



±601,432 SF METAL BUILDINGS ON ±37.30 ACRES
M-1 INDUSTRIAL ZONING (DIVISIBLE)

5150 N 51ST AVE, GLENDALE, AZ 85301



8767 E. Via de Ventura #290
Scottsdale, AZ 85258

RGcre.com

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PROPERTY OVERVIEW

±601,432 SF

Building Size

Across 20 Buildings (Divisible to 147,920 SF)

±37.30 AC

Site Size

(Divisible to 9.25 AC)

M-1 Light Industrial (City of Glendale)

Zoning

\$1,350,000 Per Acre

Pricing

Can be Purchased
"All or Part"

PROPERTY HIGHLIGHTS

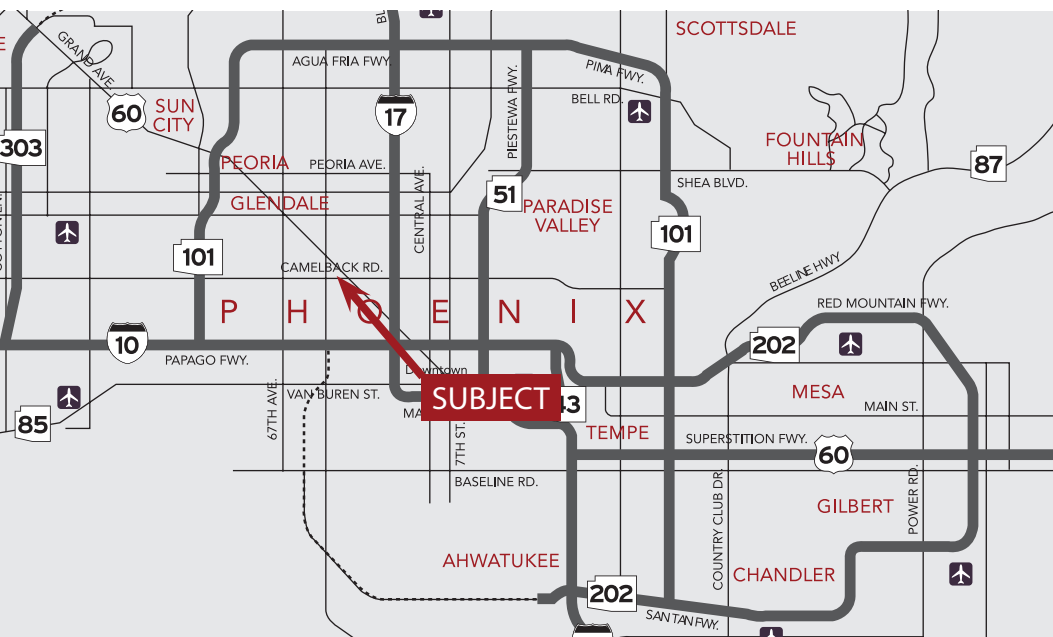
- Zoned M-1, City of Glendale
- Ingress/Egress: 51st Ave and 55th Ave
- Partially Asphalt Paved
- Fully Fenced
- Frontage Along 51st Ave
- Existing Income: \$2.9 Million Annually (Month to Month Lease)

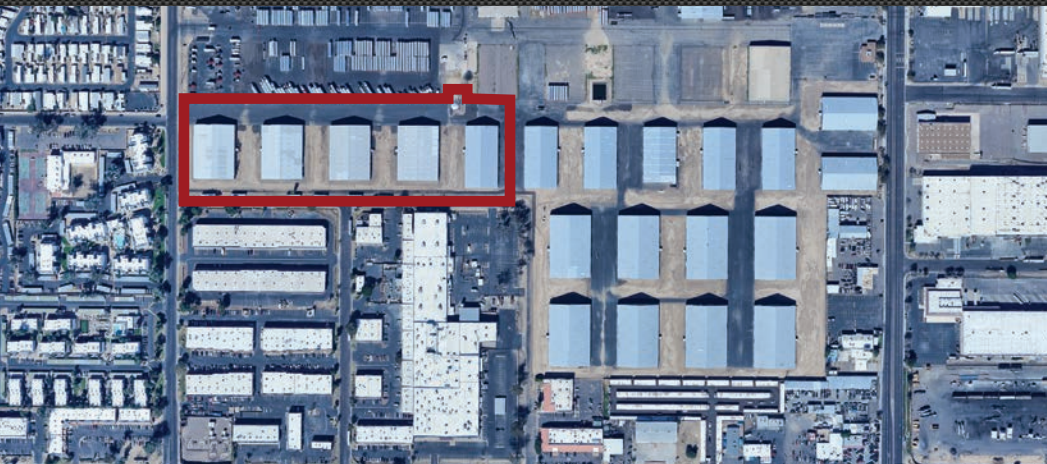
IDEAL USES

- Industrial Service Facility
- Bulk Material Storage
- Trailer or Container Yard
- Contractor Yard

LOCATION

- ±0.5 Miles to BNSF
- Within 1 Mile to US 60 / Grand Ave
- ±3.5 Miles to I-17
- ±3.5 Miles to I-10





TPN 144-34-975 WESTERN PARCEL

- ±9.45 Acres (±411,642 SF)
- ±147,920 SF Across 5 Buildings
- APN #: 144-34-975
- Ingress/Egress from 55th Ave

Asking Price: \$12,757,500.00



TPN 144-34-976 EASTERN PARCEL

- ±12.41 Acres (±540,579 SF)
- ±180,480 SF Across 7 Buildings
- APN #: 144-34-976
- Ingress/Egress from 51st Ave

Asking Price: \$16,753,500.00



TPN 144-34-977 SOUTHERN PARCEL

- ±15.44 Acres (±672,566 SF)
- ±273,032 SF Across 8 Buildings
- APN #: 144-34-977
- Ingress/Egress from Orange or 53rd Ave

Asking Price: \$20,844,000.00



TPN 144-34-975 (Western Parcel)

- $\pm 147,920$ SF Across 5 Buildings
- ± 9.45 Acre Site Size
- APN #: 144-34-975
- Ingress/Egress from 55th Ave

Asking Price: \$12,757,500.00





TPN 144-34-976 (Eastern Parcel)

- ±180,480 SF Across 7 Buildings
- ±12.41 Acre Site Size
- APN #: 144-34-976
- Ingress/Egress from 51st Ave

Asking Price: \$16,753,500.00





TPN 144-34-977 (Southern Parcel)

- $\pm 273,032$ SF Across 8 Buildings
- ± 15.44 Acre Site Size
- APN #: 144-34-977
- Ingress/Egress from Orange or 53rd Ave

Asking Price: \$20,844,000.00





