

ORANGEWOOD COMMERCE CENTER

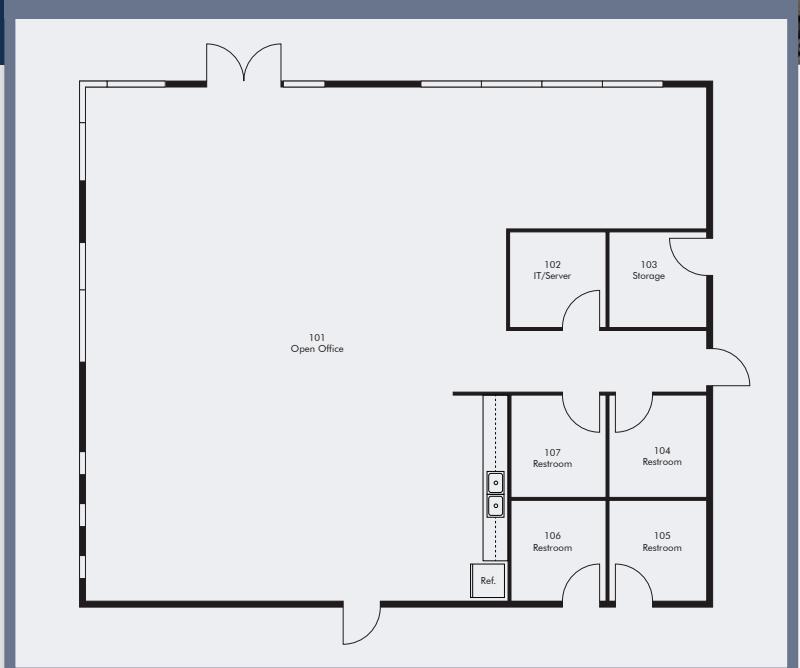
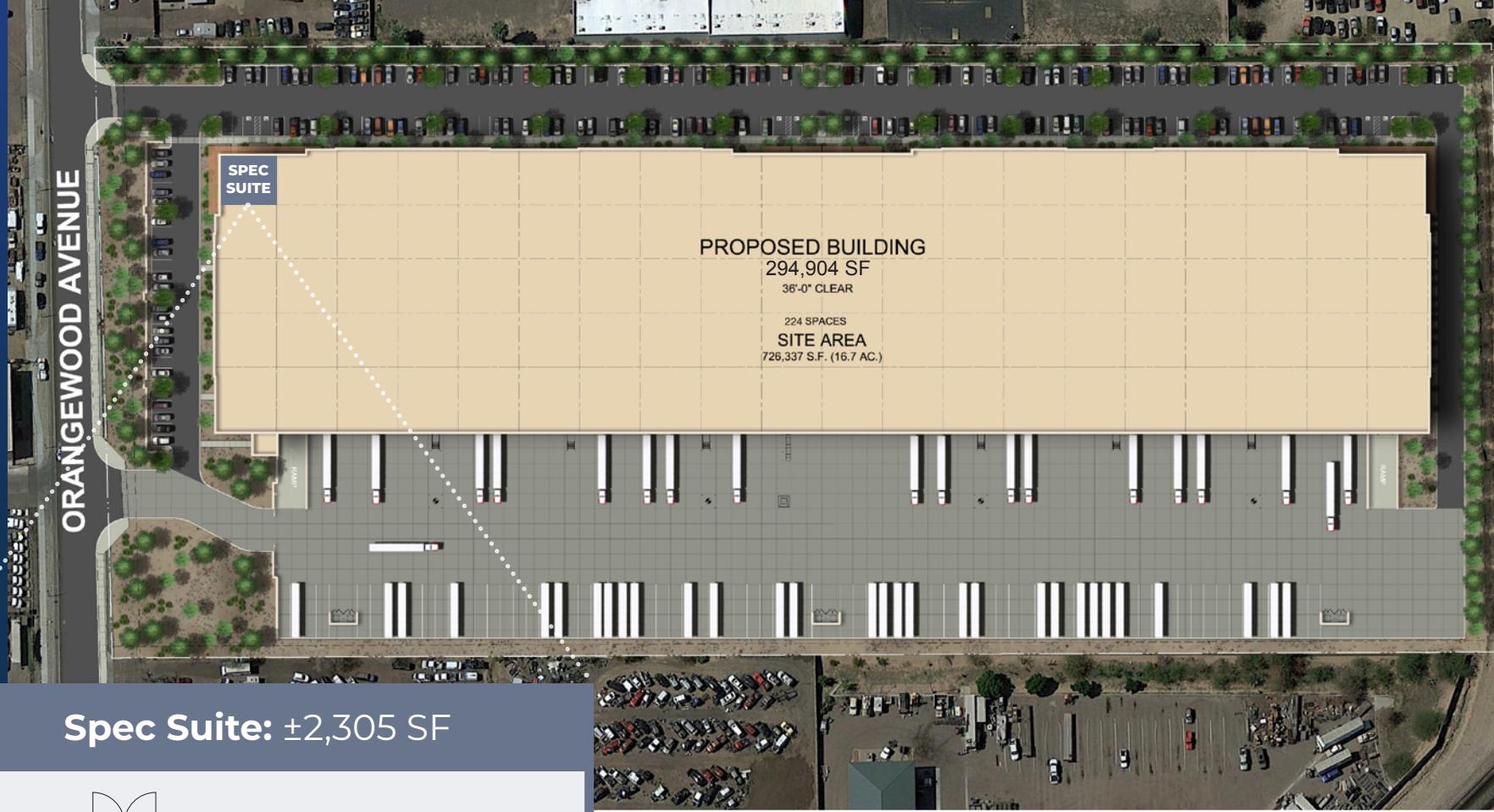
6550 W ORANGEWOOD AVE
GLENDALE, AZ

Class A Industrial Building
For Lease
Up to $\pm 294,904$ SF



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PROPERTY HIGHLIGHTS

Property	6550 W Orangewood Ave Glendale, AZ
Size	±294,904 SF
Divisibility	±100,000 SF
Office Space	±2,305 SF (spec)
Building Depth	260'
Column Spacing	56' x 50', with 60' speed bays
Clear Height	36'
Power	3,000 Amps (Expandable)
Dock Doors	62 (9' x 10')
Grade Level Doors	2 (12' x 14')
Fully Secured Truck Court	190'
Auto Parking	224
Trailer Parking	76
Sprinkler	ESFR
Cooling	100% HVAC
Foundation	Super Flat Rated 7" 4000 PSI Slab

LOCATION HIGHLIGHTS

Premier Location within Metro Phoenix



**±0.5 Miles to
US 60**

**4 Miles to
Loop 101 Freeway**



±10 Minutes to
Glendale Sports and
Entertainment District

±20 Minutes to
Phoenix Sky
Harbor Airport



AREA OVERVIEW

PHOENIX, AZ



Growing Population



Highly-Educated Labor Pool



Excellent Quality of Life



Affordable, Business Friendly Environment



Close to Many Major Markets



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