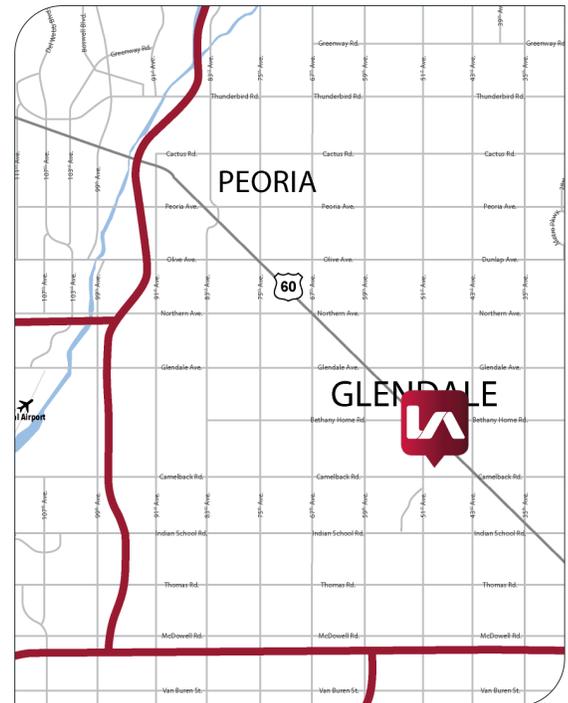


4932 WEST COLTER STREET
GLENDALE, AZ 85301



PROPERTY OVERVIEW

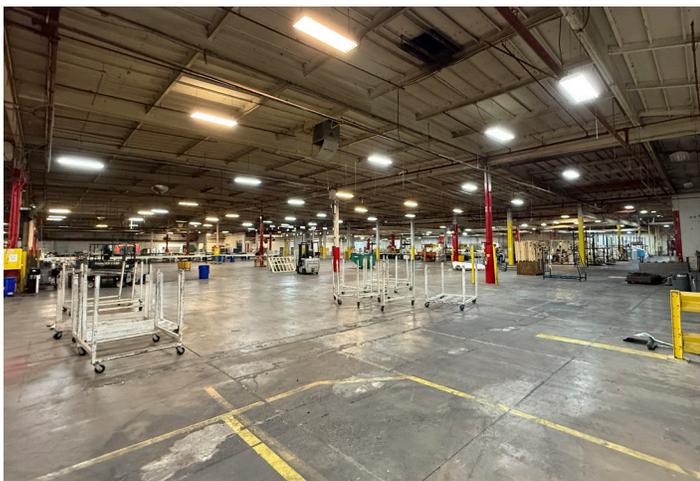
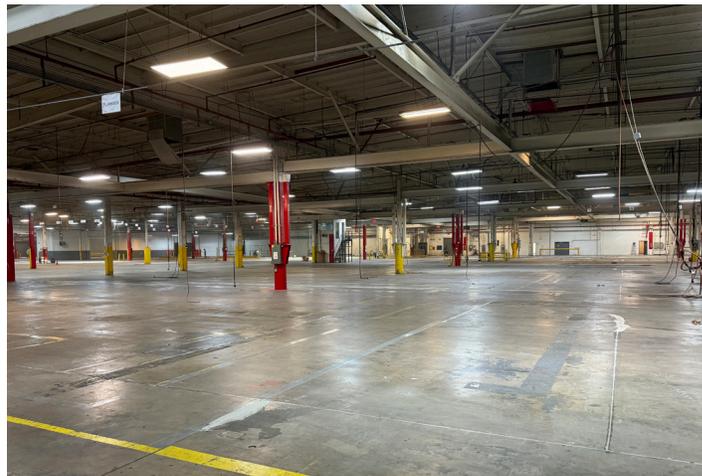
BUILDING SIZE:	±152,298 SF
LOT SIZE:	±12 Acres
ZONING:	M-2, Heavy Industrial
LOADING:	Eight (8) Truckwell Positions One (1) 40' x 13' Grade Level Door Additional Smaller Doors Throughout
CLEAR HEIGHT:	17' - 20'
APN:	145-28-006C; 006E
FEATURES:	Heavy Power Rail Capable
LEASE RATE:	\$0.75/SF NNN \$6,000/acre/Month for Excess Land (±4 acres)
SALES PRICE:	\$24,367,000 (\$160/SF)



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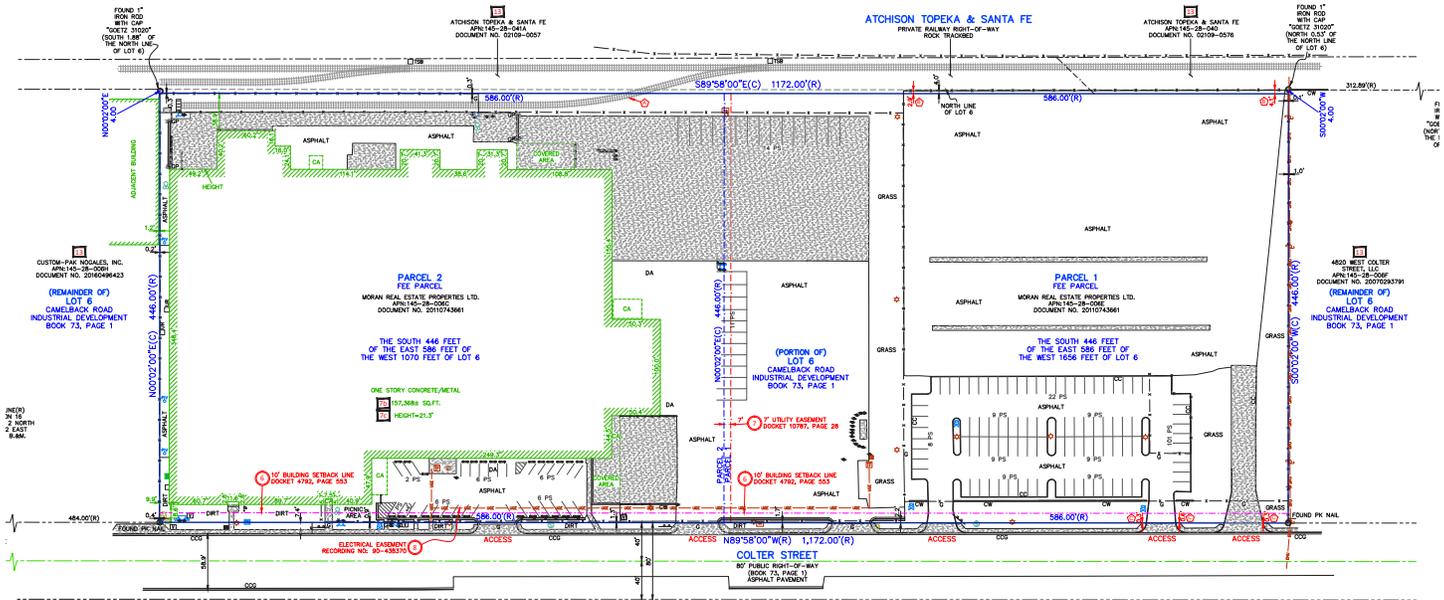
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