

FOR SALE
4648 NW GRAND AVE
GLENDALE, ARIZONA



FEATURES:

- ±18,595 SF
- ±2.33 Acre Site
- 3 Points Ingress/Egress
- 200 Amps, 120/240 V, 1P
- Available April 2019
- APN: 145-05-034, 035, 036
- Frontage on Grand Ave.
- ±43,340 Vehicles per Day
- C-3 Zoning – City of Phoenix
- \$1,300,000



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OFFICE/SHOWROOM:

- ±5,200 SF
- 2 Story (2nd story is bonus space)
- 1 Restroom
- 1 Breakroom

SHOP 1:

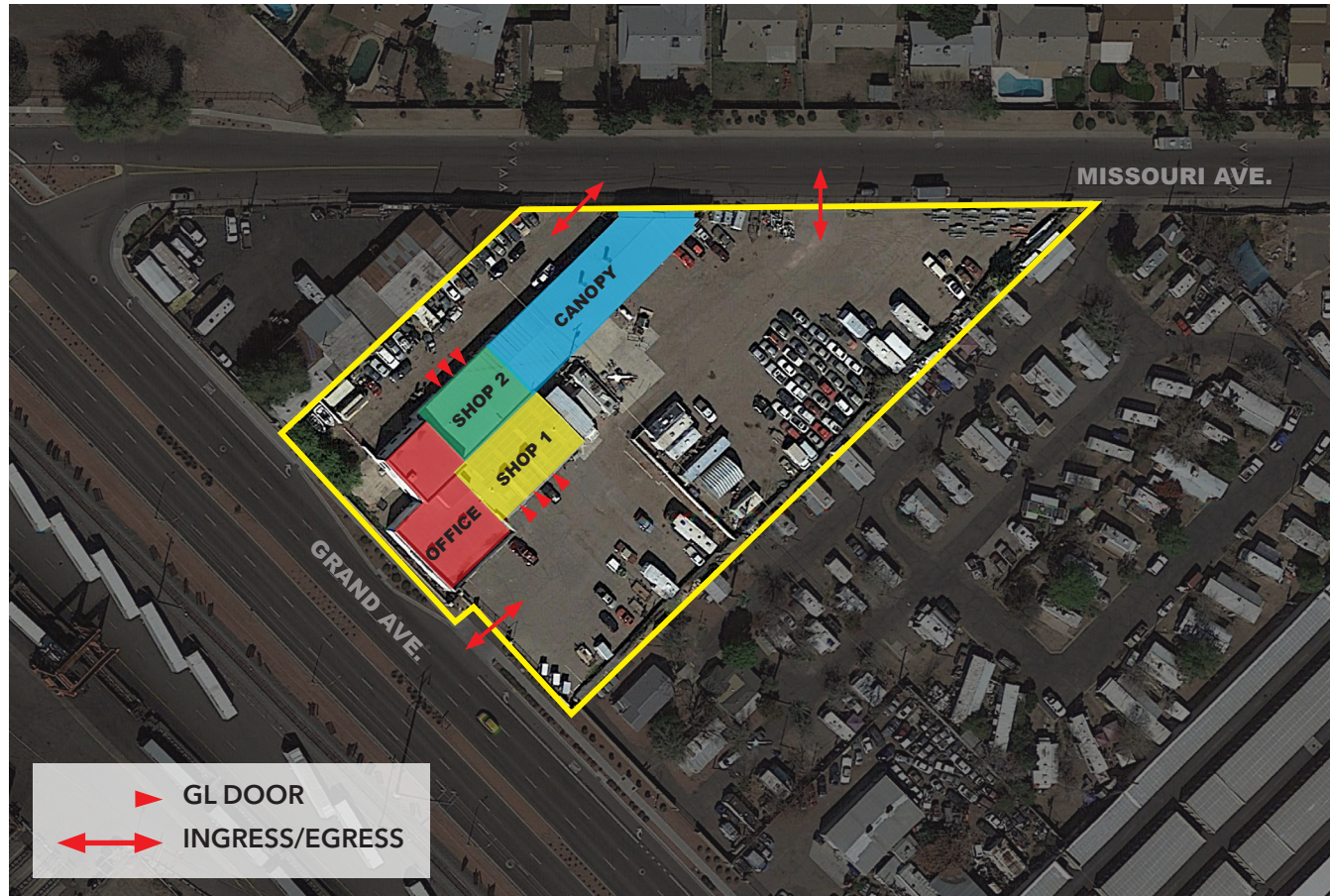
- ±4,100 SF
- 14' Clear
- Three 12'x12' Grade Level Doors
- Overhead Power
- EVAP Cooled

SHOP 2:

- ±3,200 SF
- 12' Clear
- One 16'x10' Grade Level Door
- Two 12'x10' Grade Level Doors

CANOPY:

- ±6,200 SF
- Electrical Outlets



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