

# Harbor Park

107

Under Construction - Delivers July 2026



±54,499 SF Industrial Building

7550 N Glen Harbor Blvd, Glendale, AZ

Jones Lang LaSalle Americas, Inc. | AZ License #CO508577000

**CREATION**   **JLL**



## Property features

- Divisible to  $\pm 11,440$  SF
- 110' x 519' building dimensions
- 24' clear height
- 25 dock high doors
- 4 grade level doors
- 106 auto parking spaces
- 52' x 50' typical column spacing
- ESFR sprinkler system
- 2000A, 277/480V
- R-38 roof insulation
- M-1, light industrial zoning

## Make-ready work

- (3) spec office suites ranging from  $\pm 1,700$  to  $\pm 1,900$  SF
- LED lighting
- Warehouse HVAC

# Spec Suites



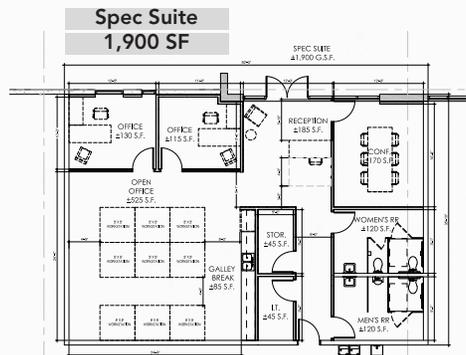
OVERALL FLOOR PLAN

SCALE: 1/16" = 1'-0"



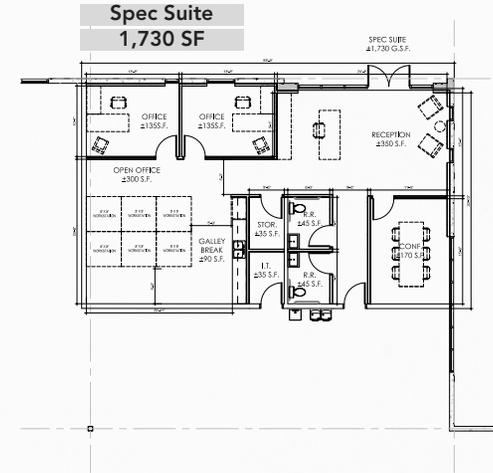
LEFT SPEC SUITE

SCALE: 1/8" = 1'-0"



CENTER SPEC SUITE

SCALE: 1/8" = 1'-0"



RIGHT SPEC SUITE

SCALE: 1/8" = 1'-0"





Photo credit: City of Glendale

# The neighborhood Glendale, Arizona

6th

largest city  
in Arizona

250k+

population

Home to some of the nation's finest  
sports and entertainment districts:



Within a 10 minute drive:



170  
Restaurants



17  
Hotels

±4 minutes

Loop 101

±10 minutes

Interstate 10

±5 minutes

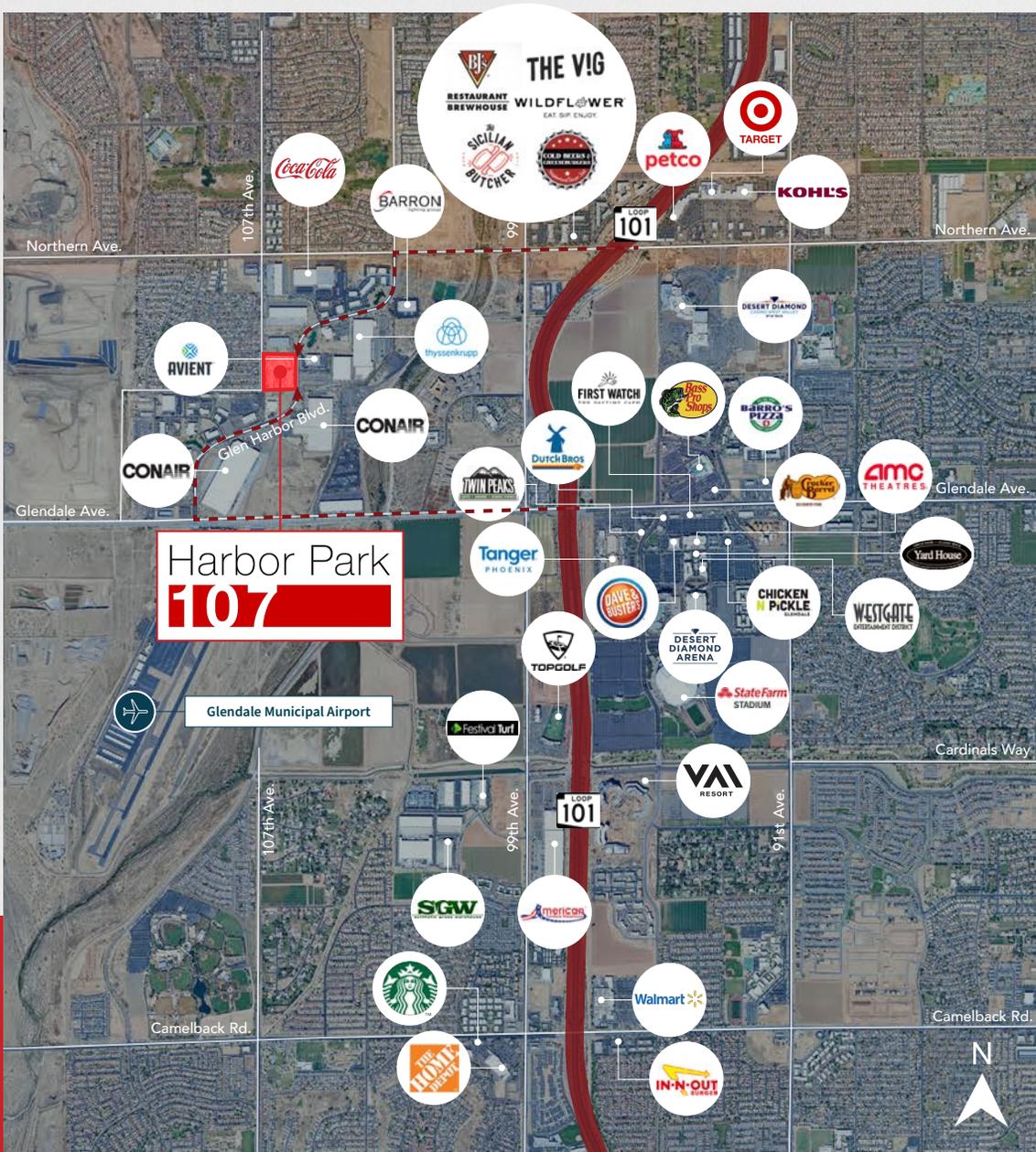
University of  
Phoenix Stadium

±25 minutes

Sky Harbor  
International Airport

±30 minutes

Arizona State University



## Area demographics within a 30 min drive

2,207,439	1,118,896
Total Population	Total Labor Force
\$77,866	36.0
Median Household Income	Median Age
1,072	21,813
Transportation / Warehouse Firms	Transportation / Warehouse Employees
1,914	46,495
Manufacturing Firms	Manufacturing Employees

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