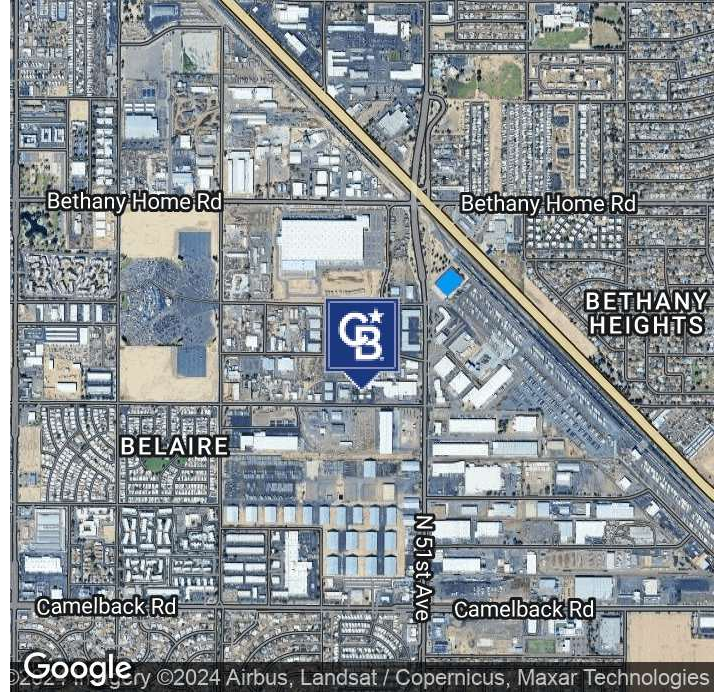


SALE

SALE/ LEASE BACK -SHORT TERM

5218 W Missouri Ave Glendale, AZ 85301



Sale Price

\$1,600,000

OFFERING SUMMARY

Building Size:	5,468 SF
Lot Size:	28,116 SF
Number of Units:	1
Price / SF:	\$292.61
Year Built:	1977
Zoning:	M-2
Market:	Phoenix
Submarket:	Industrial
Traffic Count:	26,500

LOCATION OVERVIEW

Located in the city of Glendale's " Arizona Industrial Center" neighborhood, just off of Grand Ave (state road 60) location has convenient access to major transportation arteries, including the I-10, I-17 and Loop 101, the area provides seamless connectivity for logistics and distribution operations. This strategic positioning allows for efficient regional and national distribution networks, making it an ideal choice for industrial buyers and owner-users seeking to capitalize on the region's economic growth.

PROPERTY HIGHLIGHTS

- Zoned Heavy Industrial
- 5468 SF Shop with overhead doors
- 800 S of newer office space
- Well maintained property
- City Sewer
- 3 Phase power
- Sale/leaseback at market rents for 2 years *

OTHER RESOURCES

[Coldwell Banker Commercial](#)

Cathy Fox
(602)316-7978

Candace Eldridge
(602)661-8566



**COLDWELL BANKER
COMMERCIAL**
REALTY

SALE

SALE/LEASE BACK- SHORT TERM

5218 W Missouri Ave Glendale, AZ 85301



SITE DESCRIPTION

5218 W Missouri Ave is situated on 28,000 SF lot (.64A) and features a 5468 SF shop with 800 SF newer office, and a fenced yard, Property offers a prime location for businesses seeking to establish or expand their presence in the Greater Phoenix area. With its strategic position, strong commercial presence, and promising market demographics, this property presents an excellent opportunity for a wide range of commercial ventures.

EXTERIOR DESCRIPTION

Well Maintained building:

New roof with 4" of foam insulation

3 New roof evaporator coolers for shop area 5500

10 Ton HVAC unit for office space

2 -12 x 14 OHD in shop

1-10 x 14 garage door in smaller shop/garage area

Roll up door between shop and supply room

City Sewer

Covered parking

Wash Bay (outside)

New fenced yard

2- 10 x 40 storage sheds

Rail Spur potential

New exterior paint job Fall 2024



INTERIOR DESCRIPTION

Interior is clean and well maintained:

LED lights throughout

Restroom in office and Restroom in shop

Break/ kitchen area

Hanging heater in workshop



UTILITIES DESCRIPTION

3 Phase 120/240 V and 2 Phase

SALE / LEASE BACK

Opportunity to purchase this property now with a 2 year lease at market rent, plan for your future! If you have been looking for a property in Glendale's industrial area, call me to discuss terms and options, seller will negotiate. Business is NOT for sale only Real Estate.

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