

FOR SALE OR BUILD-TO-SUIT: ±8 ACRE INDUSTRIAL SITE

SHOVEL READY | DIVISIBLE



NORTHERN GATEWAY COMMERCE PARK

71st Avenue & Northern Ave | Glendale, AZ

VIAWEST
Group

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CUSHMAN & WAKEFIELD

FOR SALE: 8 ACRES INDUSTRIAL LAND

71ST AVENUE & NORTHERN AVENUE | GLENDALE, AZ



PROPERTY HIGHLIGHTS:

Shovel Ready | All Utilities in Place

±8 Acres Total | 6 Parcels *

Divisible to ±1 Acre*

Site Capable ±120,000 SF (In Single Building)

Zoning: M-1, City of Glendale

600' Frontage on Northern Ave

2019 Property Tax: ±\$214.00

*SEE INDIVIDUAL LOT SALE OPPORTUNITY PAGE 3



LOCATION FEATURES:

1/4 Mile to US 60/Grand Ave

2.5 Miles to 101 Freeway

3.5 Miles to Westgate (Cardinals/Coyotes)

4 Miles to Glendale Airport



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IDEAL SPEC DEVELOPMENT

#	Concept Type	Total Bldg SF	# Bldgs	Site Coverage
1	General Industrial - Multi Tenant with 2 Single Tenant Buildings	102,020	4	30%
2	±79,000 SF Mid-Bay or Single Tenant with 2 Single Tenant Buildings	93,720	3	27%
3	±79,000 SF Mid-Bay or Single Tenant	79,200	1	23%
4	±129,000 SF Single Tenant	129,160	1	38%
5	±88,000 Cross Dock Single Tenant	88,000	1	26%



INDIVIDUAL LOT SALE OPPORTUNITY

Lot #	Acres	Land \$PSF	Site Dimensions ±
1	2.36	\$8.00	242' x 388'
2	1.14	\$8.00	199' x 212'
3	1.73	\$7.00	196' x 384'
4	0.78	\$7.00	171' x 208'
5	0.96	\$7.00	197' x 50'
6	SOLD	SOLD	SOLD
7	0.93	\$7.00	197' x 206'
ENTIRE SITE	7.90	\$6.50	574' x 656'



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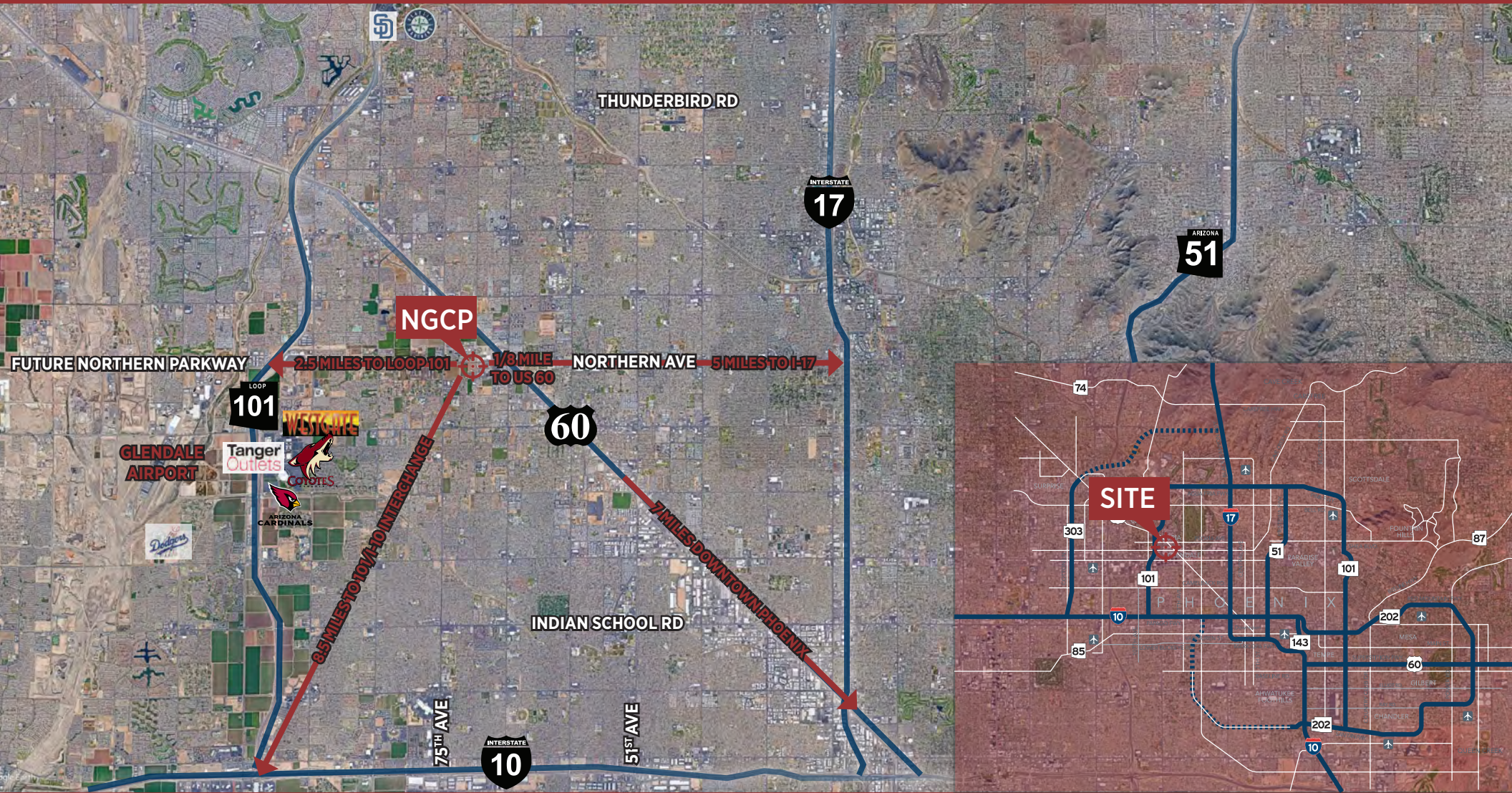
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