



INDUSTRIAL BUILDING FOR SUBLEASE

7611 N. 74th Ave Glendale, AZ 85303

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All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

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INDUSTRIAL PROPERTY FOR SUBLEASE



PROPERTY DESCRIPTION

Single Tenant Industrial Building For Sublease until July 31, 2026. This Freestanding Building features solar panels offering a Sublessee drastically reduced electrical bills on top of a below market rental rate. Currently approximately 50% Office 50% Warehouse, the Office footprint can be reduced to approximately 20% if desired. Fully Fenced Secured Property with Yard.

- Approximately 12-14' Clear Height
- Two Grade Level Doors (one enclosed with office addition)
- +/- 1,000 Amps 120/208 3 Phase Power
- Warehouse is Partially Evap Cooled and Partially HVAC

OFFERING SUMMARY

Sale Price:	\$2,350,000
Lease Rate:	\$1.35 SF/yr (MG)
Available SF:	+/- 8,215 SF
Lot Size:	+/- 22,588 SF
Lease Expiration:	July 31, 2026 (direct deal possible)
Year Built:	2004
Zoning:	M-1

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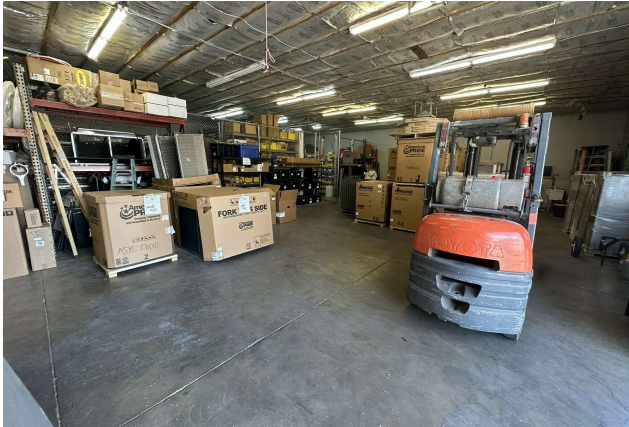


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EXHIBIT "A"
ORIGINAL FLOOR PLAN



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