

INDUSTRIAL DEVELOPMENT OPPORTUNITY



GLENDAL AVENUE & NEW RIVER ROAD



WEST GLENDALE AVENUE

EXCLUSIVELY LISTED BY:

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9.3185 ACRES

IDEAL DEVELOPMENT LAND

PROPERTY OVERVIEW

Sale Price:

\$8,922,000
(\$958,432/AC | \$22/SF)

Lot Size:

9.3185 AC

HIGHLIGHTS

PRIME INDUSTRIAL LOCATION

Situated in a rapidly growing Glendale corridor, this site offers an exceptional opportunity for industrial development in one of the West Valley's most active markets.

HIGH VISIBILITY

The property benefits from excellent frontage along Glendale Avenue, ensuring strong exposure and accessibility for future users.

FLEXIBLE ZONING

Zoned M-1 (Light Industrial), the site accommodates a wide range of light industrial and commercial uses, providing flexibility for developers and end users.

SUPERIOR CONNECTIVITY

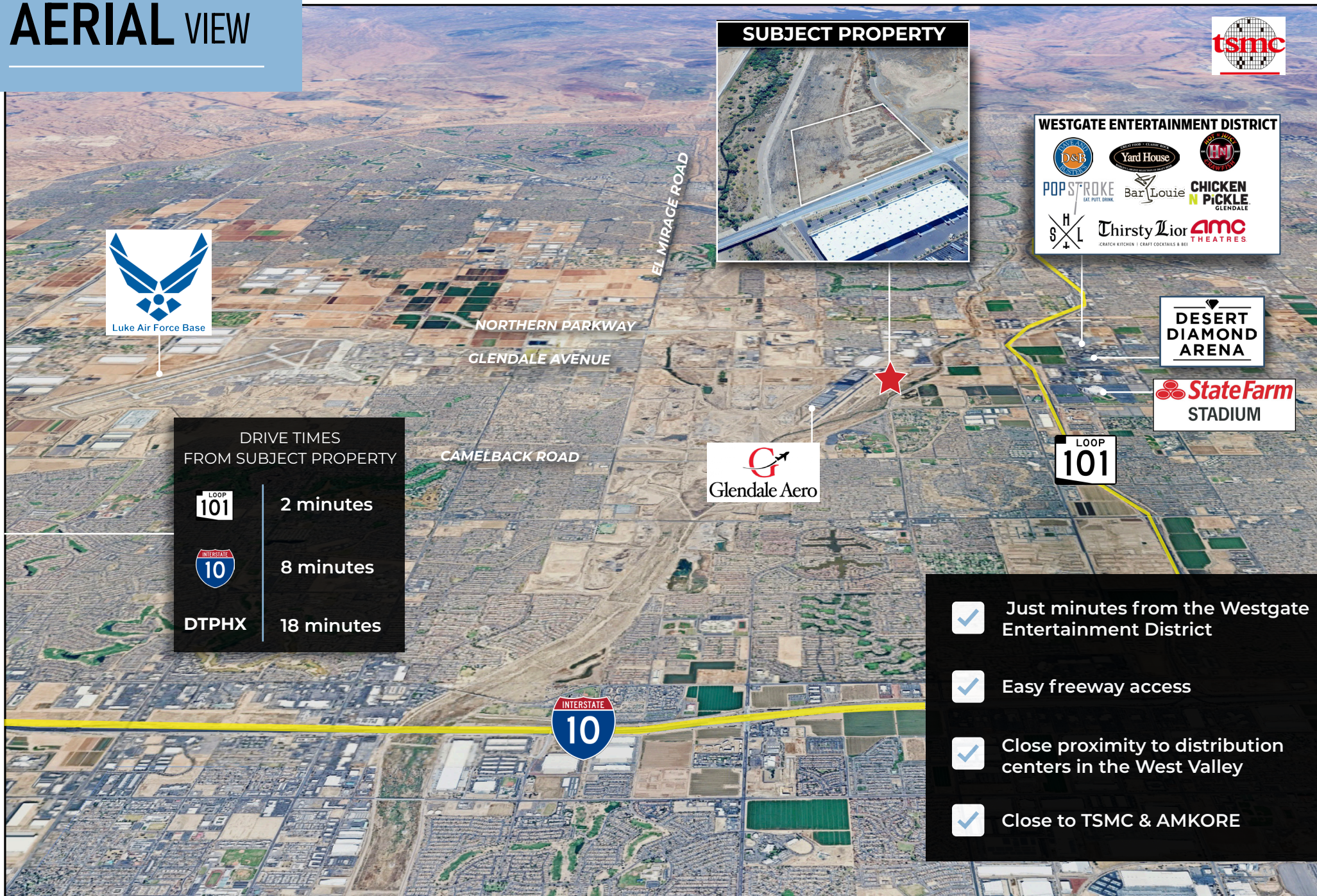
Convenient access to Loop 101 offers seamless connectivity to the greater Phoenix metropolitan area and key transportation routes.

VIBRANT SURROUNDINGS

Located just minutes from the Westgate Entertainment District and State Farm Stadium, the property is surrounded by premier retail, dining, and entertainment destinations.



AERIAL VIEW



INDUSTRIAL SUPPLY GROWTH IN GLENDALE

Glendale has rapidly emerged as one of the West Valley's leading industrial hubs, attracting a wide range of blue-collar, manufacturing, and distribution users. Major employers such as Nestlé are investing heavily in the area, with a new \$675 million coffee creamer manufacturing facility creating roughly 300 jobs. The region's industrial landscape is defined by strong demand from logistics, e-commerce, supply chain, and third-party distribution users seeking modern space with proximity to major transportation corridors, including Loop 101, Loop 303, and I-10. Glendale's strategic location, business-friendly environment, and growing workforce continue to make it a magnet for large-scale industrial users.

Looking ahead, the Glendale and Loop 303 corridors are expected to remain among the fastest-growing industrial submarkets in metro Phoenix. Speculative and build-to-suit projects continue to be delivered to meet ongoing demand from manufacturers and logistics companies, while the slowdown in new construction starts elsewhere positions Glendale to capture a greater share of tenants seeking well-located industrial space. With strong infrastructure, freeway connectivity, and a diverse mix of users, the West Valley's industrial market is poised for steady long-term growth, reinforcing Glendale's role as a core hub for advanced manufacturing and distribution activity in Arizona.

KEY PROJECTS:

VT 101 INDUSTRIAL PARK

On 48 acres near Loop 101, first phase includes two 156,000 SF buildings; total development is projected as 750,000 SF. Key because of its visibility from Loop 101 and proximity to Glendale's Sports & Entertainment District.

PARK303

Phase II completed; this is a large industrial campus near Loop 303 (between Bethany Home & Glendale Ave). New buildings include a 1.25 million SF structure plus other large buildings; features include amenities like outdoor employee spaces, tech infrastructure, designed for manufacturing/distribution/e-commerce users.

ORANGEWOOD COMMERCE CENTER

A 292,000 SF Class A facility under development in Glendale, with flexible configurations and features like 36-ft clear height, multiple dock and grade-level doors, and a large secured truck court. It addresses demand in Northwest submarket where industrial starts have recently slowed. Delivered on Schedule in Q3 2025.

THE BASE INDUSTRIAL PARK

A multi-phased campus in Glendale (144 acres), planned for 2 million SF of industrial buildings in phase I & II. Building sizes vary (from 40,000 to 300,000+ SF), with clear heights between 28–36 ft, chosen to accommodate manufacturers, distributors, etc.

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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.



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