

4932 WEST COLTER STREET
GLENDALE, AZ 85301



PROPERTY OVERVIEW

BUILDING SIZE:	±152,298 SF
LOT SIZE:	±12 Acres
ZONING:	M-2, Heavy Industrial
LOADING:	Eight (8) Truckwell Positions One (1) 40' x 13' Grade Level Door Additional Smaller Doors Throughout
CLEAR HEIGHT:	17' - 20'
APN:	145-28-006C; 006E
FEATURES:	800 amps 277/480v Rail Capable 3" Gas Line Landlord Improvements Underway - New TPO Roof
LEASE RATE:	\$0.75/SF NNN \$6,000/acre/Month for Excess Land (±4 acres)
SALES PRICE:	Contact Broker



Pete Batschelet, SIOR
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

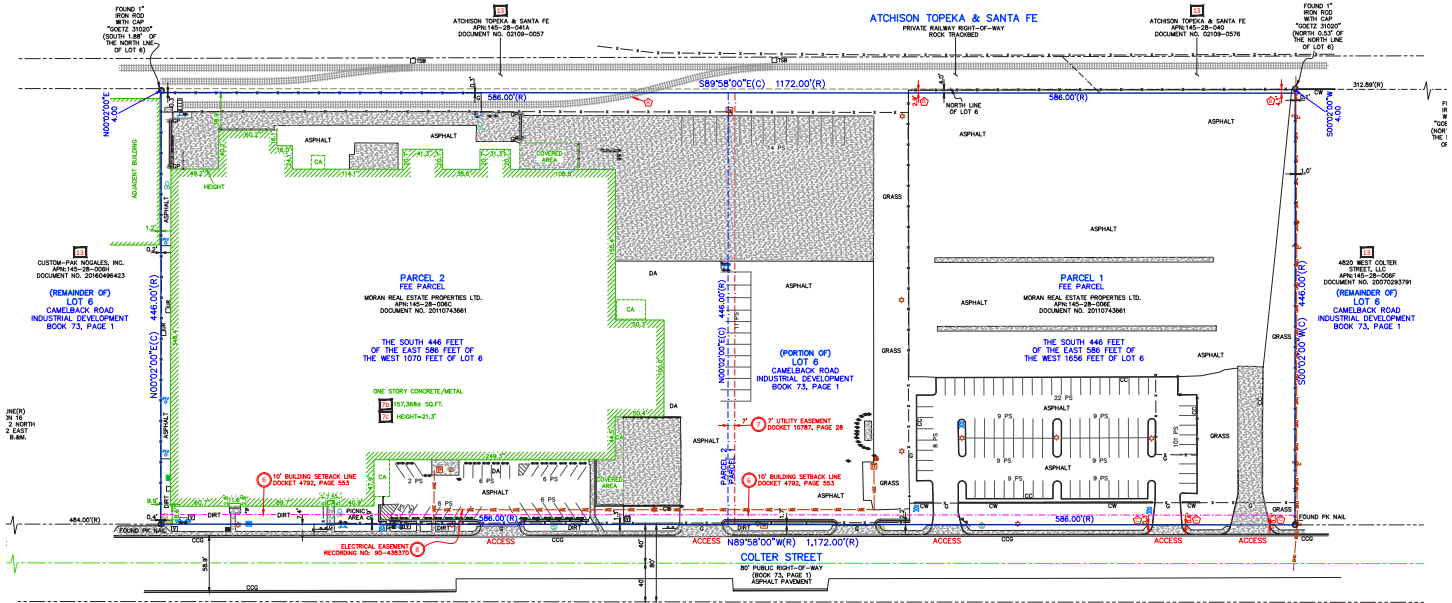
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