

AVAILABLE FOR LEASE **OFFICE/WAREHOUSE BUILDING WITH YARD**



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

2323 W. University Dr. Tempe, AZ 85281

8777 N. Gainey Center Dr. Ste 245, Scottsdale, AZ 85258

480.966.2301 | WWW.CPIAZ.COM

LOCATED ON SEC OF 69TH AVE & FRIER DR

6863 W. FRIER DR. | GLENDALE, AZ 85303

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ABOUT THE PROPERTY

TOTAL BUILDING SIZES	±5,321 SF Including Covered Canopy with Electrical Service
OFFICE SPACE	±1,521 SF Including Reception Area, (3) Offices, Conference Room, Break Room, and (2) Restrooms
WAREHOUSE	±1,800 SF, Minimum 12.5' Clear Height, and Compressed Air Lines along with Air Compressor
CANOPY STRUCTURE	±2,000 SF Canopy Attached to Main Building with Concrete Pad, 12' - 14' Clear Height with Lighting and Power
PARCEL SIZE	±0.58 Acres (25,265 SF)
POWER	SRP: (2) Electrical Meters (1) 120/240V, 200A, 3-Phase & (1) 120/240V, 100A, 3-Phase Panels
LOADING	(2) 19' W x 12' H Grade Level Doors
Cooling	Evap Cooled Warehouse Fully Air Conditioned Office
APN	143-24-037
ZONING	M-1, Light Industrial, City of Glendale
YARD	±15,045 SF Fully Fenced and Secured Yard with 3 Points of Ingress/Egress
EST. OCCUPANCY	October – November 2026
Monthly Rental Rate	\$ 8,750 / MO / MG



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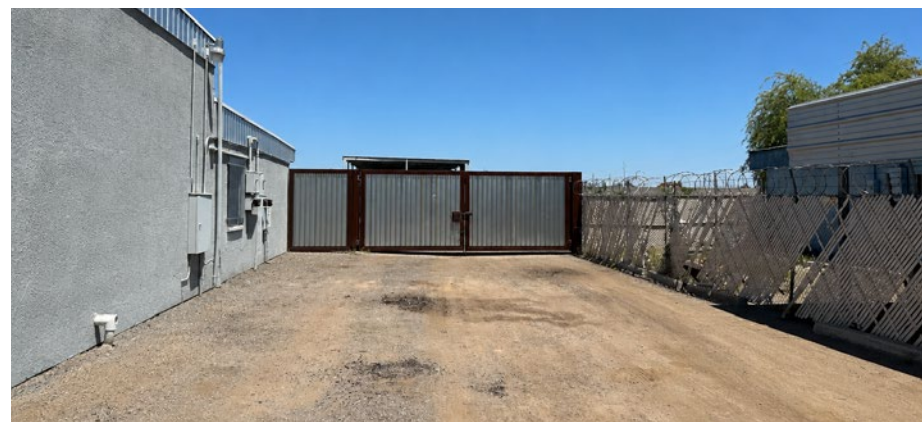
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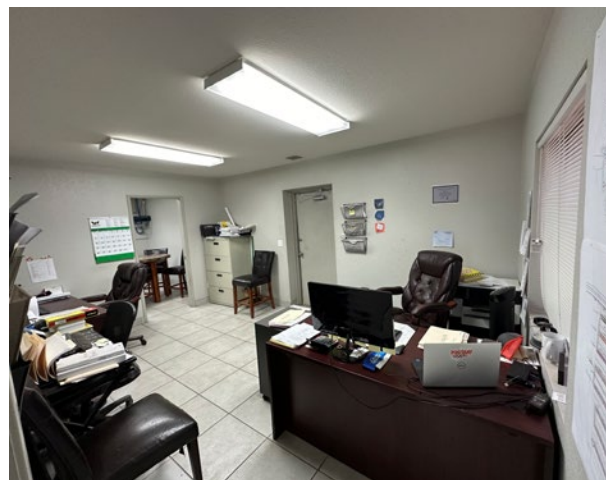
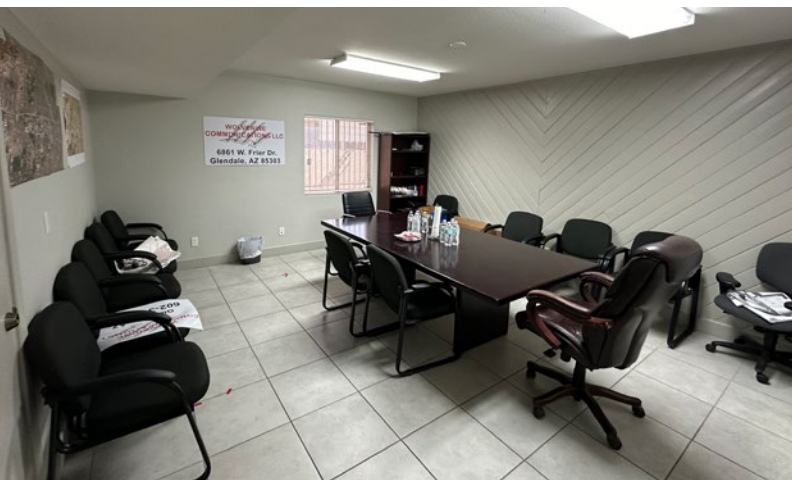
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The listing agent has an ownership interest in this property. The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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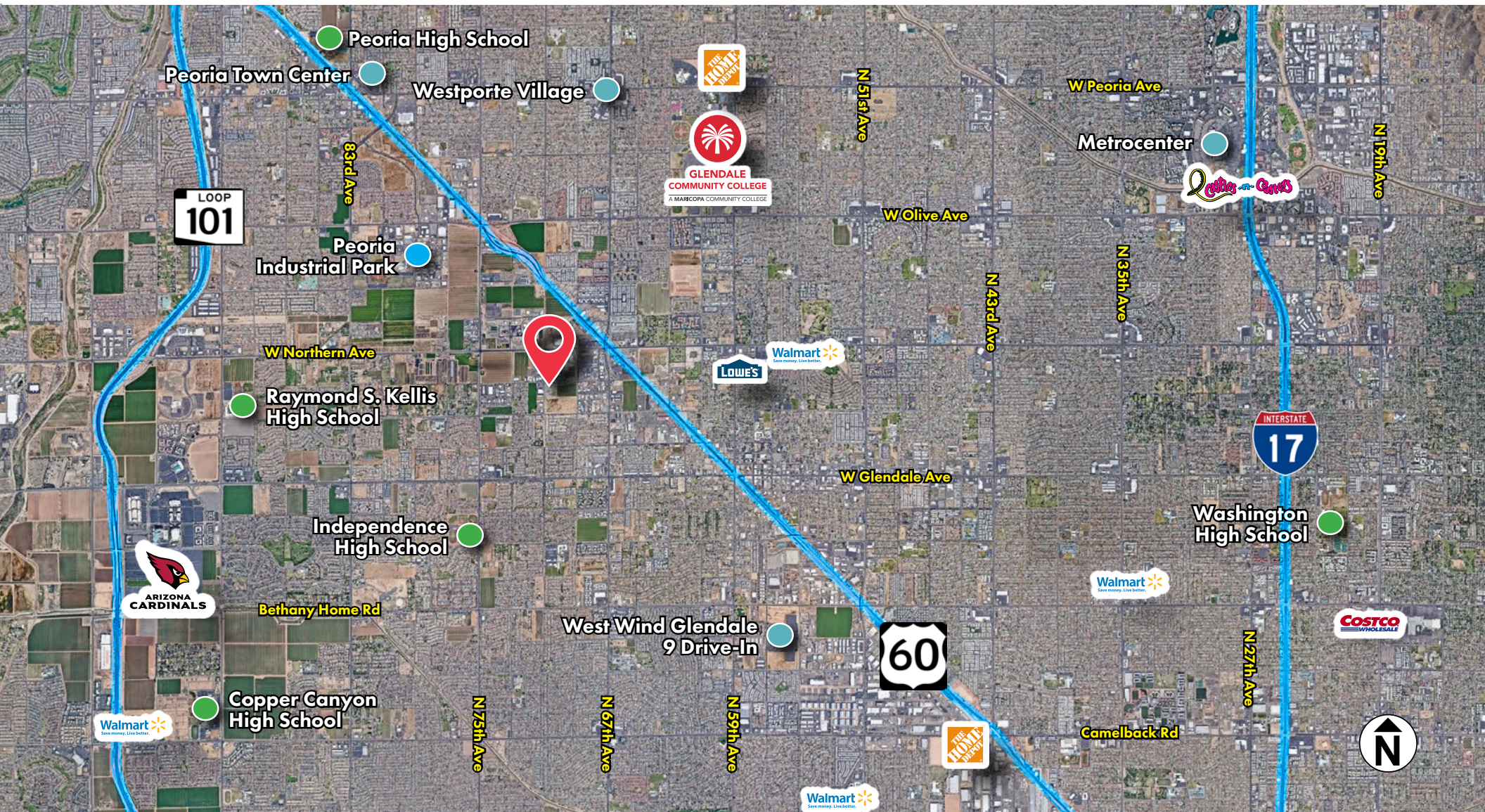
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