

ORANGEWOOD COMMERCE CENTER

6550 W ORANGEWOOD AVE
GLENDALE, AZ

Class A Industrial Building
For Lease
Up to ±294,904 SF



CBRE

ORANGEWOOD AVENUE

SPEC
SUITE

PROPOSED BUILDING

294,904 SF

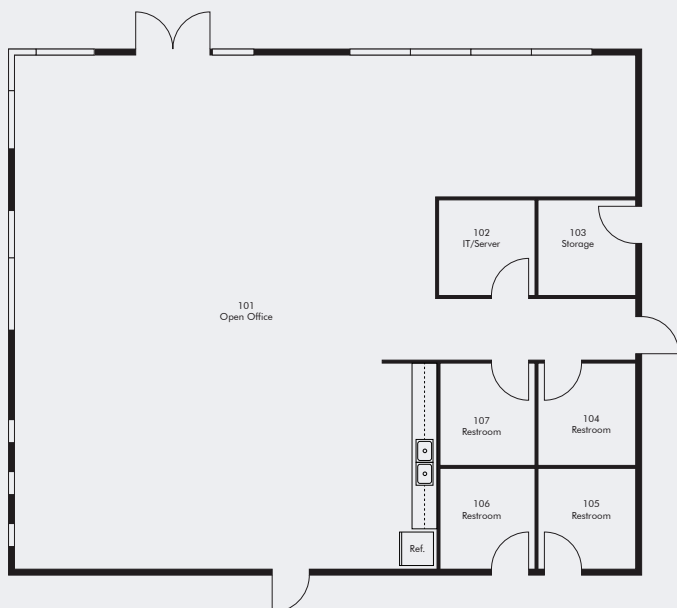
36'-0" CLEAR

224 SPACES

SITE AREA

726,337 S.F. (16.7 AC.)

Spec Suite: ±2,305 SF



PROPERTY HIGHLIGHTS

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

N
NOT TO SCALE

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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