

FLEX BUILDING
W/ SECURED YARD
LOCATED IN THE
GRAND AVENUE
INDUSTRIAL
DISTRICT

4205 *W Glenrosa Ave*

Phoenix, Arizona 85019



±1,000 – ±12,000 SF Available

YARD CAN BE LEASED SEPARATELY

**Prime Industrial
Space on ±2.07
Acres with Secured
Yard, A-2 Zoning,
and Potential
Rail Service**

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for lease



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com



About the Property

HIGH SECURITY ±12,000 SF BUILDING ON 2.07 ACRES

Located in the thriving West Phoenix market, the area surrounding 4205 W Glenrosa Ave offers a gateway to a robust industrial and commercial landscape. With strategic proximity to major transportation arteries, businesses can seamlessly connect with key regional markets and distributors. Nearby, companies can tap into a diverse labor pool and capitalize on the area's dynamic economic ecosystem. Tenants will benefit from convenient access to a range of amenities, including popular dining and retail destinations. Additionally, the property's proximity to essential services and major thoroughfares provides an ideal blend of accessibility and convenience for industrial and flex space operations.

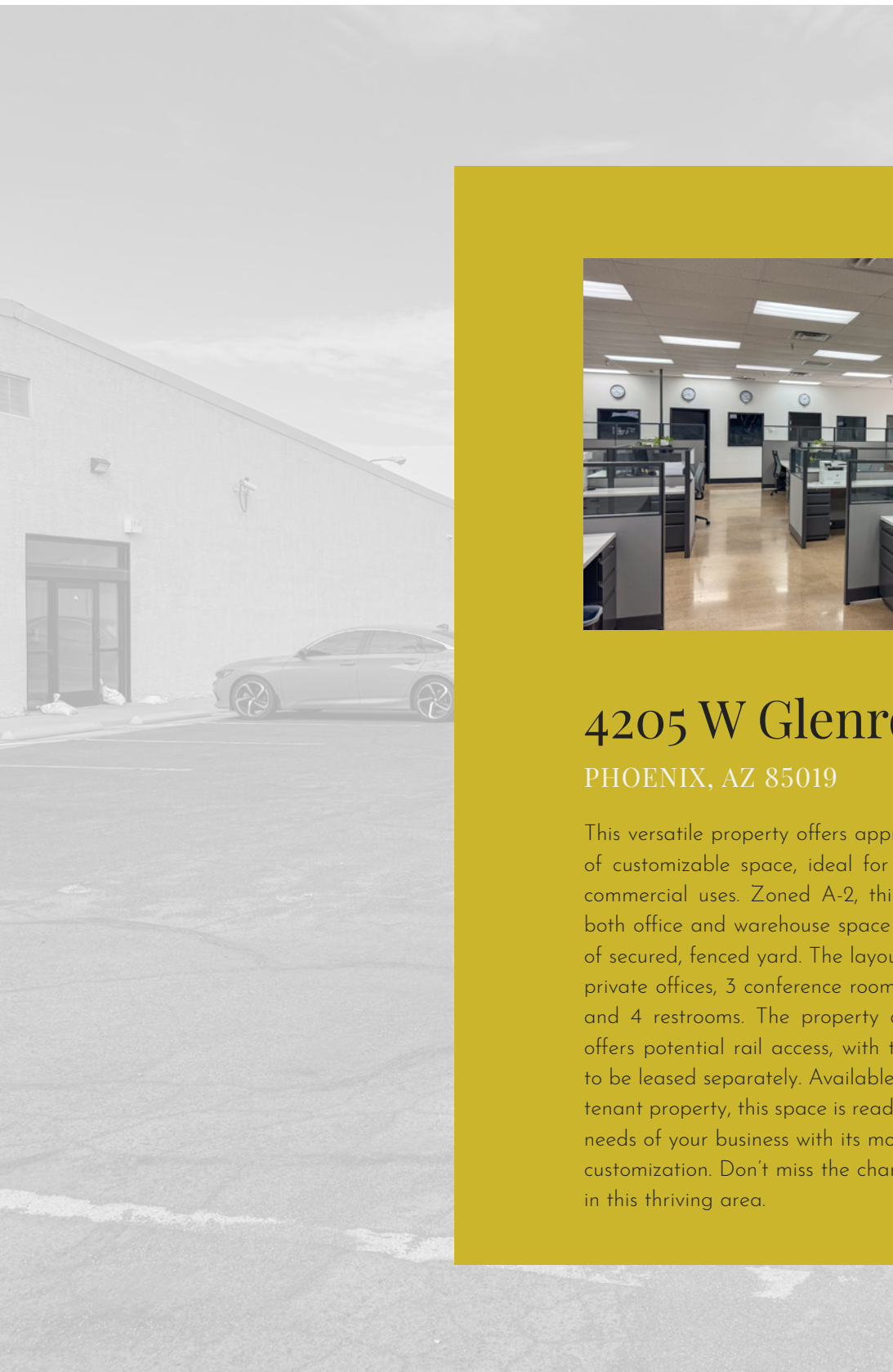


±1,000 – ±12,000 SF Available

POTENTIAL TO LEASE YARD SEPARATELY

ADDRESS	4205 W Glenrosa Ave Phoenix, AZ 85019	CLEAR HEIGHT	9' 5" Office, 17' Warehouse
BUILDING SIZE	±12,300 SF	TENANCY	Single or Multiple
YARD SIZES	± 90,126 SF (2.07 AC) (± 33,500 SF, ±23,000 SF, ±4,000 SF)	PARKING	13:1000 (45 Lined Spaces)
INTERIOR AREA	±10,750 SF Office Area (8 Offices) ±1,550 SF Warehouse Area	YEAR BUILT	1974, Modern Remodel in 2007
APN	107-02-067R	POWER	<ul style="list-style-type: none"> • 120/208V 600 AMP, 3-Phase • 220 Available in Warehouse
ZONING	A-2	PERIMETER SECURITY	<ul style="list-style-type: none"> • 10' Border (7' Block Wall + 3' Wrought Iron Top) • 27' & 26' Gated Entries
DOORS	(1) Roll-Up Door	LEASE RATE	Contact Broker

* Potential to convert office space to additional warehouse space



4205 W Glenrosa Ave

PHOENIX, AZ 85019

This versatile property offers approximately 12,000 square feet of customizable space, ideal for offices or a variety of other commercial uses. Zoned A-2, this industrial property features both office and warehouse space and is situated on 2.07 acres of secured, fenced yard. The layout includes a reception area, 8 private offices, 3 conference rooms, 2 break rooms, 2 bull pens, and 4 restrooms. The property also includes full HVAC and offers potential rail access, with the option for the yard space to be leased separately. Available for lease as a single or multi-tenant property, this space is ready to accommodate the unique needs of your business with its modern design and potential for customization. Don't miss the chance to establish your presence in this thriving area.

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. 08 23 24



Project Photos

4205 W GLENROSA AVE | PHOENIX, AZ 85019





Project Photos

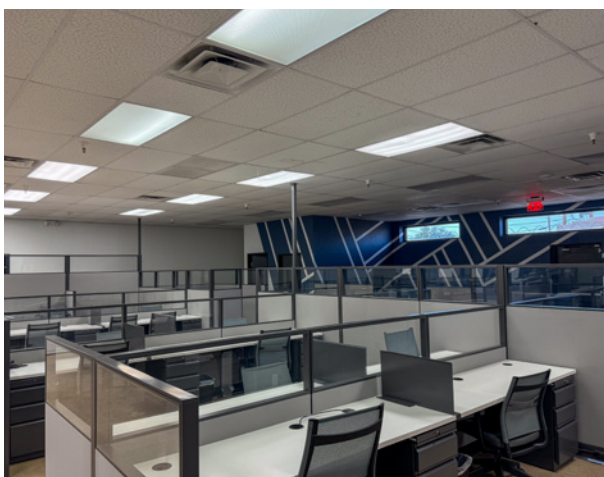
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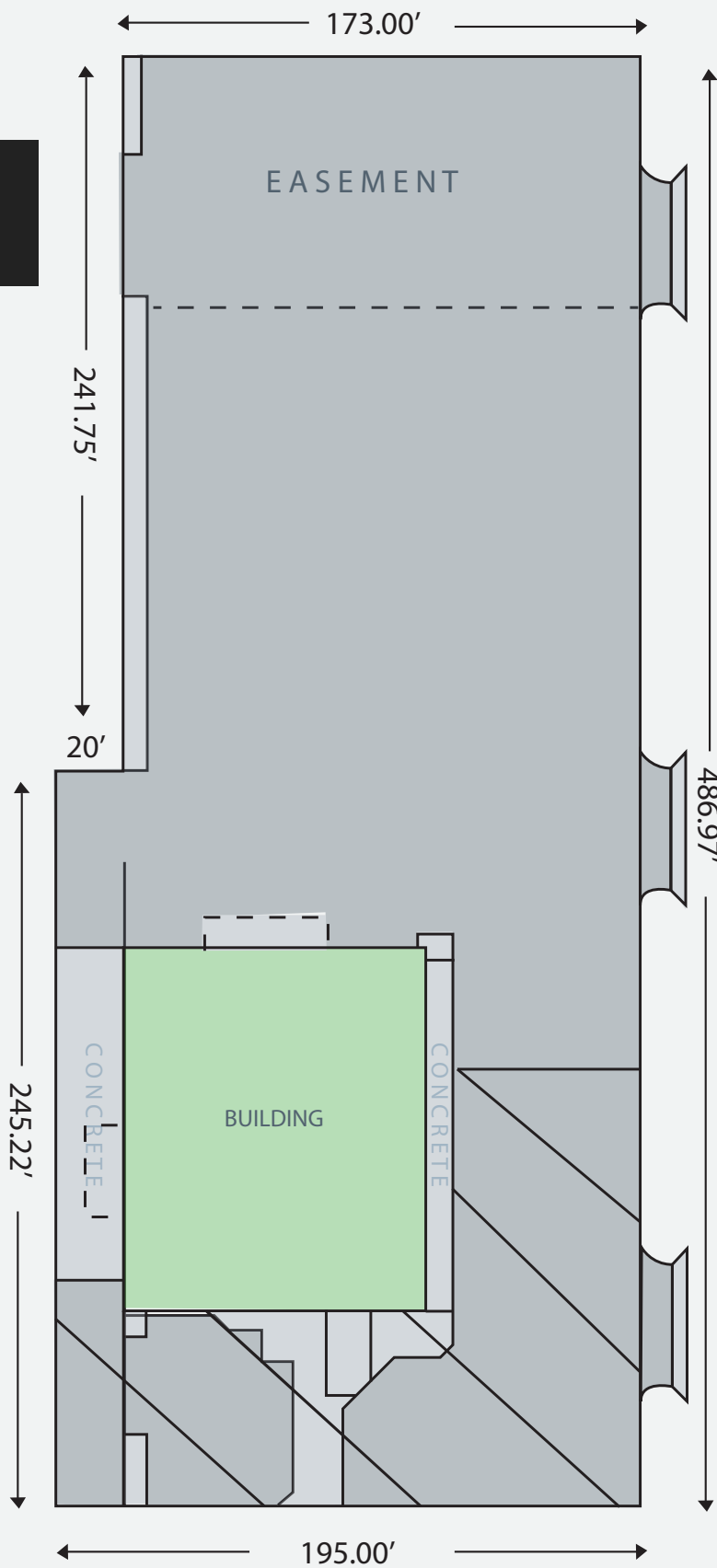
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Site Plan

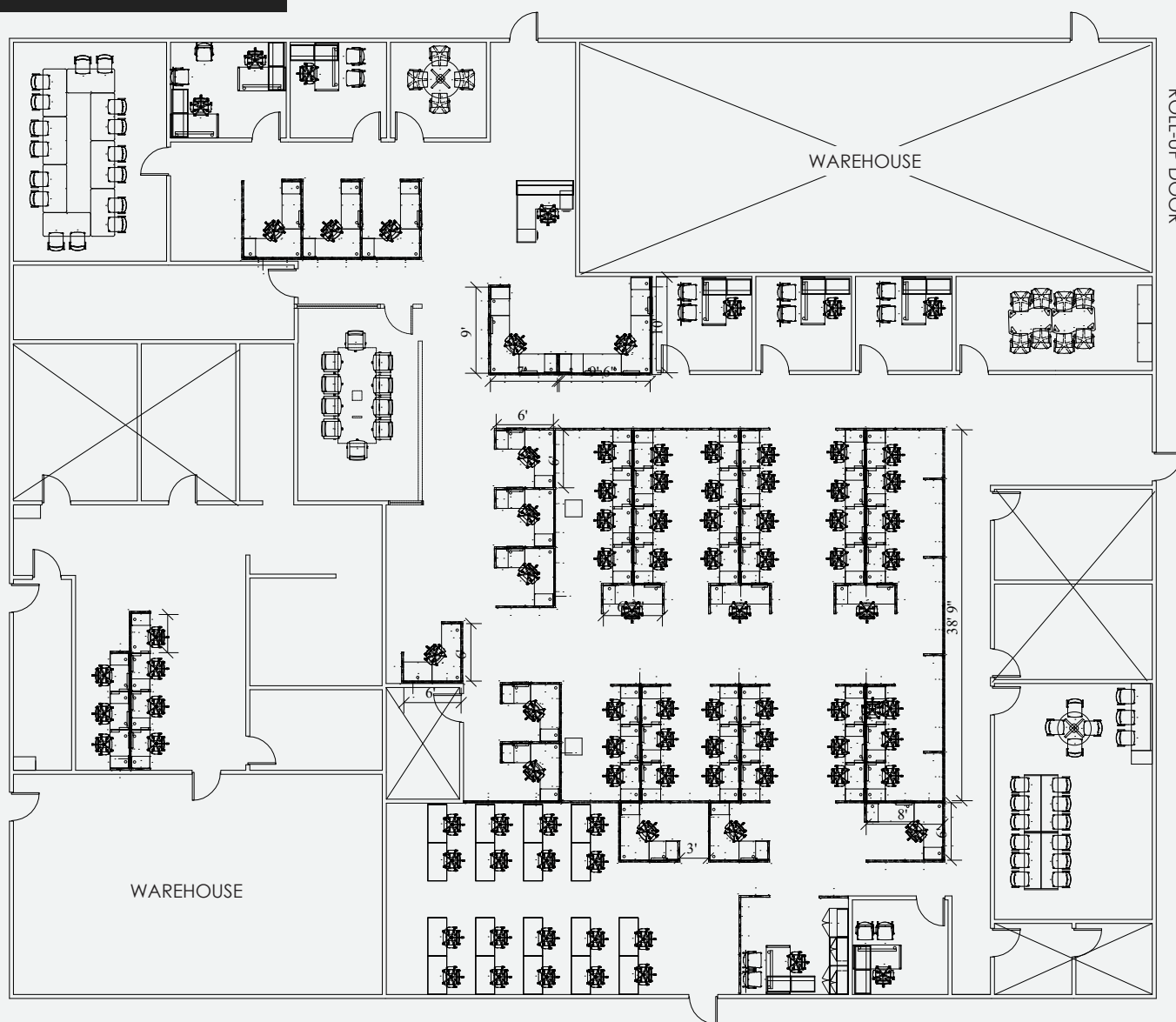


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Floor Plan



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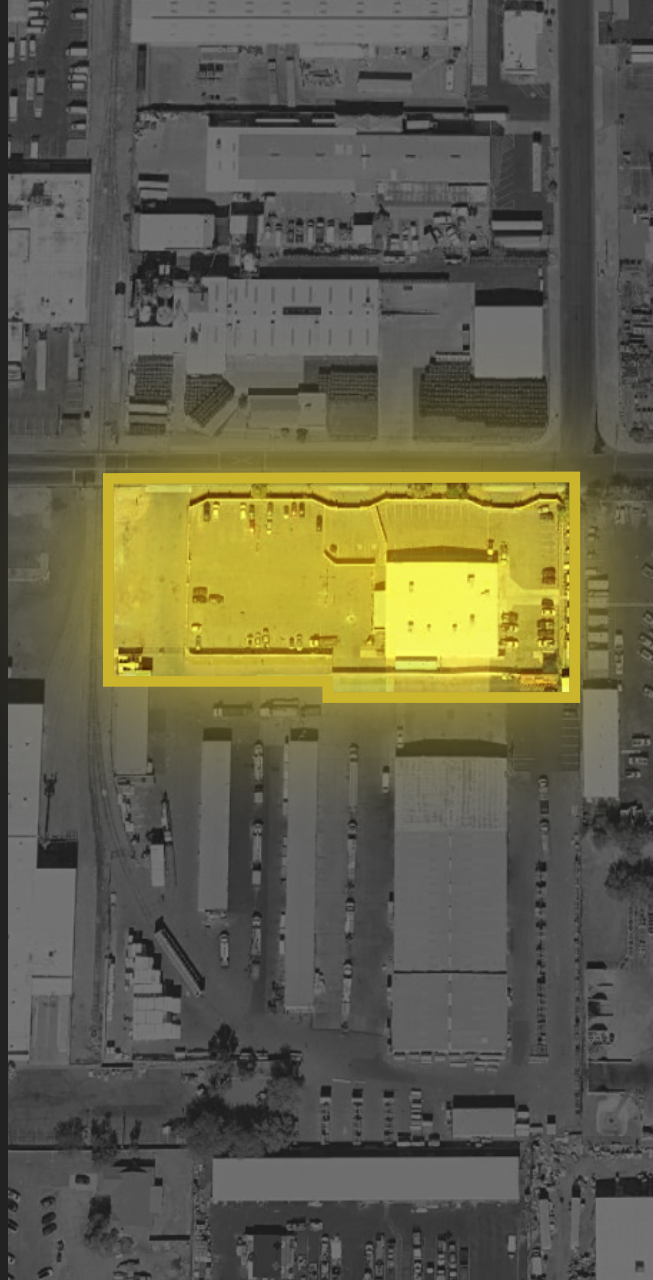


About the Area

CONVENIENT LOCATION WITH ACCESS TO MAJOR ROUTES AND AMENITIES

Located in the thriving West Phoenix market, the area surrounding 4205 W Glenrosa Ave is a prime destination for industrial and flex space tenants. With close proximity to major transportation routes, including I-10, and a short drive to central Phoenix, the location offers convenience and accessibility. Nearby amenities such as restaurants, retail centers, and recreational facilities provide added convenience, while the established industrial hub of the area attracts a diverse range of businesses. Prospective tenants will find the surrounding area to be a vibrant and growing community, offering the ideal setting for industrial and flex space operations.





Thank You

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