
Assessment Ratio	15%
Assessed (LPV) Value	\$48,622
Last Recorded Sale (Year)	2017

Property is zoned M-2 (Heavy Industrial) per the City of Glendale. Buyer to indepdently verify permitted use, overlay restrictions, and any use-specific conditions with the City of Glendale Planning and Development prior to close of escrow.

03 PROPERTY PHOTOS



FRONT ELEVATION



BUILDING & GATED FRONTAGE



WAREHOUSE / SHOP INTERIOR



SECURED STORAGE YARD

04 LOCATION OVERVIEW



Aerial - 67th Ave & Northern Industrial Park

West Valley Industrial Submarket

The property sits within the 67th Avenue & Northern Industrial Park, a long-established industrial pocket in Glendale immediately west of Grand Avenue (US-60) and N 67th Avenue. The immediate area is built out with automotive, recycling, coatings, collision, and building-supply operators, reflecting sustained industrial/service demand along this Grand Avenue corridor.

Nearby Users & Access

- Grand Avenue (US-60) - direct regional access connecting to Loop 101 and central/west Phoenix
- N 67th Avenue and W Northern Avenue - primary local arterial access
- Neighboring operators include R&R Recycling, Competition Coatings, Str8 Edition Collision, Pull-N-Save Glendale, Arizona Building Supply, and Frier Drive Auto Truck Repair
- Positioned within Glendale's broader West Valley industrial base, serving Phoenix Metro distribution, auto/fleet and light-manufacturing users

05 OFFERING PROCESS & CONTACT

Prospective purchasers are encouraged to conduct full due diligence, including independent verification of building area, zoning, permitted use, environmental condition, and title, prior to submitting an offer. All offers should be submitted in writing through the broker of record listed below.

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06 CONFIDENTIALITY & DISCLAIMER

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