

**SALE PRICE: \$1,875,000**  
**LEASE RATE: \$9,600/MO (NNN)**



## 6001 WEST GLENDALE AVENUE

PHOENIX, ARIZONA 85301

5,685 Square Foot Building

2,400 Square Feet Canopy

1,540 Square Feet Paint Booth & Baking Oven

16,500 Square Feet Site

8,000 Square Feet Concrete & Asphalt

8 Drive-In Bays with Overhead Roll-Up Doors

Fenced with Electric Gate

All FF&E Will Convey With Sale (See Itemized List)

Pylon Sign

2 Rotary Compressors

5 Car Lifts

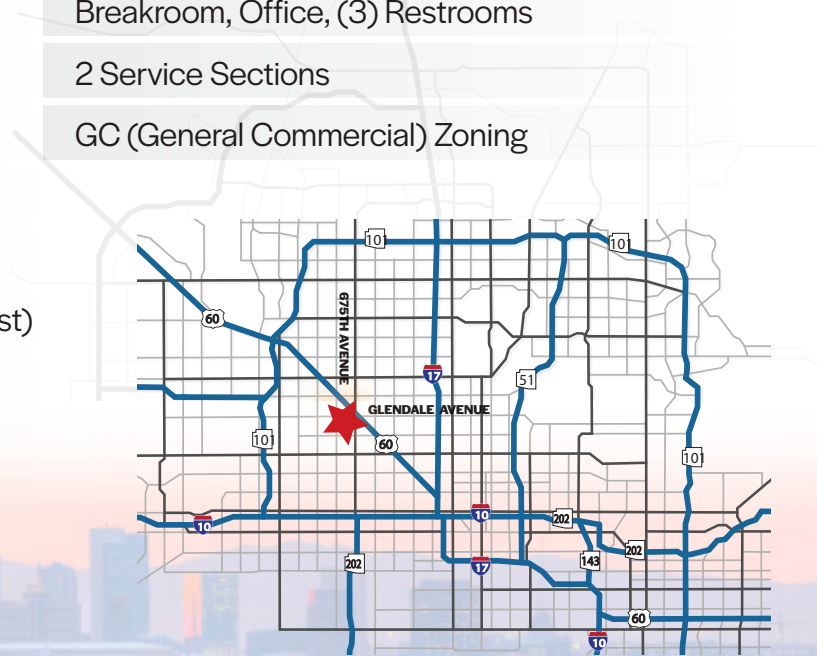
Security cameras

Office, Showroom, Waiting Room,

Breakroom, Office, (3) Restrooms

2 Service Sections

GC (General Commercial) Zoning



### Chad Neppi

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## FF&E ITEMIZED LIST

Shop Tools

4 Post Lift for Alignment

Snap on Alignment Machine

Brake Lathe

15k lbs 2 Post Lift

3 9k lbs 2 Post Lift

90 Gallon Husky Air Compressor

2 - 60 Gallon Rotary Screw Compressor's

3 Bay Matco Tool Box ( red ) with Tools

2 Coats Euro Tire Changers

1 Coats Balancer

3 Rolling Tool Carts with Tools

Sand Blasting Cabinet

Powder Coating Booth

Powder Coating Oven

60 Gallon Air Compressor on Separate System for Powder Coating

Assorted Wheel Weights and Tire Repair Products

4 T Post Twist Stand ( red )

1 T Post Twist Stand ( blue )

3 Large Swap Coolers

1 Coats CHD 6330

1 Jet Lathe GHB-1340A

1 Bridgeport Mill

1 Chicago Pneumatic 30k Ton Press

3 - 20 Foot Conex Containers

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