

# FOR LEASE

4205 W GLENROSA AVE  
PHOENIX, AZ 85019



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# OFFERING DETAILS

## LEASE RATE:

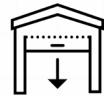
**Option 1: \$7,500/MO NNN**

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

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

## CLEAR HEIGHT:

15-20'  
(Warehouse)



## LOADING:

One (1) Grade Level  
Doors 12' x 9'  
\*With potential to install  
more



## 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)**

## POWER:

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



**ZONING:**  
A-2, Phoenix



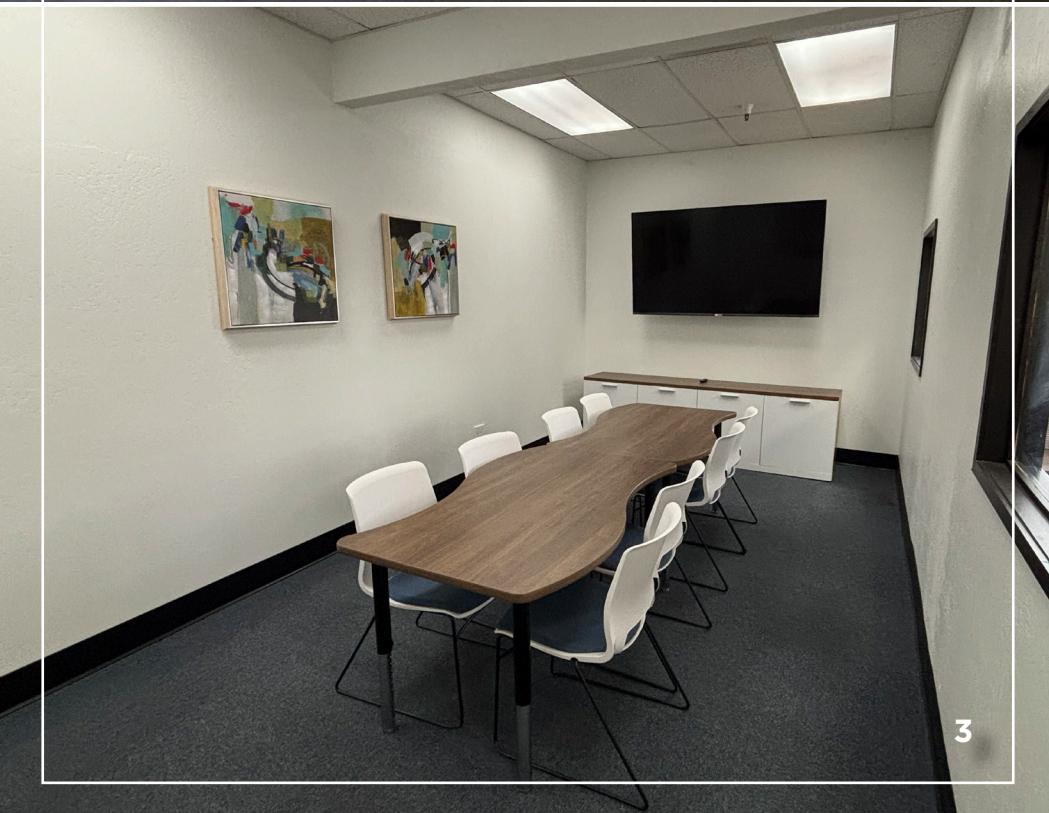
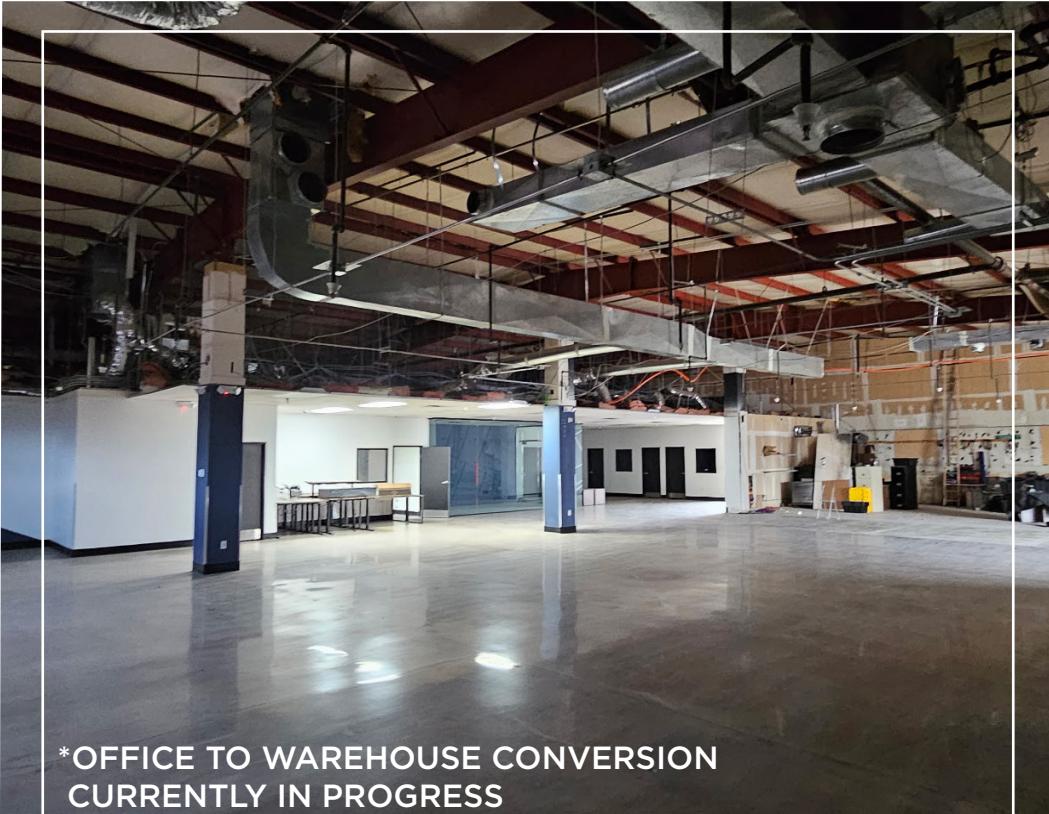
**PARCEL:**  
107-02-067R



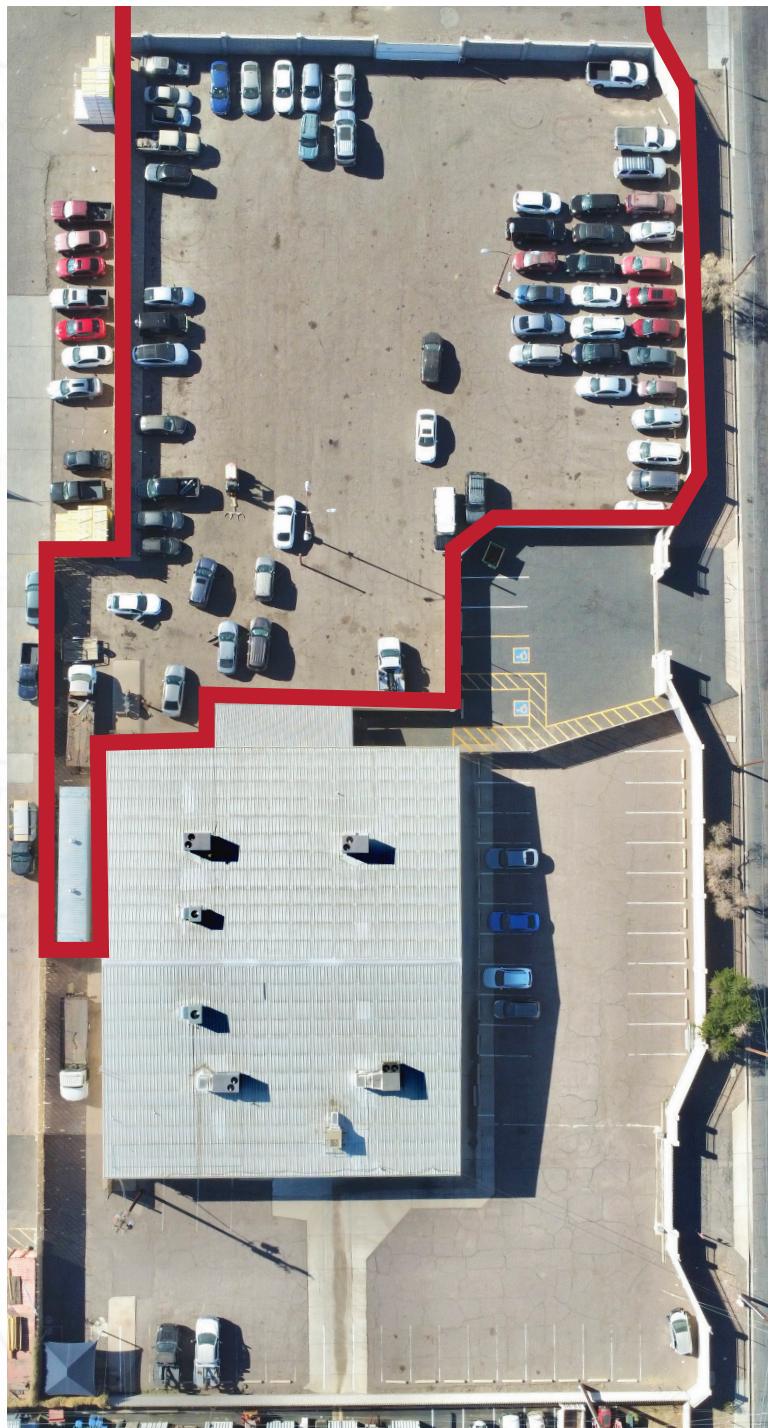
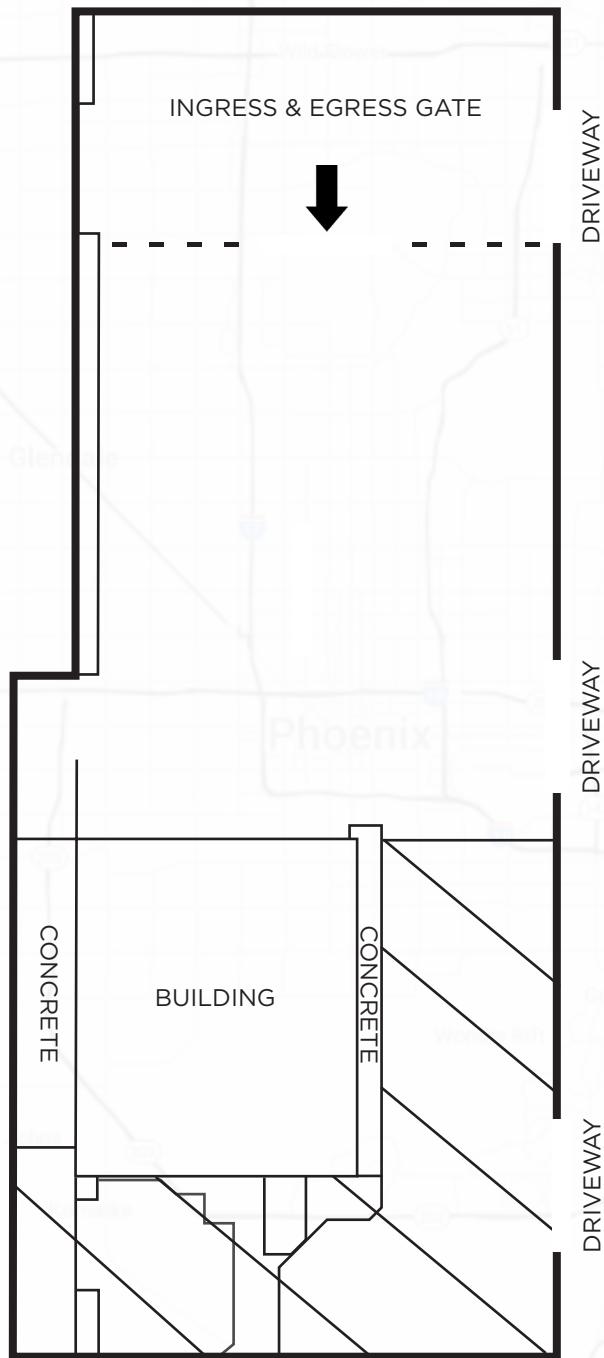
This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

# PROPERTY HIGHLIGHTS

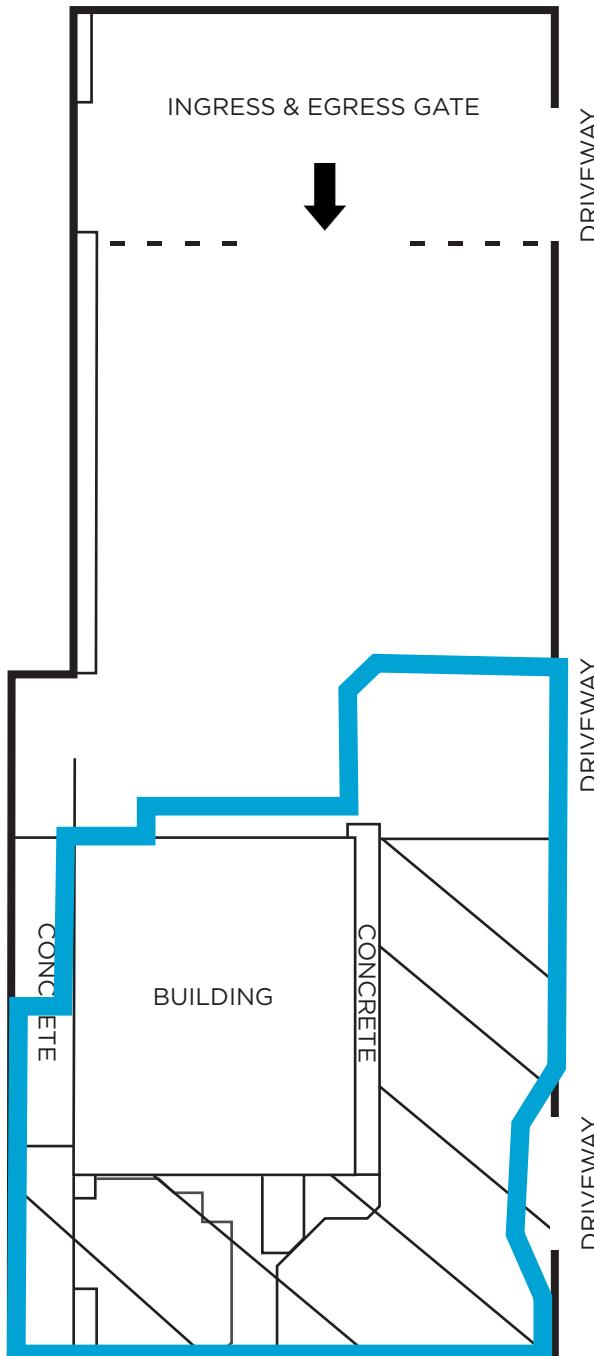
- Approximately 50% warehouse / 50% office
- Building is 100% HVAC
- Yard is fully-paved and secured with block wall perimeter
- Cameras throughout
- Fire sprinklers
- Three (3) ingress / egress points (26' and 27' gates)
- Recently renovated office featuring a reception area, 6 private offices, 2 conference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



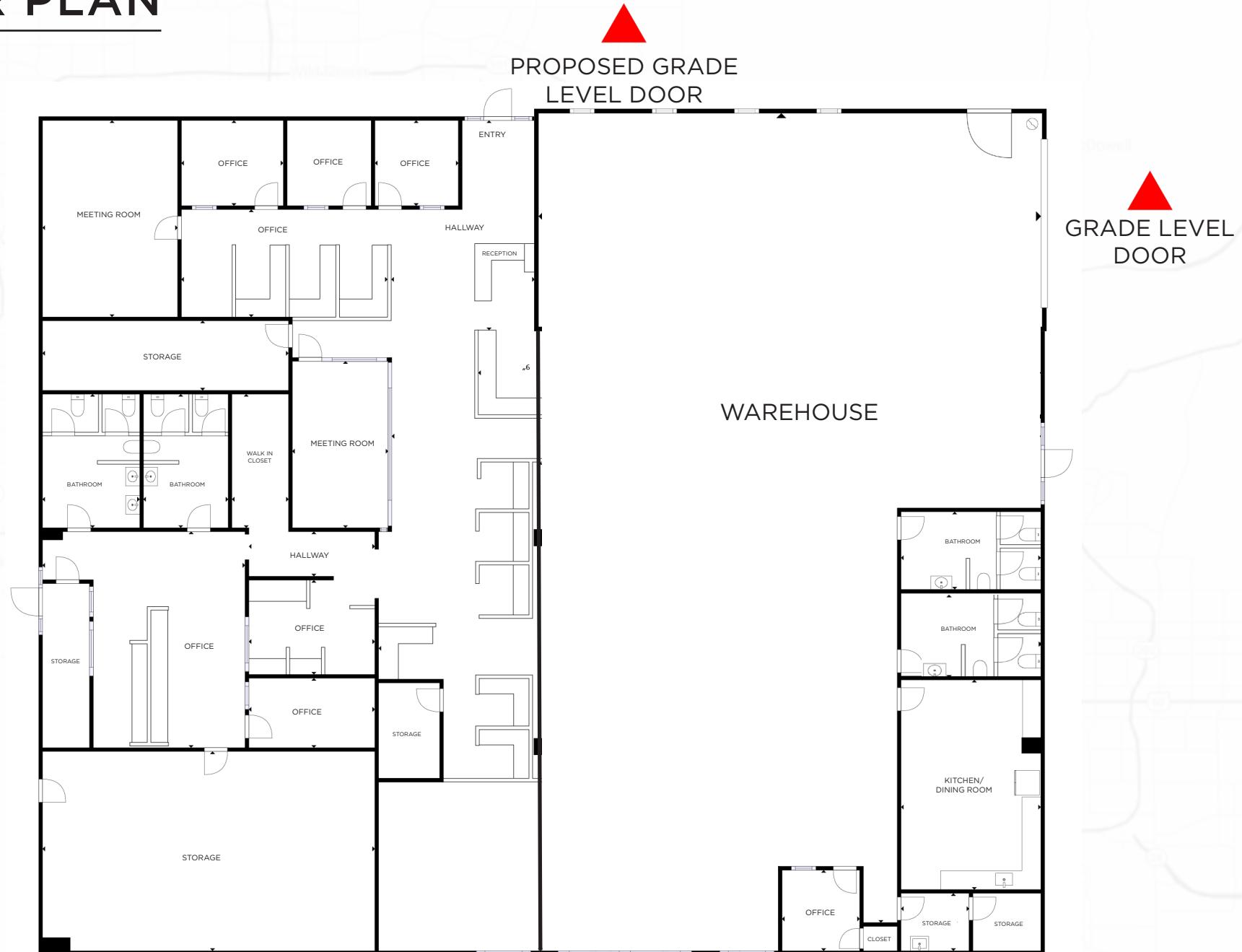
# SITE PLAN | OPTION 1: ±1.1 AC YARD



# SITE PLAN | OPTION 2: BUILDING AND EAST YARD



# FLOOR PLAN



# CONCEPTUAL FLOOR PLAN



## WAREHOUSE PHOTOS



\*OFFICE TO WAREHOUSE CONVERSION CURRENTLY IN PROGRESS

# AERIAL

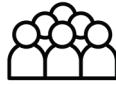


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# PHOENIX CITY OVERVIEW

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**1.6M +**  
**TOTAL POPULATION**



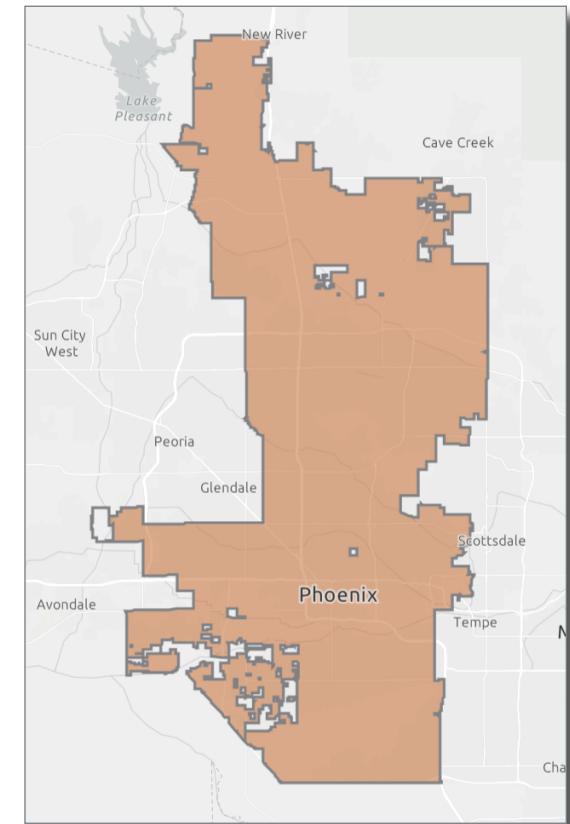
**\$70K +**  
**AVG HH INCOME**

## GROWING POPULATION

The City of Phoenix 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 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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