

Available For Sublease

7860 N. 106th Avenue | Glendale, AZ 85307



For leasing information, please contact:

James Cohn
Senior Vice President
james.cohn@streamrealty.com
M 602.635.0624

Jack Gilbertson
Associate
jack.gilbertson@streamrealty.com
M 602.370.3159

STREAM
REALTY



Suite Highlights

- ±55,006 SF Available
- Move In Ready Space
- Lease Expiration: 07/31/2028
- Dock High & Grade Level Loading Available
- Evaporative Cooled Warehouse

Property Highlights

- Fenced/Secured Truck Courts
- M-1 Industrial Zoning
- ESFR Fire Sprinklers
- 32' Clear Height
- Auto Parking: 1.60/1,000 SF
- 155' Truck Court
- Amenity Filled Area
- Polished and Sealed Warehouse Floors
- R-38 Insulation



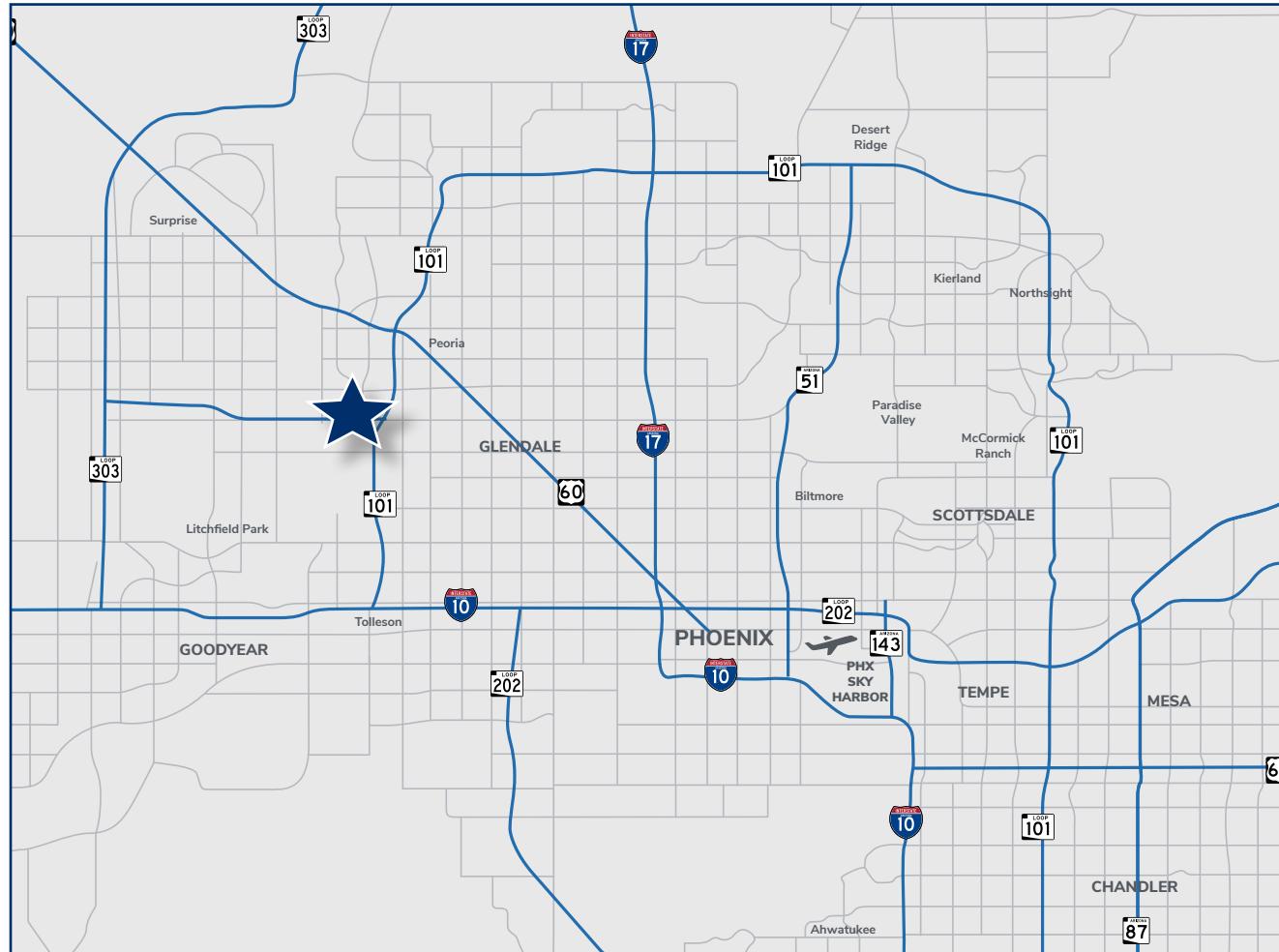
Location Highlights

- Minutes from Glendale Municipal Airport, Glendale Sports and Entertainment District, Westgate, and many more.
- Centrally located next to Loop 101, Loop 303, Interstate 10, U.S. Route 60, and Northern Parkway.



Available For Sublease

7860 N. 106th Avenue | Glendale, AZ 85307



For leasing information, please contact:

James Cohn
Senior Vice President
james.cohn@streamrealty.com
M 602.635.0624

Jack Gilbertson
Associate
jack.gilbertson@streamrealty.com
M 602.370.3159

Copyright © 2025 Stream Realty Partners. All rights reserved.

The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.

Demographics

Businesses

Within 10-Mile Radius



2020 Population	1,166,258
2024 Population	1,200,093
2029 Population Projection	1,299,332

Households

Within 10-Mile Radius



2020 Households	394,573
2024 Households	405,485
2029 Household Projection	439,990

Income

Within 10-Mile Radius



Avg Household Income	\$83,355
Median Household Income	\$66,744