

Asking:

\$1.20 PSF
MODIFIED GROSS



5455 N. 51st Avenue - Suites 5-6
Glendale, AZ 85301

Industrial space available **for sublease**

Sublease opportunity through April 2027 with an option to go direct to the landlord for a long term deal.

- ±4,800 SF Suite
- ±350 SF Office and Storage
- 350a 120/208v 3p
- One (1) 12'x14' grade-level doors
- One (1) 10'x14' grade-level doors
- 18' clear height
- Zoning - M-2, City of Glendale
- Year Built: 1974
- Evap Cooled Warehouse
- New Electrical Drops
- Sublease expires 4/30/2027

Chris Reese, SIOR

Vice President

+1 480 748 1834

chris.reese@colliers.com

Zach Engstrom

Client Service Coordinator

+1 480 399 4451

zach.engstrom@colliers.com

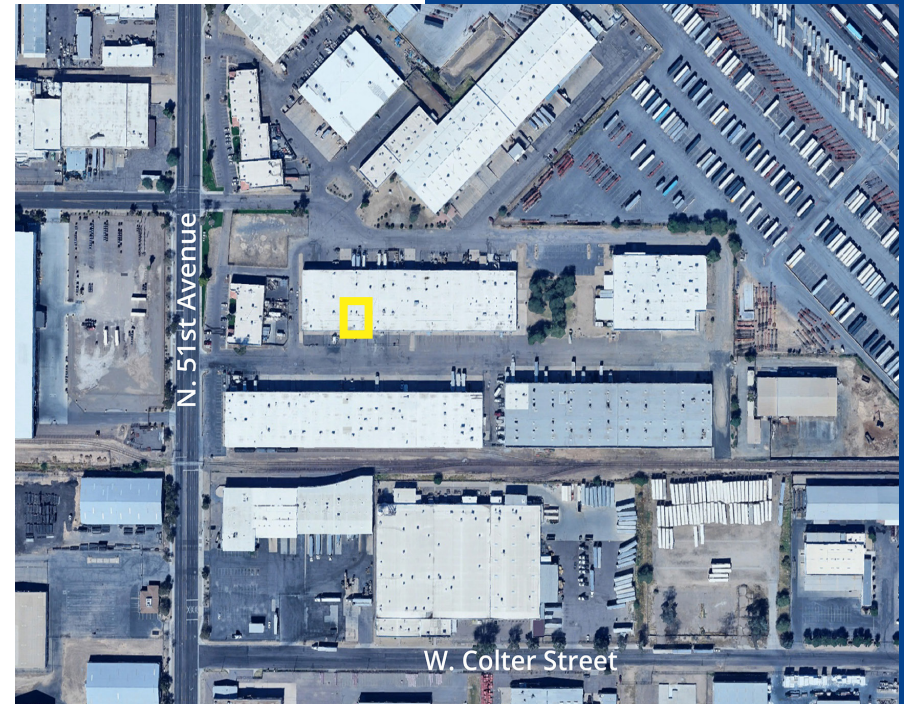
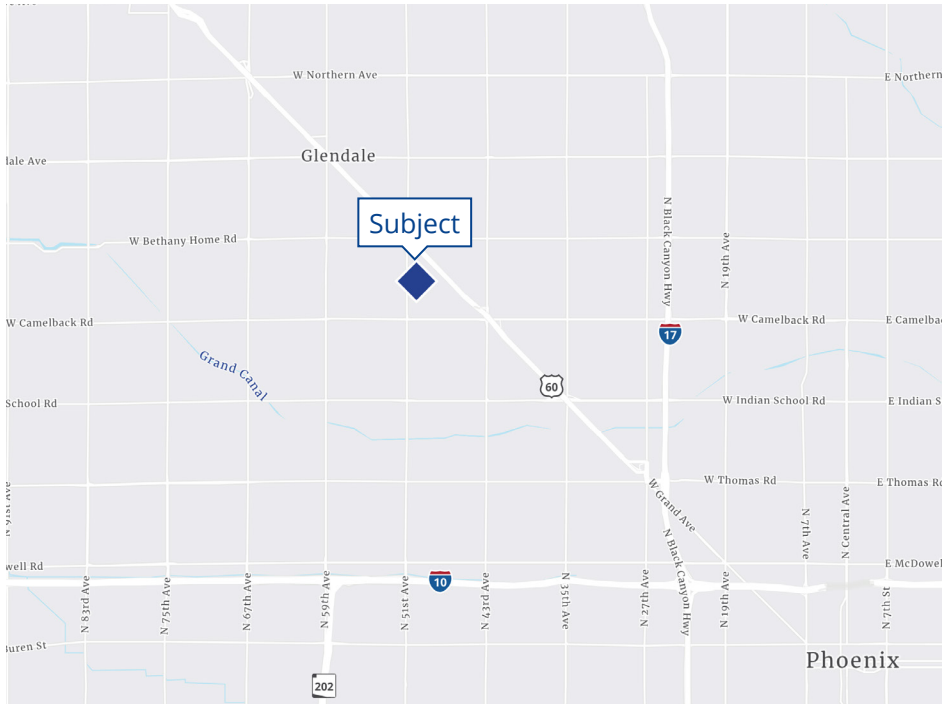
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Interior Photos



Aerial & Location

±4,800
square feet
available



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