

# ORANGEWOOD COMMERCE CENTER

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6550 W ORANGEWOOD AVE  
GLENDALE, AZ

Class A Industrial Building  
**For Lease**  
**Up to ±292,751 SF**



**CBRE**

ORANGEWOOD AVENUE

SPEC SUITE

PROPOSED BUILDING

292,751 SF.

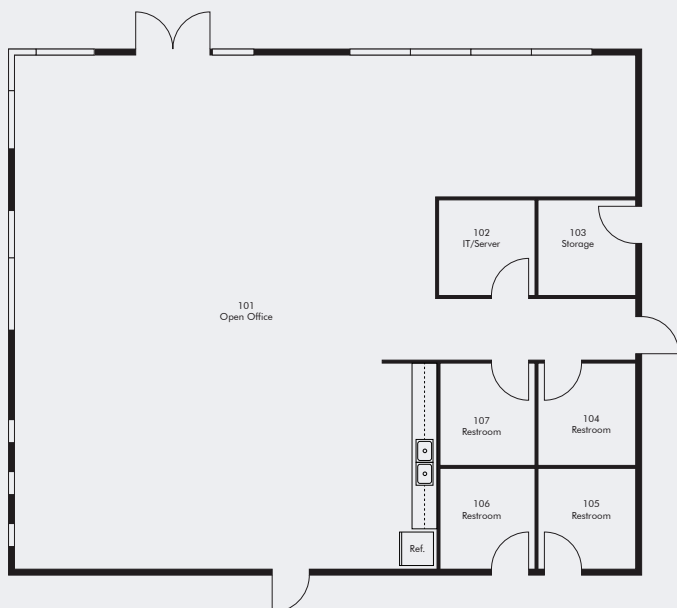
36'-0" CLEAR

224 SPACES

SITE AREA

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

Spec Suite: ±2,305 SF



## PROPERTY HIGHLIGHTS

<b>Property</b>	6550 W Oranewood Ave Glendale, AZ	<b>Dock Doors</b>	62 (9' x 10')
<b>Size</b>	±292,751 SF	<b>Grade Level Doors</b>	2 (12' x 14')
<b>Divisibility</b>	±100,000 SF	<b>Fully Secured Truck Court</b>	190'
<b>Office Space</b>	±2,305 SF (spec)	<b>Auto Parking</b>	224
<b>Building Depth</b>	260'	<b>Trailer Parking</b>	76
<b>Column Spacing</b>	56' x 50', with 60' speed bays	<b>Sprinkler</b>	ESFR
<b>Clear Height</b>	36'	<b>Cooling</b>	100% HVAC
<b>Power</b>	3,000 Amps (Expandable)	<b>Foundation</b>	Super Flat Rated 7" 4000 PSI Slab

N  
NOT TO SCALE





**±20 Minutes to**  
Phoenix Sky  
Harbor Airport

	10 Min Drive	15 Min Drive
<b>Population</b>	189,904	338,845
<b>Labor Force</b>	89,092	157,019





# AREA OVERVIEW

## PHOENIX, AZ



Growing Population



Highly-Educated Labor Pool



Excellent Quality of Life



Affordable, Business Friendly Environment



Close to Many Major Markets



### PRIMARY CONTACT

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**P** PROVIDENT  
INDUSTRIAL