



\$7,500,000 4.38/
LSF

NICK DEPAUL + **PRESTON BRIMHALL**

Partner/Designated Broker

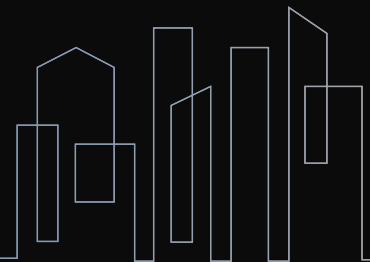
(480)-414-3818

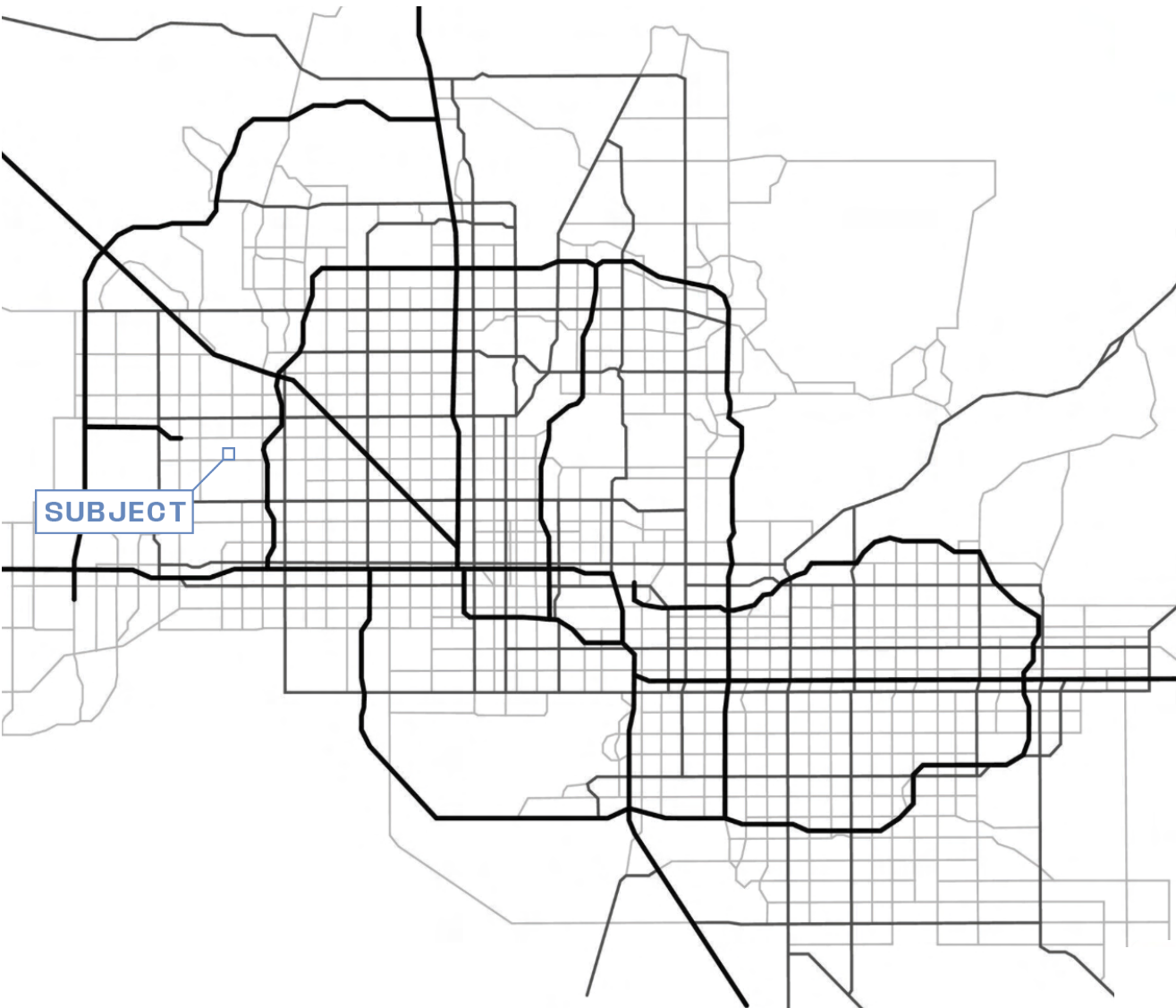
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11748 W GLENDALE AVENUE GLENDALE, ARIZONA 85307

PROPERTY DETAILS

- Zoning: M-2 (Heavy Industrial) – allows for a wide range of high-intensity industrial uses
- Size & Scale: Rare ±39.25-acre contiguous parcel ideal for large-scale users or phased development
- Location: Strategically positioned in Glendale's industrial corridor near key arterials
- Access: Excellent proximity to Loop 101, Loop 303, and I-10 for logistics and distribution
- Infrastructure: Paved access, utilities nearby, partially fenced
- Potential Use Cases: Industrial outdoor storage (IOS), Trucking & logistics yard, Laydown or contractor yard

PROPERTY OVERVIEW

±1,709,730

Total Site SF

±39.25 AC

Site Size

M-2

(Heavy Industrial), City of Phoenix Zoning

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