

4932 WEST COLTER STREET

GLENDAL, AZ 85301



PROPERTY OVERVIEW

BUILDING SIZE: ±152,298 SF

LOT SIZE: ±12 Acres

ZONING: M-2, Heavy Industrial

LOADING: Eight (8) Truckwell Positions
One (1) 40' x 13' Grade Level Door
Additional Smaller Doors Throughout

CLEAR HEIGHT: 17' - 20'

APN: 145-28-006C; 006E

FEATURES: 800 amps 277/480v
Rail Capable

LEASE RATE: \$0.75/SF NNN
\$6,000/acre/Month for Excess Land (±4 acres)

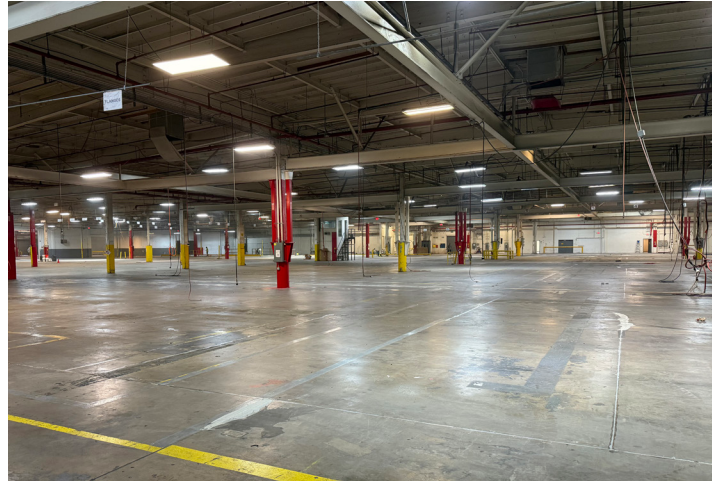
SALES PRICE: \$24,367,000 (\$160/SF)



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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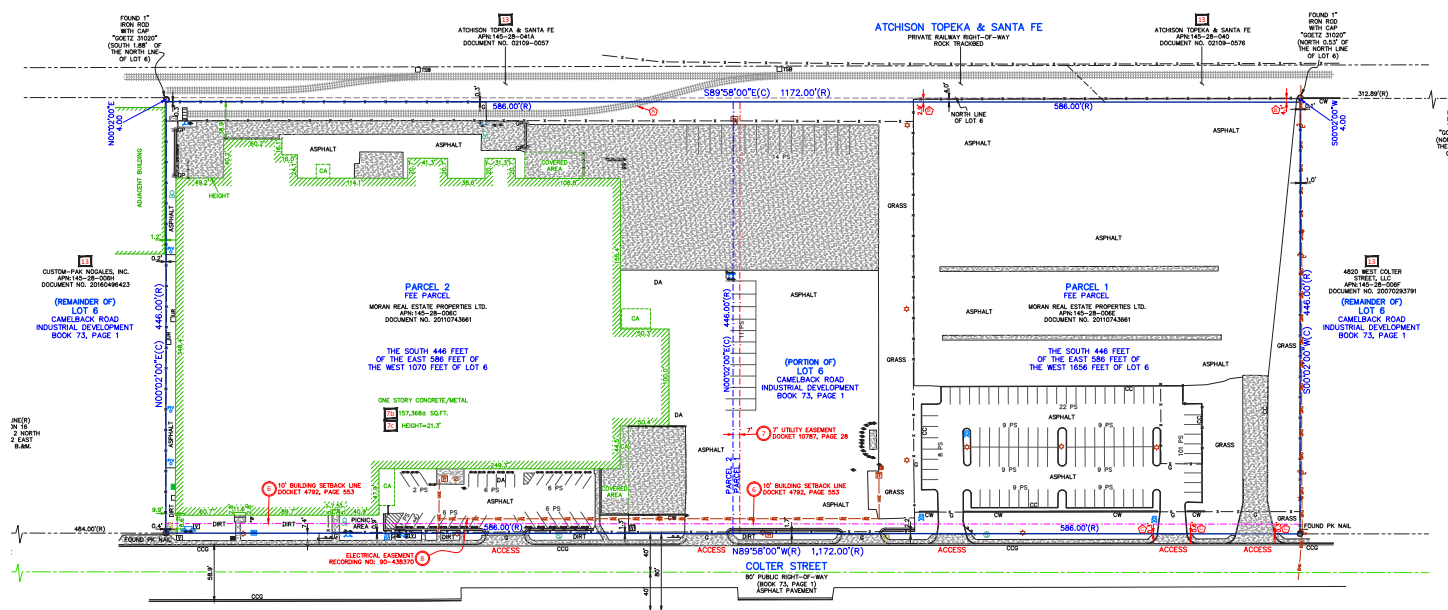


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