



±5,550 SF OF BUILDINGS ON ±0.76 AC FOR SALE OR LEASE
6105 N 52ND AVE GLENDALE, AZ 85301



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PROPERTY OVERVIEW

±5,550 SF

Building Size

±0.76 AC

Site Size

\$1,350,000

Sales Price

\$7,500 *per month, NNN*

Lease Rate

PROPERTY HIGHLIGHTS

- ±4,350 SF Office/ Industrial Building
- ±1,200 SF Additional Canopy Structures
- ±450 SF Office (2 Restrooms)
- Zoned M-2 Heavy Industrial
- Power: 600 Amps, 277/480V (APS)
- 12'-16' Clear Height
- Truckwell – 3 Dock Positions Floor Drains in Warehouse
- TPN: 146-16-006-G
- **Cell Tower Currently Producing \$21,600 in Annual Income - Seller intends to retain the income from the cell tower unless the cell tower lease is purchased separately.**







