

FOR LEASE

4205 W GLENROSA AVE
PHOENIX, AZ 85019

OPTION 2

OPTION 1

** TENANT CAN LEASE SECTIONS OF
PROPERTY TOGETHER OR SEPARATE

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LEVROSE
COMMERCIAL REAL ESTATE

TCN
WAREHOUSE
REAL ESTATE SERVICES

OFFERING DETAILS

LEASE RATE:

Option 1: \$7,500/MO NNN

Option 2: \$12,960/MO NNN (\$1.08/SF NNN)

**NNN expenses are approximately \$2,460/month for entire property

AVAILABLE SF:

Option 1: ±1.1 AC Yard

Option 2: ±12,000 SF Building w/ ±0.97 AC

TOTAL LOT SIZE:

±2.07 AC

(±90,126 SF)

CLEAR HEIGHT:

15-20'

(Warehouse)

LOADING:

One (1) Grade Level
Doors 12' x 9'

*With potential to install more

POWER:

600A, 120/208V,
3-phase power
(Tenant to confirm)

ZONING:

A-2, Phoenix

PARCEL:

107-02-067R

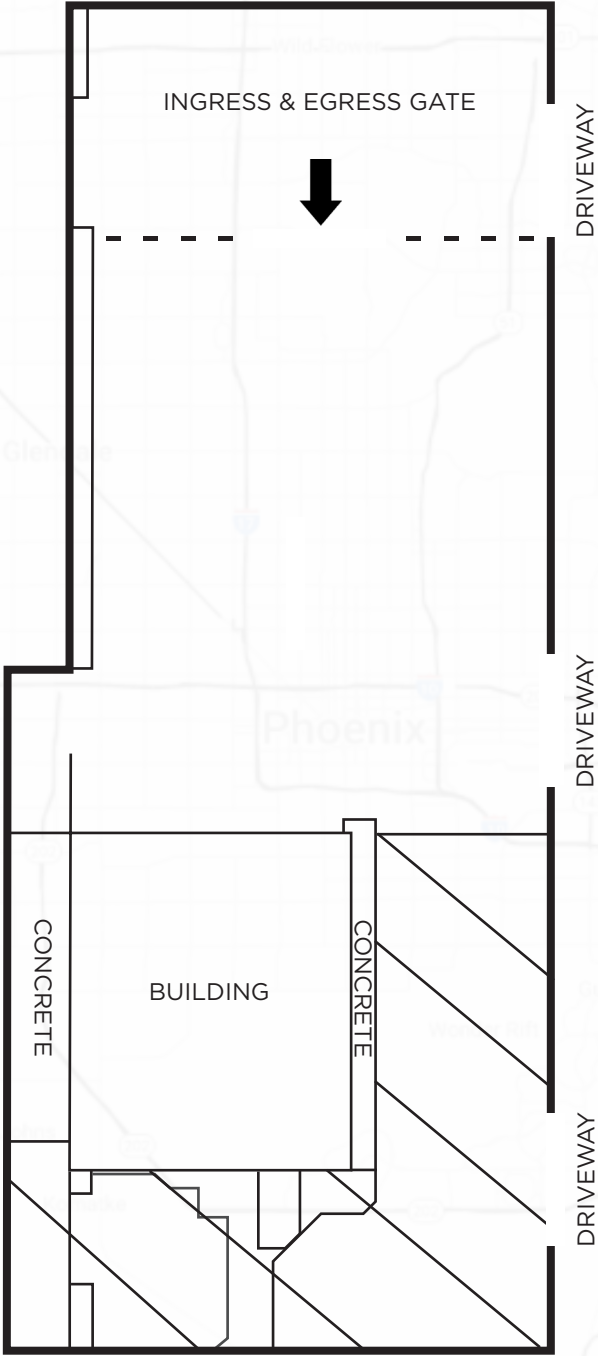


PROPERTY HIGHLIGHTS

- Approximately 50% warehouse / 50% office
- Building is 100% HVAC
- Yard is fully-paved and secured with block wall perimeter
- Cameras throughout
- Fire sprinklers
- Three (3) ingress / egress points (26' and 27' gates)
- Recently renovated office featuring a reception area, 6 private offices, 2 conference rooms, 2 break rooms, 2 bullpens, and 4 restrooms
- Floor drains in warehouse
- Furniture can be included in lease

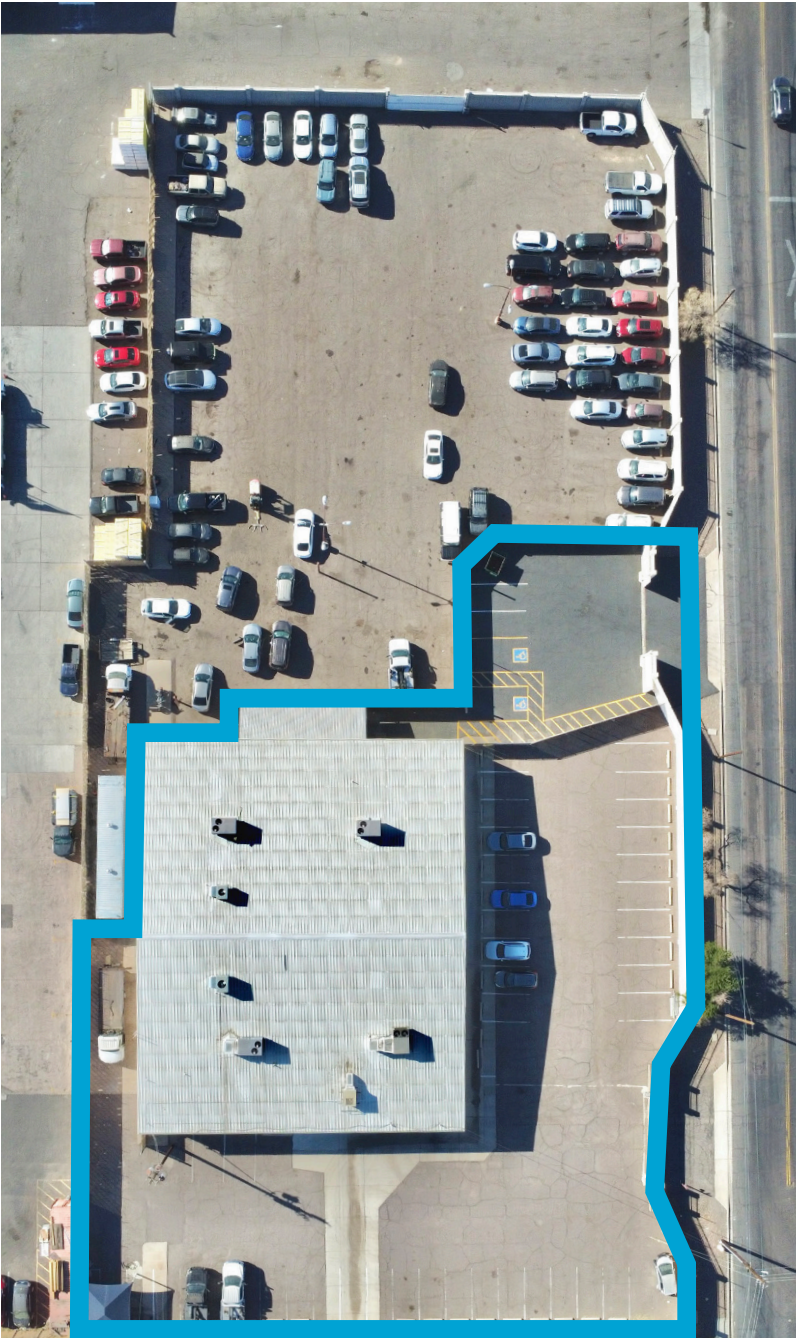
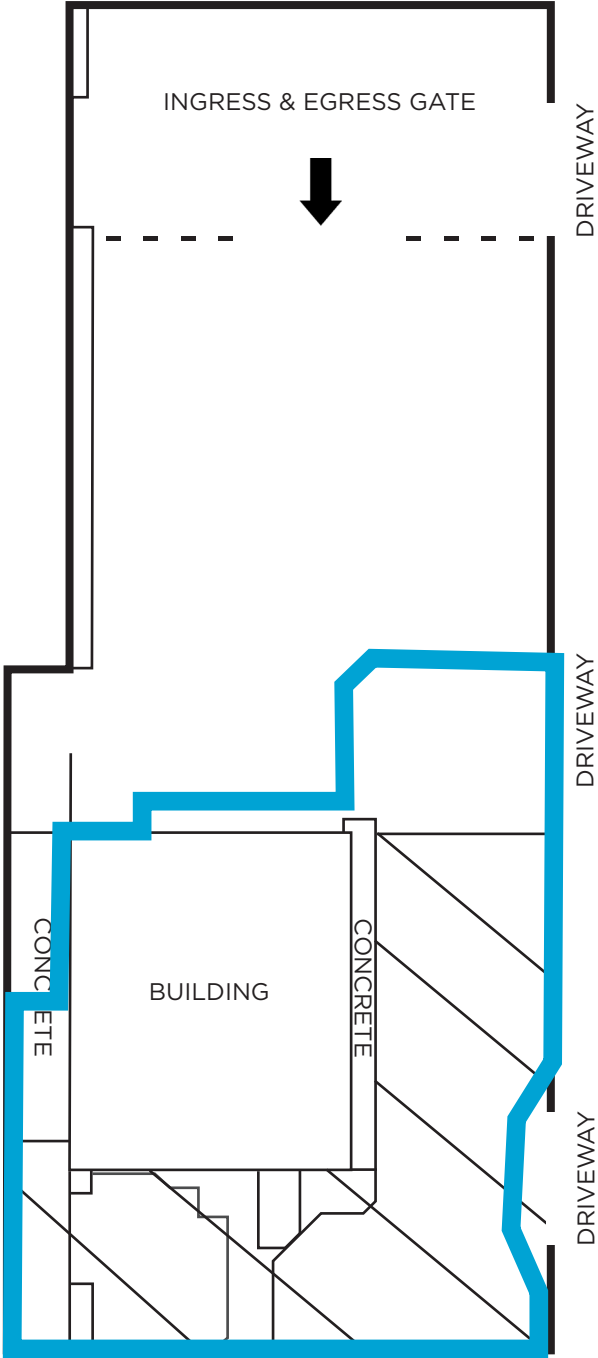


SITE PLAN | OPTION 1: ±1.1 AC YARD



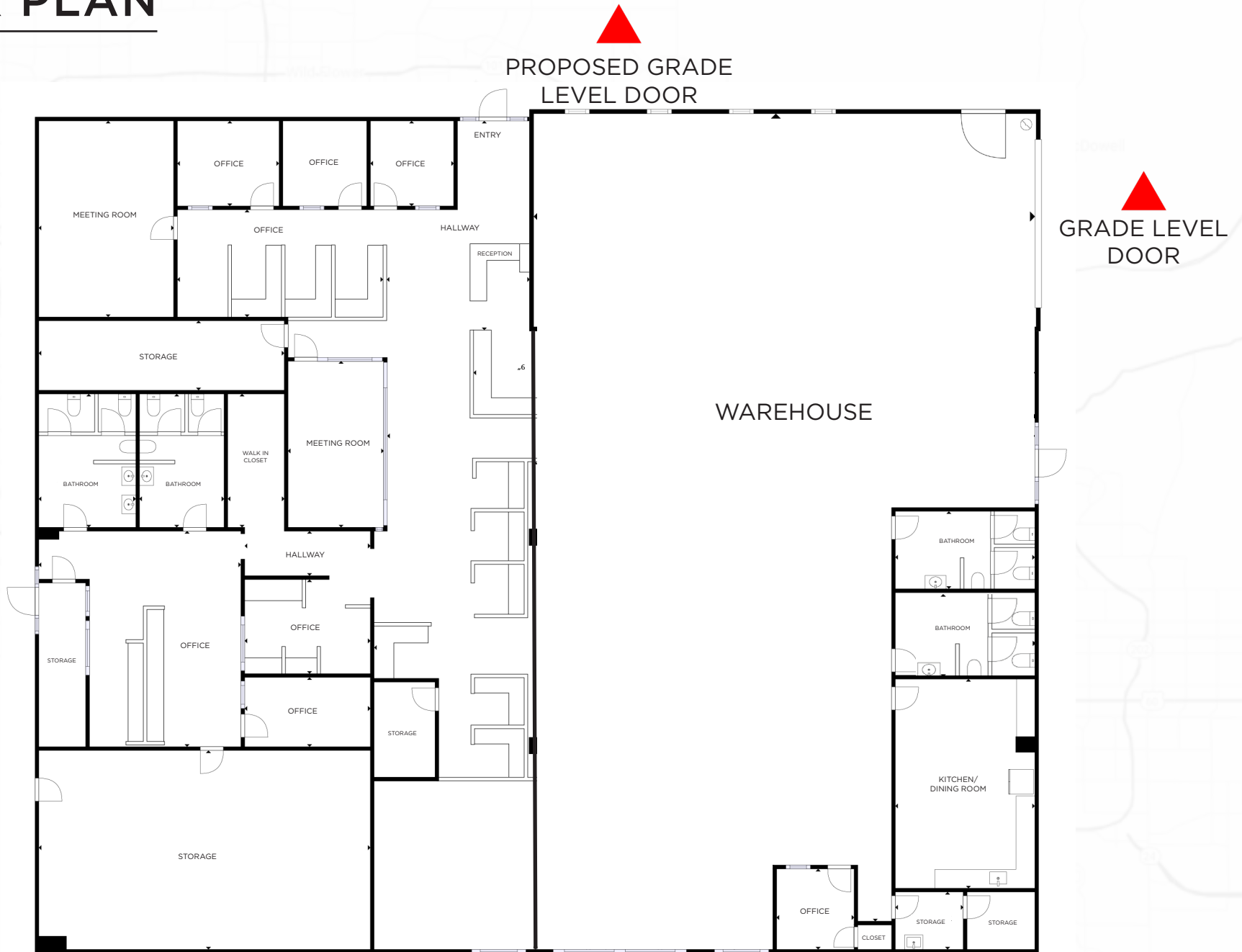
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SITE PLAN | OPTION 2: BUILDING AND EAST YARD



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FLOOR PLAN



*****OFFICE SPACE CAN BE CONVERTED TO ADDITIONAL WAREHOUSE SPACE.**

CONCEPTUAL FLOOR PLAN



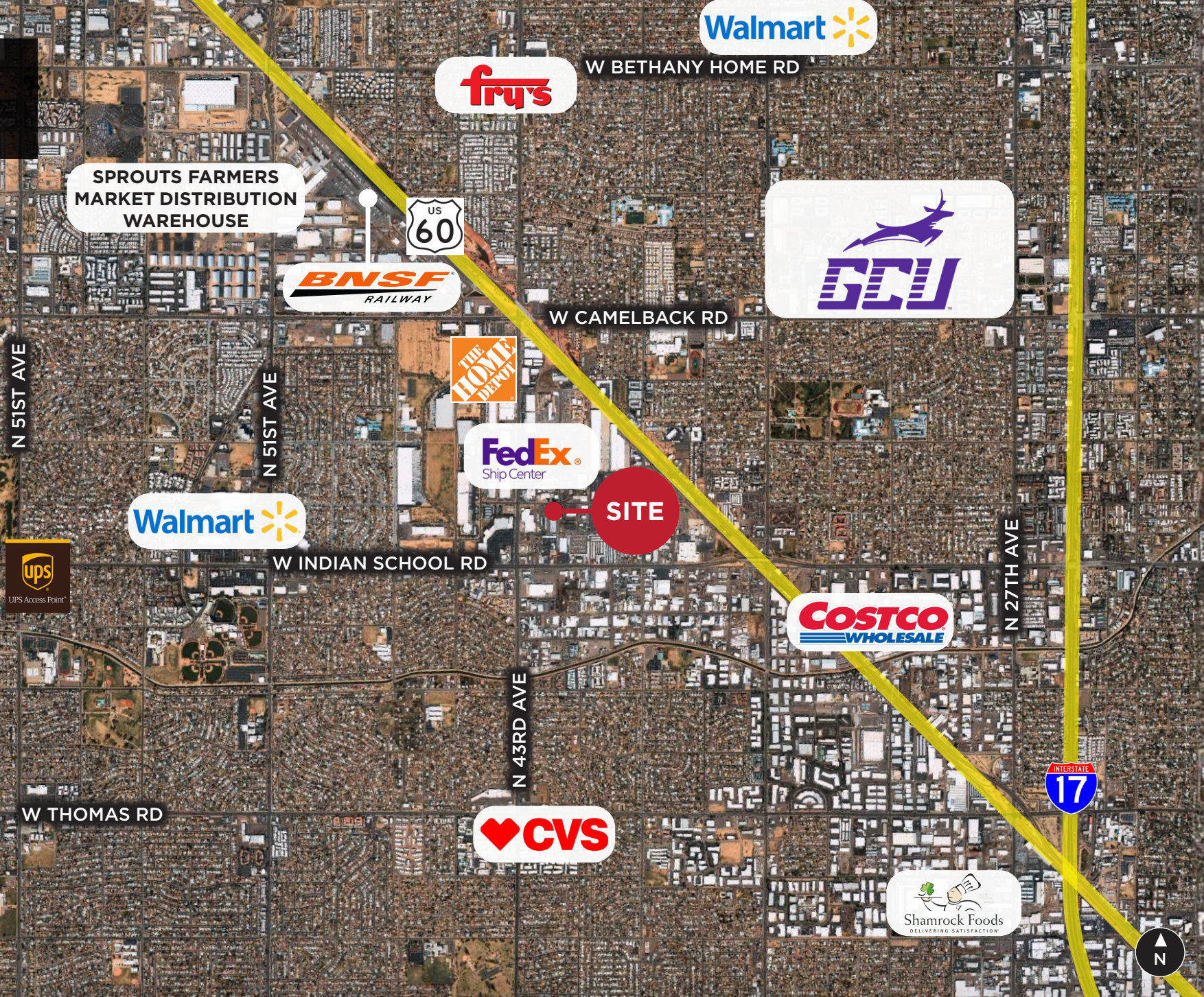
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WAREHOUSE PHOTOS

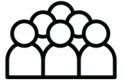


*OFFICE TO WAREHOUSE CONVERSION CURRENTLY IN PROGRESS

AERIAL



PHOENIX CITY OVERVIEW



1.6M +
TOTAL POPULATION



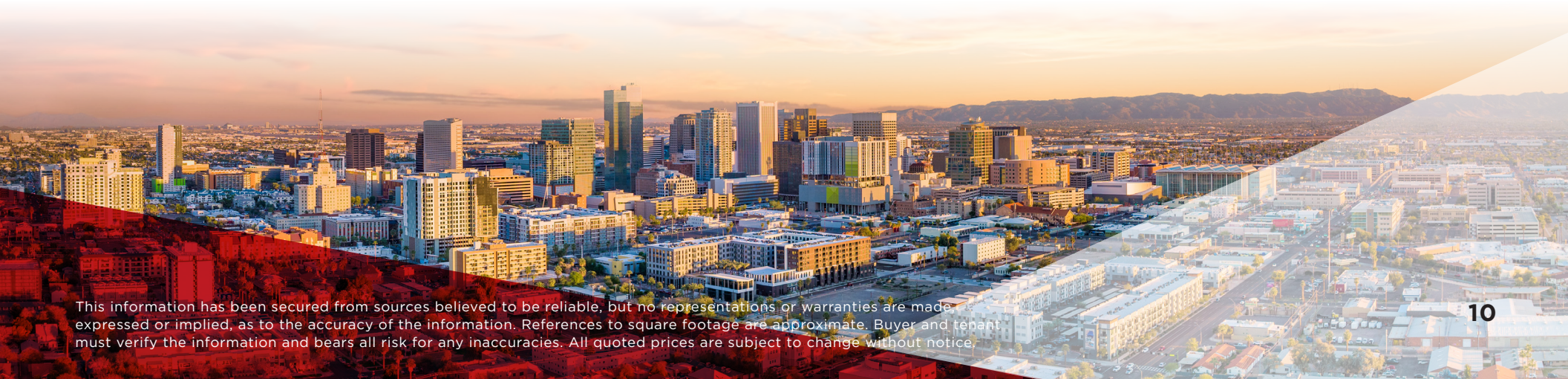
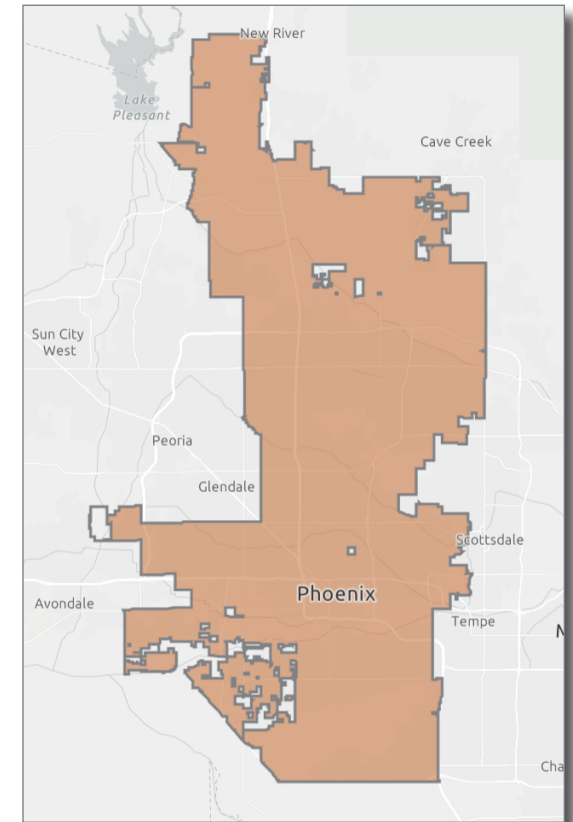
\$70K +
AVG HH INCOME

GROWING POPULATION

The City of Phoenix is a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more than 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).





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