

**4932 WEST COLTER STREET**  
 GLENDALE, AZ 85301



**PROPERTY OVERVIEW**

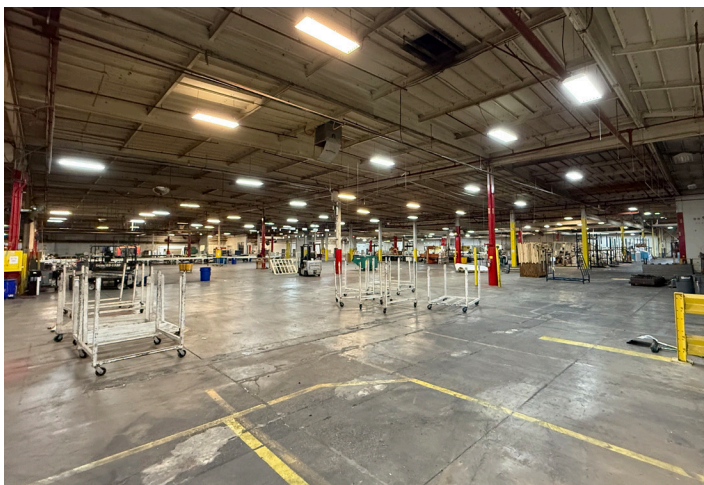
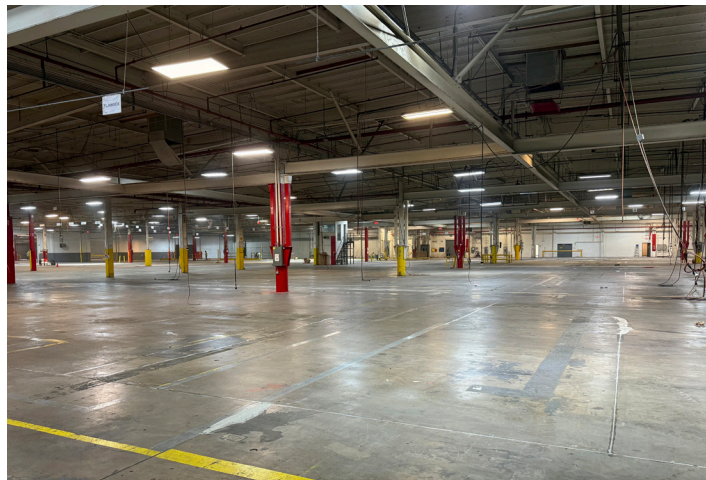
<b>BUILDING SIZE:</b>	±152,298 SF
<b>LOT SIZE:</b>	±12 Acres
<b>ZONING:</b>	M-2, Heavy Industrial
<b>LOADING:</b>	Eight (8) Truckwell Positions One (1) 40' x 13' Grade Level Door Additional Smaller Doors Throughout
<b>CLEAR HEIGHT:</b>	17' - 20'
<b>APN:</b>	145-28-006C; 006E
<b>FEATURES:</b>	800 amps 277/480v Rail Capable 3" Gas Line Landlord Improvements Underway - New TPO Roof
<b>LEASE RATE:</b>	\$0.75/SF NNN \$6,000/acre/Month for Excess Land (±4 acres)
<b>SALES PRICE:</b>	\$24,367,000 (\$160/SF)



Pete Batschelet, SIOR  
 pbatschelet@leearizona.com  
 D 602.912.3522

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.

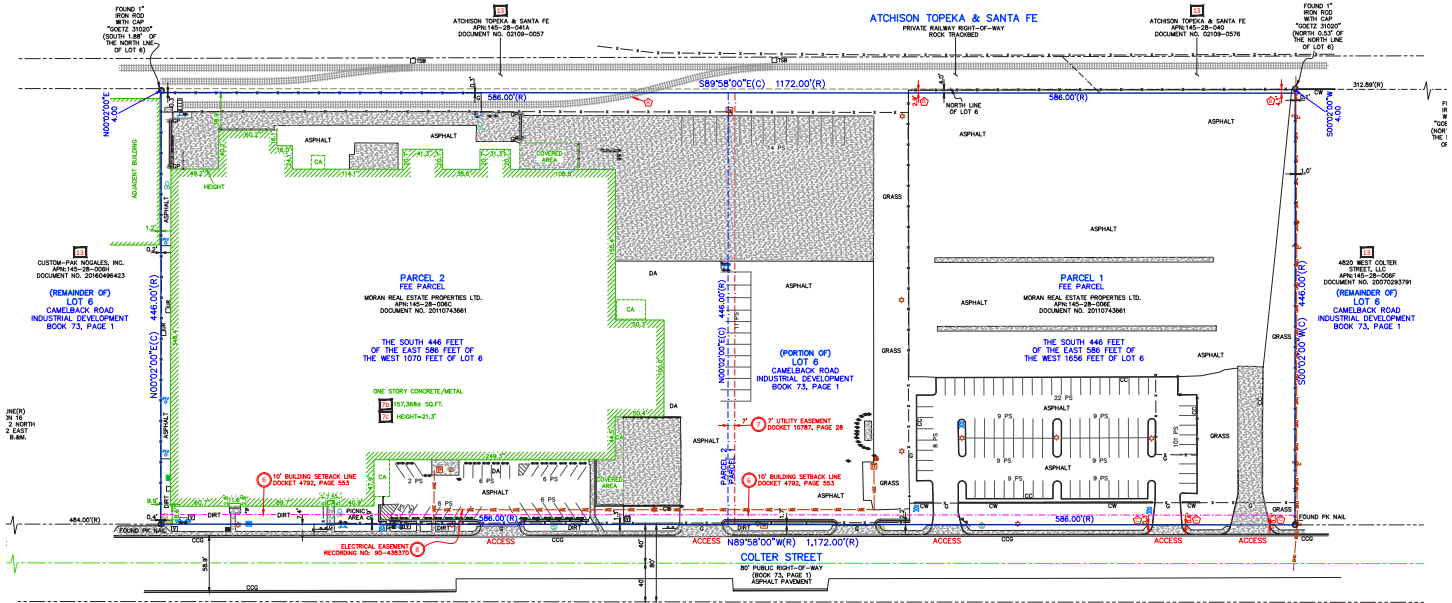
4932 WEST COLTER STREET  
GLENDALE, AZ 85301



Pete Batschelet, SIOR  
pbatschelet@leearizona.com  
D 602.912.3522

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.

# 4932 WEST COLTER STREET GLENDALE, AZ 85301



DOWNTOWN  
PHOENIX

Pete Batschelet, SIOR  
pbatschelet@learizona.com  
D 602.912.3522

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.

