

Available For Sublease

7860 N. 106th Avenue | Glendale, AZ 85307



For leasing information, please contact:

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LEASED

±55,006 SF
AVAILABLE

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



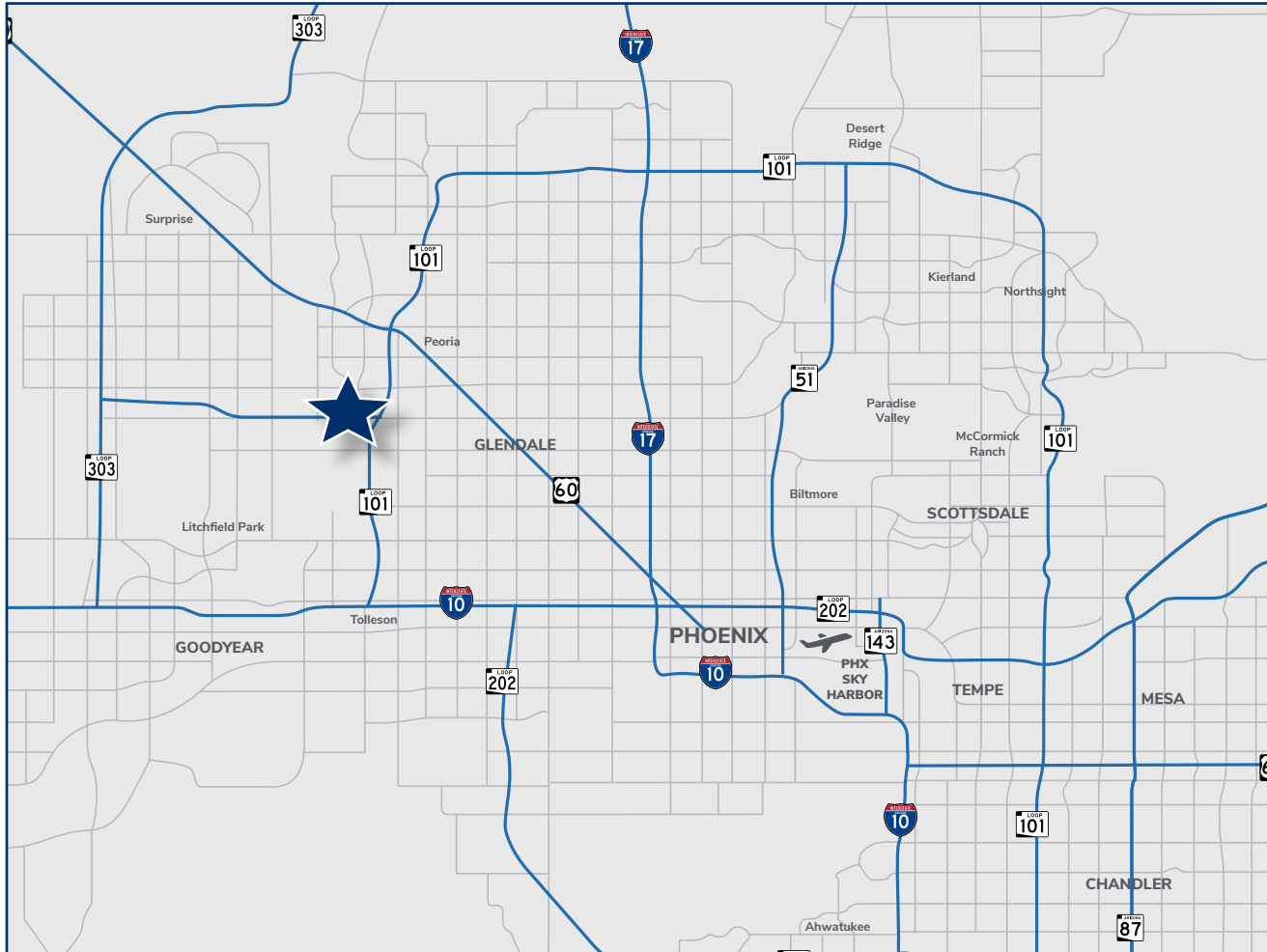
Location Highlights

- 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.



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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

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