

FOR SALE

\$995,000



6802 WEST FRIER DRIVE

GLENDALE, ARIZONA 85303

\$995,000 Sales Price

±4,175 Square Feet

Freestanding Industrial Building

Warehouse & Office

0.23 Acre Lot

Corner Lot

3 Grade Level Doors

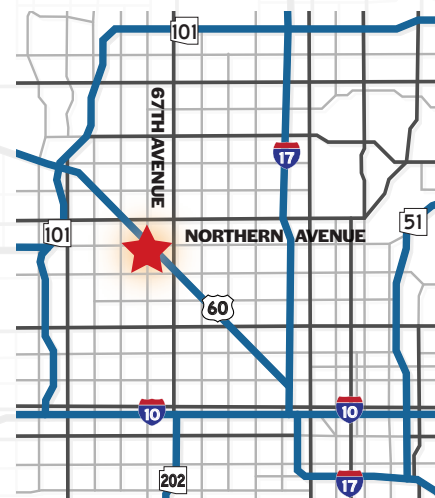
Multi-Tenant Industrial Building with (3) ±1,390 Square Foot Bays

Buyer can Occupy Entire Building or a Portion & Lease the Remainder

Perfect for SBA Buyer

3 Separate Electrical Meters, 200 Amps 3 Phase Each (600 Amps, 3 Phase Total)

Proximity to Grand Avenue/US 60 & Loop 101



Chad Kirkorsky, SIOR

Partner

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Nick DePaul

Vice President

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Preston Brimhall

Sales & Leasing

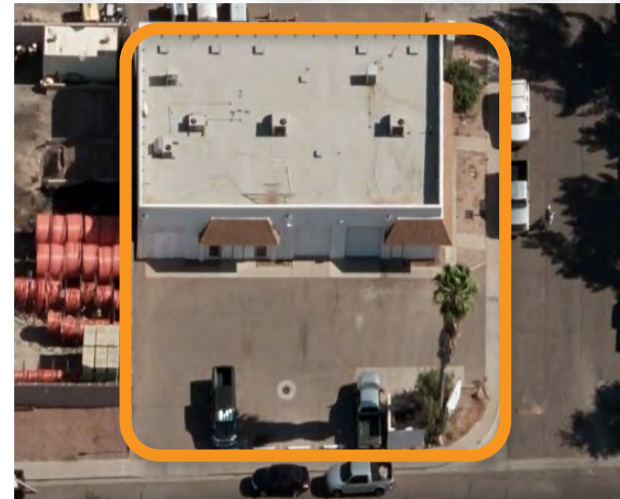
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citywide
COMMERCIAL REAL ESTATE

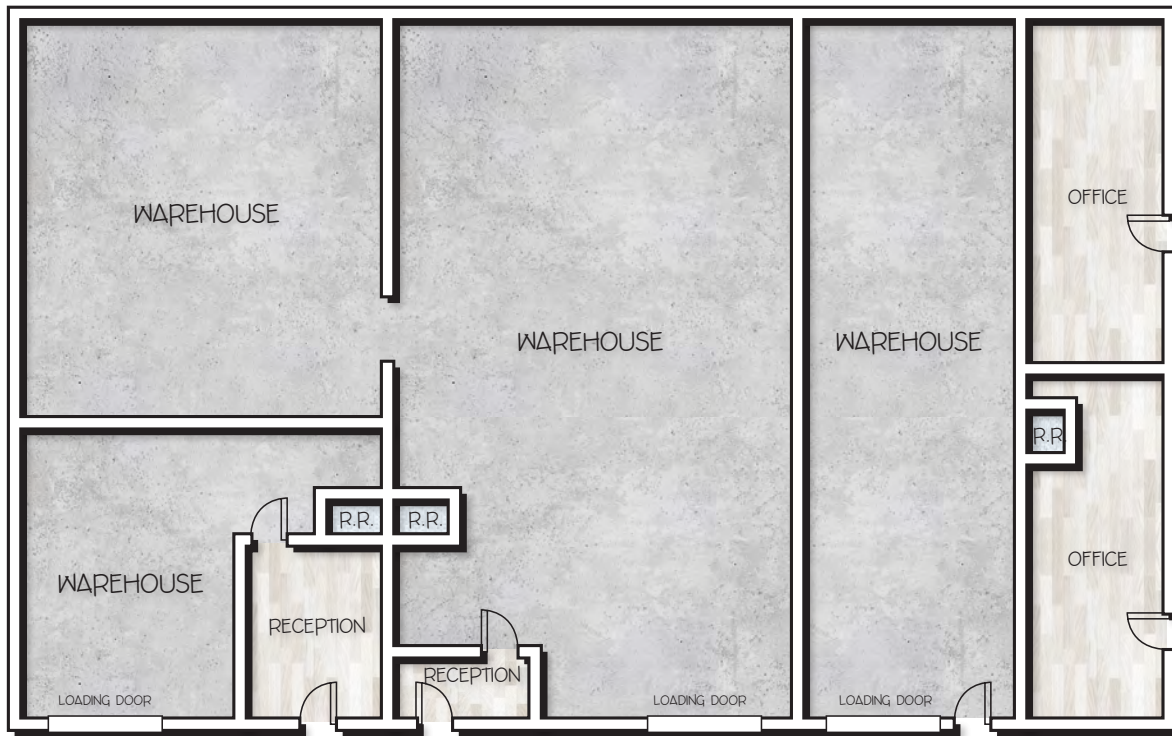
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SUITE 1

SUITE 2

SUITE 3



Suites 2 & 3 occupied by the seller.
Seller will vacate at closing.

Suite 1 occupied by
month-to-month tenant.
Tenant can stay or vacate
if the buyer requests.

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