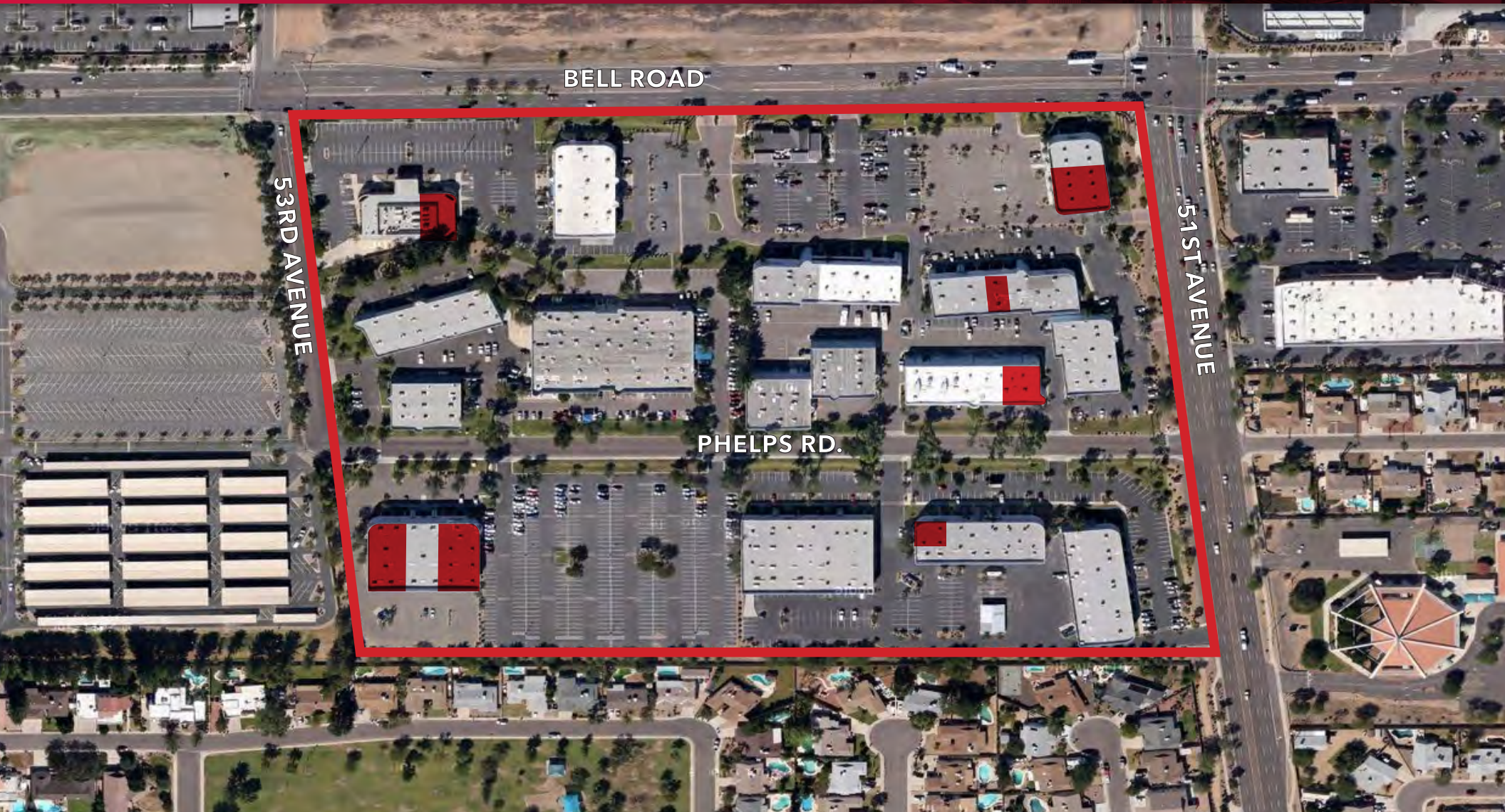


# 51 BELLS BUSINESS PARK

FOR LEASE | GLENDALE, AZ

7 Spaces Available  
From  $\pm 2,798$  SF to  $\pm 7,723$  SF



**MARK LINSALATA, SIOR**  
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mlinsalata@leearizona.com

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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# 51 BELLS BUSINESS PARK

FOR LEASE | GLENDALE, AZ

7 Spaces Available  
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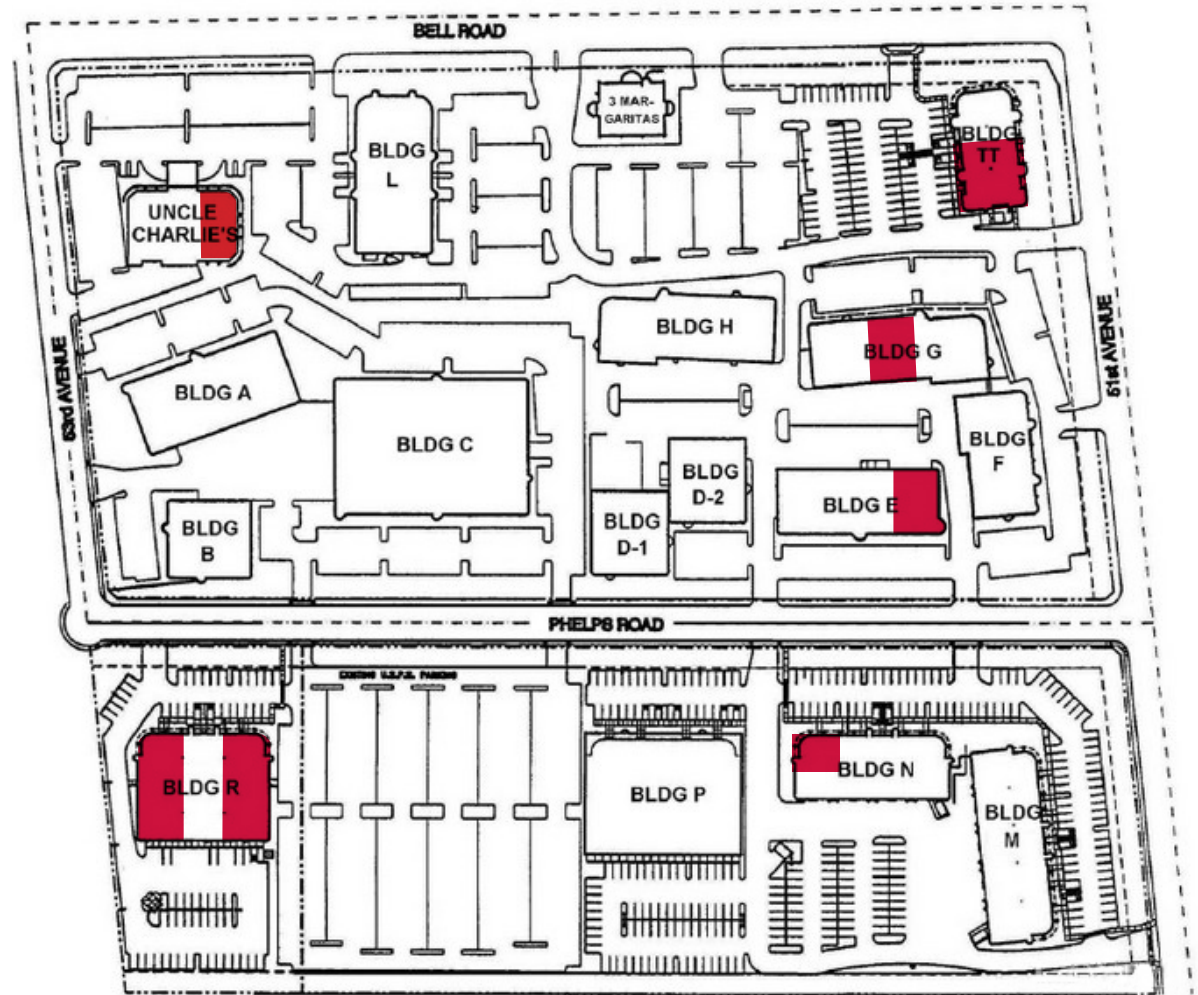
## BUILDING FEATURES:

51 Bells is a 17 building,  $\pm 290,000$  square foot Business Park located in Glendale, Arizona. 51 Bells has great access to two major freeways, which is two miles south of 51st Avenue interchange of the Loop 101 and three miles west of the Bell Road interchange on the I-17. Available space sizes at 51 Bells vary from  $\pm 2,798$  SF to  $\pm 7,723$  SF.

## MAJOR TENANTS HAVE INCLUDED

- Honeywell
- US Postal Service
- Costco
- Maricopa County Assessor
- Sprinkler World
- NAPA
- Arizona Tile & many more

Lee & Associates Availabilities



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# 51 BELLS BUSINESS PARK

FOR LEASE | GLENDALE, AZ

7 Spaces Available  
From ±2,798 SF to ±7,723 SF

Address	Available SF	Total Bldg. SF	Proposed Bldg. Use	Rent/Month/NNN
5175 W. Phelps Rd. Bldg. N	Suite 6: ±2,798 SF	16,435 SF	Industrial Office (No roll up door)	\$0.65 SF/NNN*
5295 W. Phelps Rd. Bldg. R	Suite 1: ±7,723 SF Suite 3: ±7,508 SF	23,276 SF	Industrial/Warehouse	\$0.60 SF/NNN*
5115 W. Bell Road. Bldg. G	Suite C: ±3,898 SF	17,814 SF	Industrial/Warehouse	\$1.00 SF/NNN*
5150 W. Phelps Rd. Bldg. E	Suite 1: ±6,374 SF	16,000 SF	Office/Industrial	\$0.65 SF/NNN*

\*NNN = Approx. \$.24/SF/Mo.

## 51st Avenue & Bell Road

PROJECT HIGHLIGHTS:	Bell Road Frontage: 5285 W. Bell Road	T.T. Building 16950 N. 51st Avenue
	<ul style="list-style-type: none"> <li>Two Freestanding Buildings with Frontage on Bell Road</li> <li>Over 90,000 Vehicles Per Day on Bell Road</li> <li>Both Building's Site at Full Traffic Lights</li> <li>Zoning: M-1 (PUD) and BP, City of Glendale</li> </ul>	<p><b>Available:</b> ±4,000 SF  <b>Year Built:</b> 1985 (updated 2018)  <b>Zoning:</b> M-1 (PUD), City of Glendale  <b>Clear Height:</b> 13'  <b>Parking Ratio:</b> 12/1,000 SF  <b>Bldg. Power:</b> 1,600 Amps (120/208 V Service Section)  <b>Tenant Improvements:</b> Negotiable  <b>Lease Rate:</b> \$22.00 NNN "Grey Shell"</p>

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# 51 BELLS BUSINESS PARK

FOR LEASE | GLENDALE, AZ

7 Spaces Available  
From  $\pm 2,798$  SF to  $\pm 7,723$  SF

**Bldg N: SUITE 6**  
 $\pm 2,798$  SF



5175 WEST PHELPS ROAD

**Bldg R: SUITE 1 -  $\pm 7,723$  SF**  
**SUITE 3 -  $\pm 7,508$  SF**



5295 WEST PHELPS ROAD

**Bldg. 6: SUITE C**  
 $\pm 3,898$  SF



5115 WEST BELL ROAD

**Bldg E: SUITE 1**  
 $\pm 6,374$  SF



5150 WEST PHELPS ROAD

**T.T. BUILDING**  
 $\pm 7,000$  SF AVAILABLE  
(Divisible - 3,000 SF)

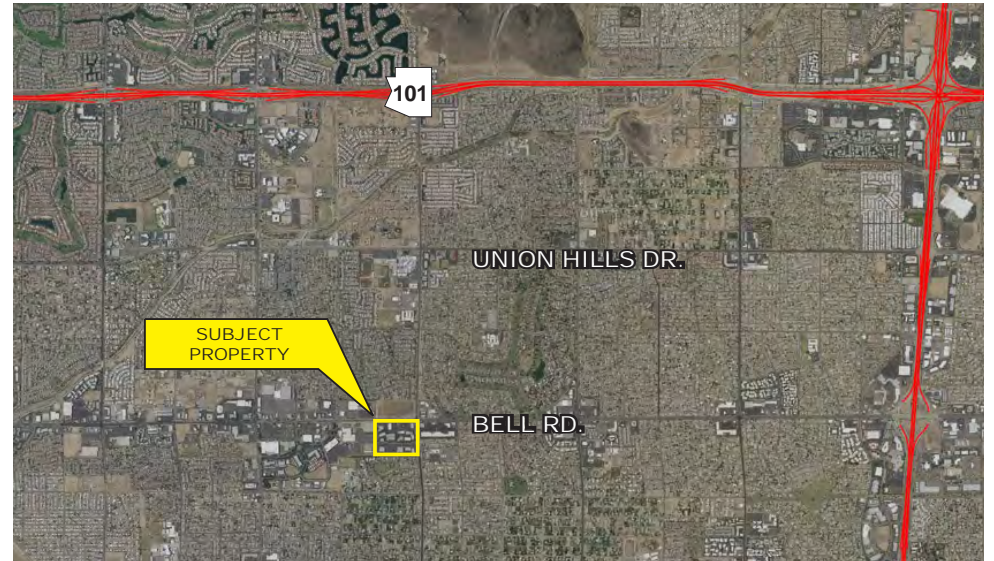


16950 NORTH 51ST AVENUE

**Bell Road Frontage**  
 $\pm 4,000$  SF



5285 WEST BELL ROAD



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51 BELLS BUSINESS PARK | FOR LEASE

5175 WEST PHELPS ROAD

GLENDALE, ARIZONA

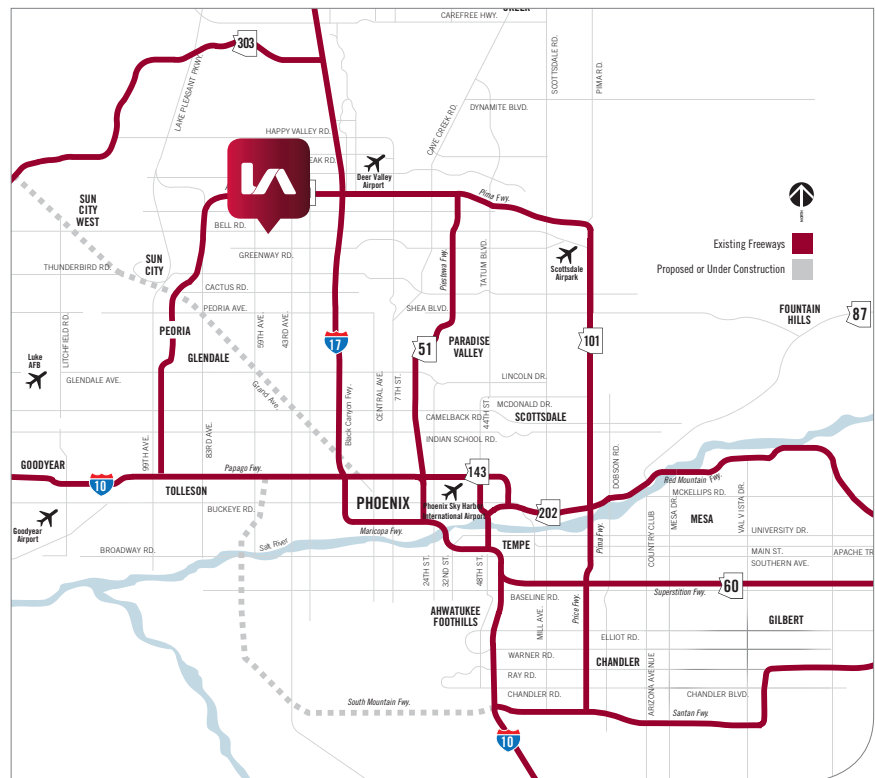
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## FEATURES

- Total Building Size: 16,435 SF
- **Suite 6: ±2,798 SF Industrial Office Space**
  - Lease Rate: \$0.65 SF/NNN
- **No Roll Up Door**
- Year Built: 1997
- Zoning: BP (Business Park), City of Glendale
- 2 Private Offices, Open Showroom Space & Restroom
- Fire Sprinklers
- Parking Ratio: 4.00/1,000 SF
- 100% Air Conditioned
- Move in Ready

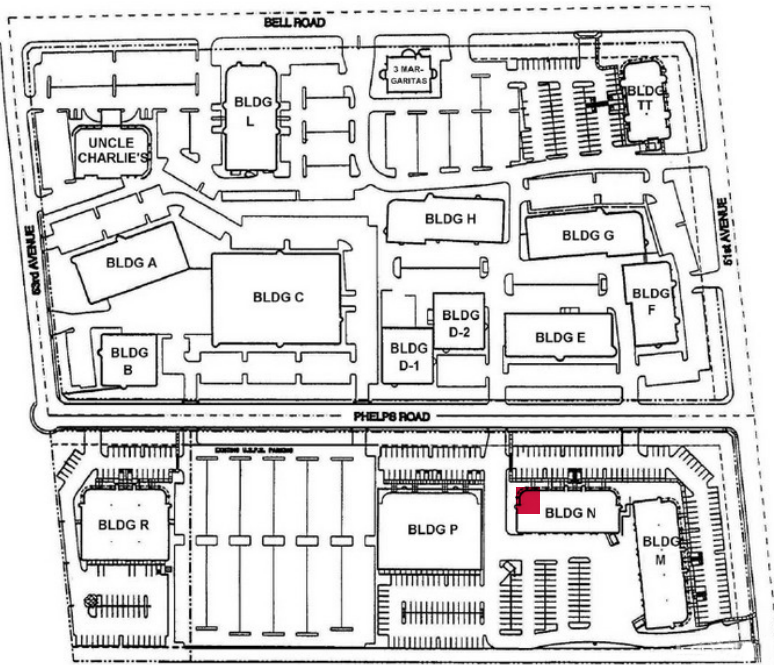
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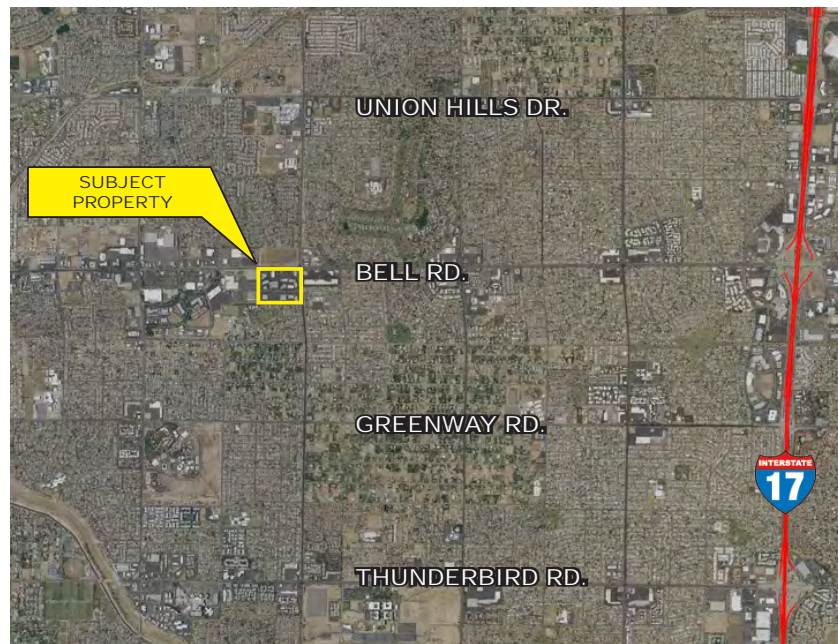
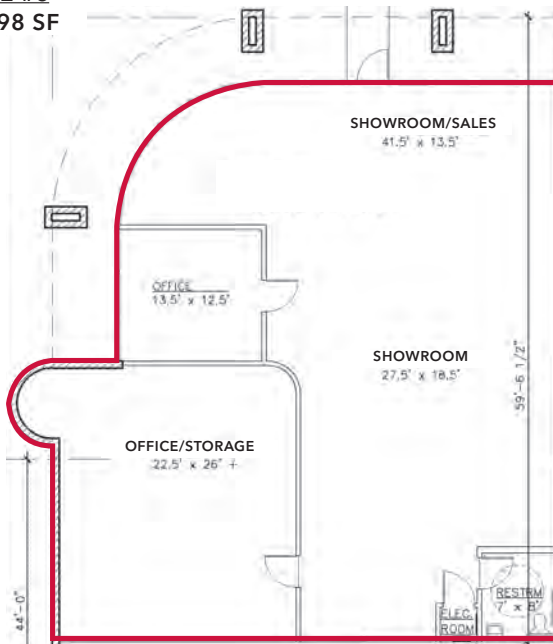
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**Area Amenities:**

- Peoria Sports Complex
- Arrow Towne Center
- Midwestern University
- Thunderbird School of Global Management
- Banner Thunderbird Medical Center
- On site Restaurant
- Located 2 miles South of the Loop 101
- Located 3 miles west of the I-17

**SUITE #6**  
 ± 2,798 SF



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51 BELLS BUSINESS PARK | FOR LEASE

5295 WEST PHELPS ROAD

GLENDALE, ARIZONA

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## FEATURES

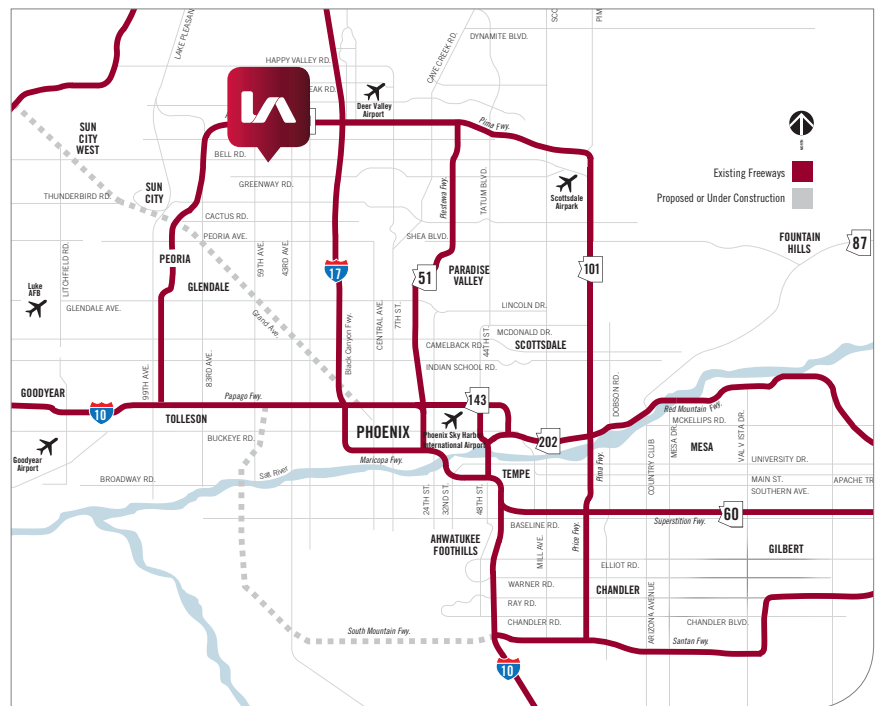
- Total Building Size: 24,000 SF
- **Bldg. R Available**
  - **Suite 1: ±7,723 SF**
  - **Suite 3: ±7,508 SF**
- Year Built 2001
- Total Drive Ins: (3) 12' w x 12' h
- Zoning: BP (Business Park) City of Glendale
- Parcel #: 200-50-013C
- Parking Ratio: 5.00/1,000 SF
- 100% Air Conditioned
- Power: 2,000 Amps/120-208V 3Phase Heavy Power
- **Lease Rate: \$0.60 SF/NNN**  
NNN's Approx. \$0.24/SF

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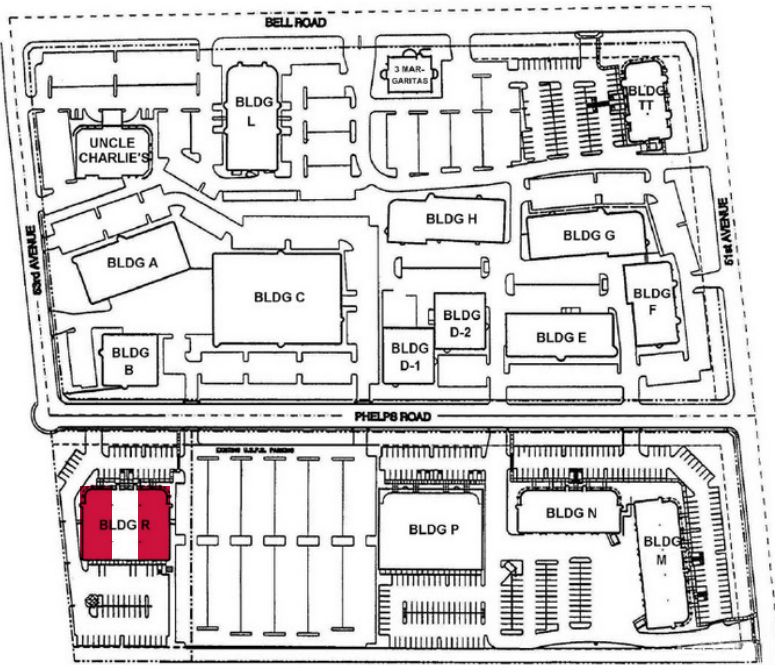
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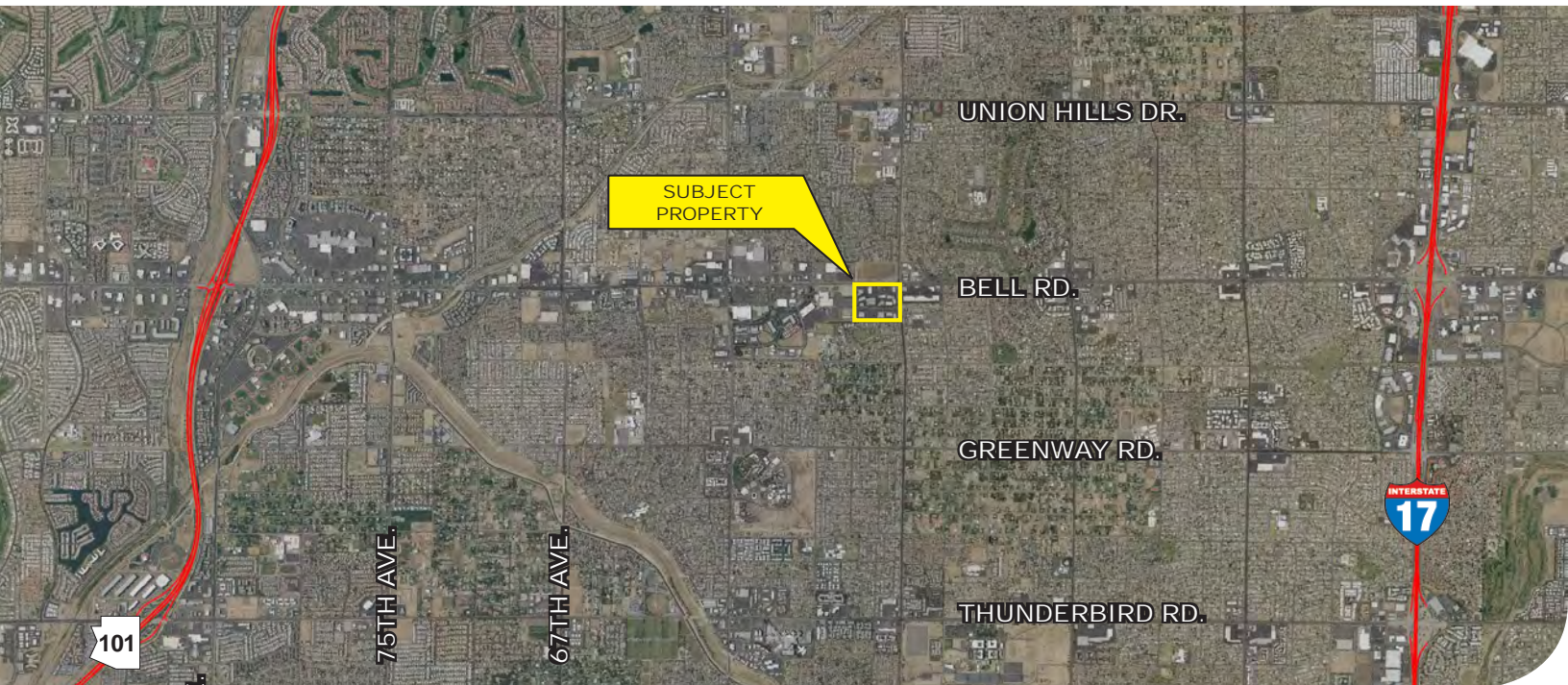


51 BELLS BUSINESS PARK | FOR LEASE  
5295 WEST PHELPS ROAD  
GLENDALE, ARIZONA



**Area Amenities:**

- Peoria Sports Complex
- Arrow Towne Center
- Midwestern University
- Thunderbird School of Global Management
- Banner Thunderbird Medical Center
- On site Restaurant
- Located 2 miles South of the Loop 101
- Located 3 miles west of the I-17

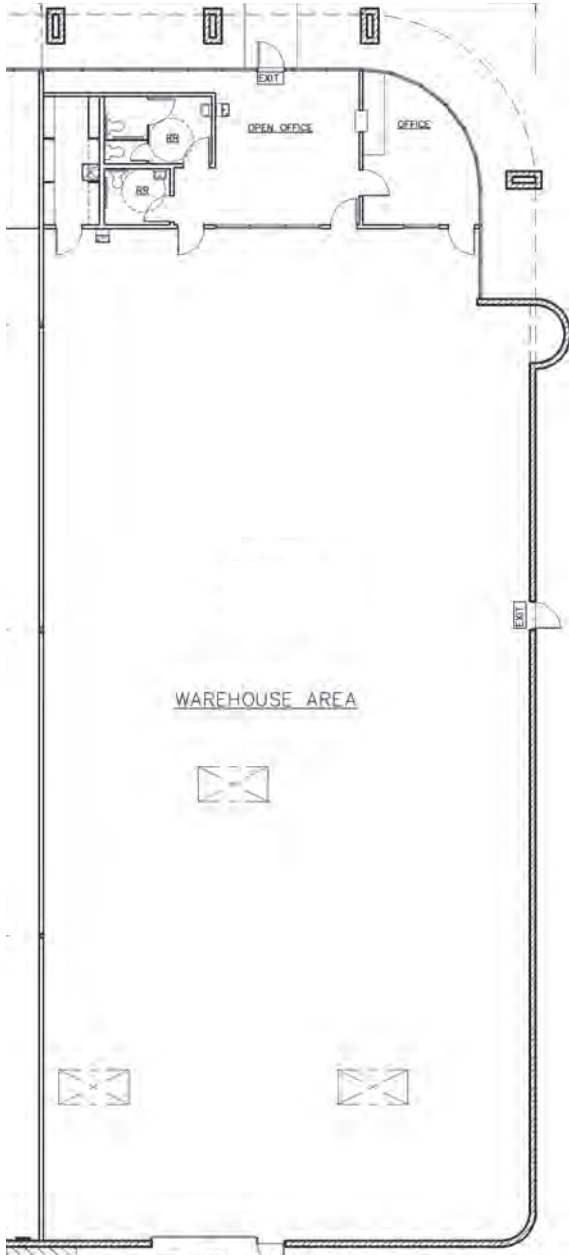


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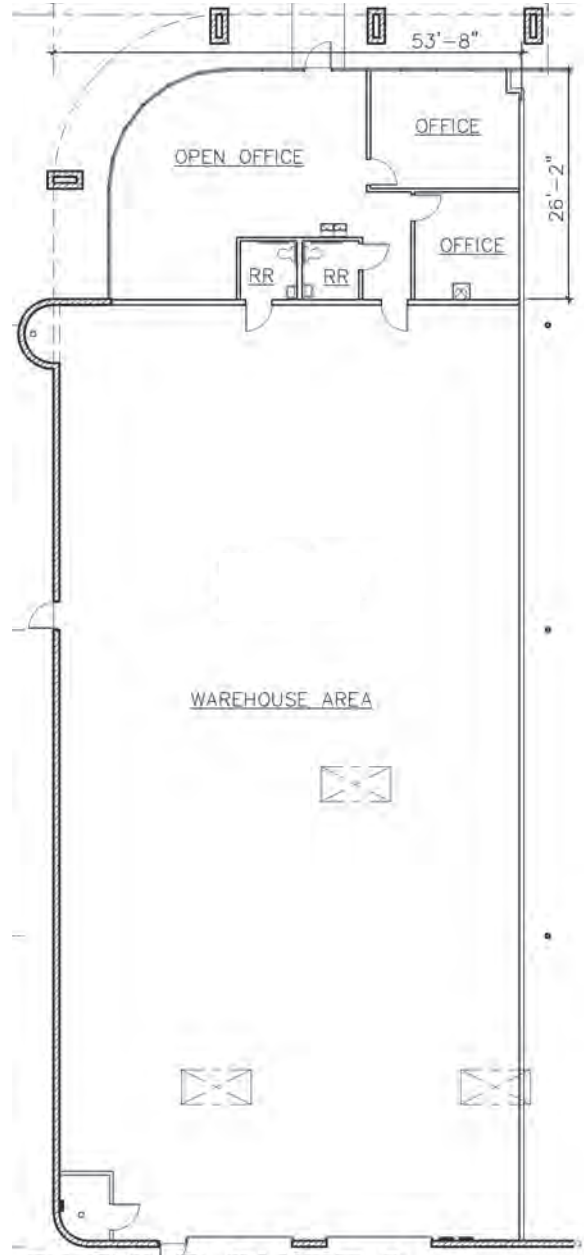




**Suite 1: ±7,723 SF**



**Suite 3: ±7,508 SF**



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51 BELLS BUSINESS PARK | FOR LEASE

5115 WEST BELL ROAD

GLENDALE, ARIZONA

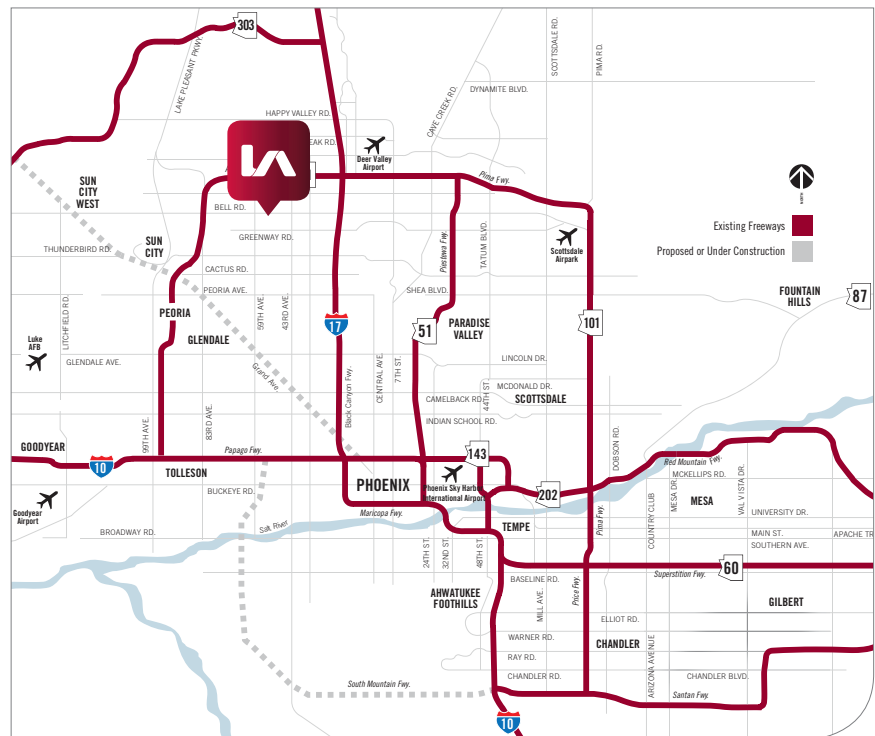
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## FEATURES

- Total Building Size: 17,814 SF
- Available: **Suite C: ±3,898 SF**
- **Lease Rate: \$1.00 NNN**  
(NNN = Approx. \$.24 SF/Mo.)
- Power: 200 Amps
- Move In Ready
- Roll Ups: (2) 12' x 12'
- Fire Sprinklers
- 16' Clear Height
- Parking Ratio: 6/1,000 SF
- Year Built: 1998
- Zoning: M-1 (PUD), City of Glendale

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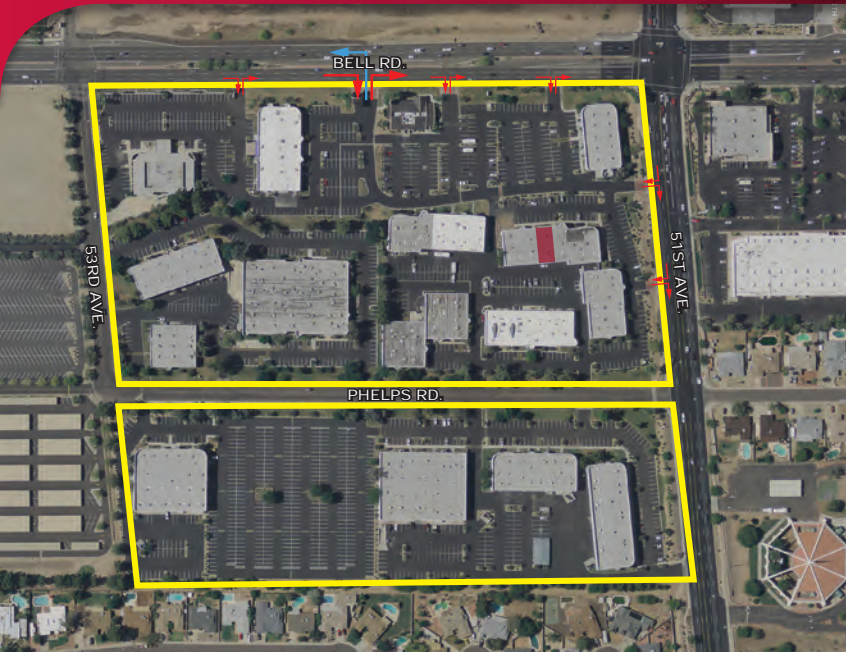
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51 BELLS BUSINESS PARK | FOR LEASE

5115 WEST BELL ROAD

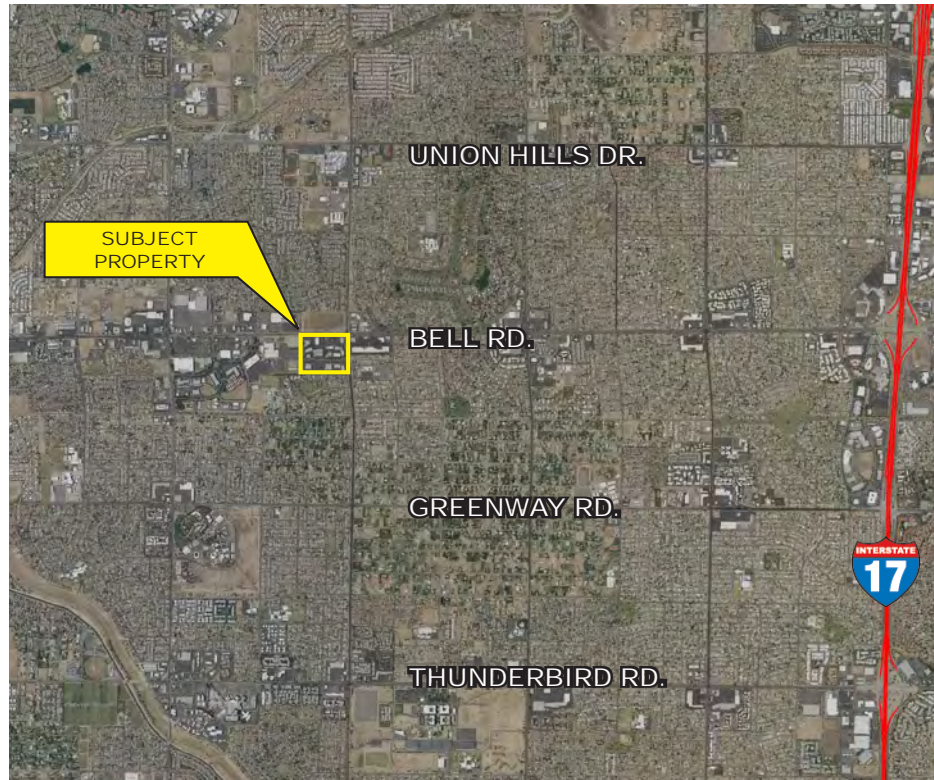
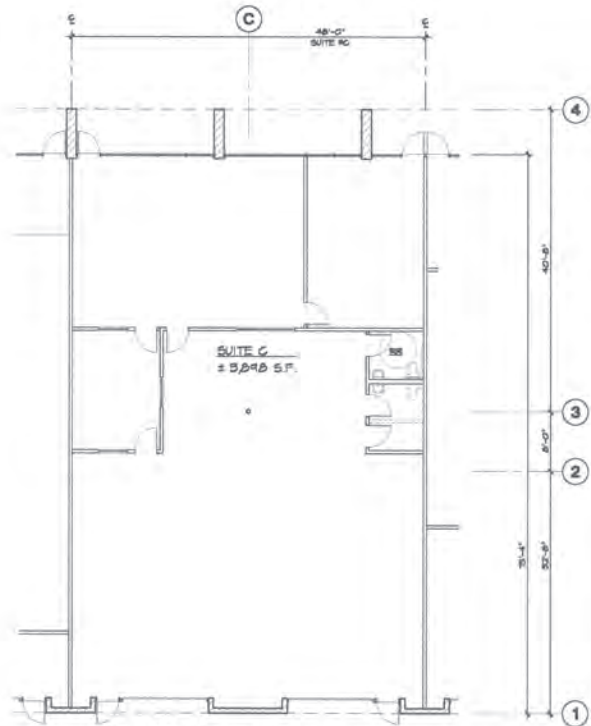
GLENDALE, ARIZONA



**Area Amenities:**

- Peoria Sports Complex
- Arrow Towne Center
- Midwestern University
- Thunderbird School of Global Management
- Banner Thunderbird Medical Center
- On site Restaurant
- Located 2 miles South of the Loop 101
- Located 3 miles west of the I-17

**Suite C: ±3,898 SF**



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# 51 BELLS BUSINESS PARK | FOR LEASE

## 5150 WEST PHELPS ROAD

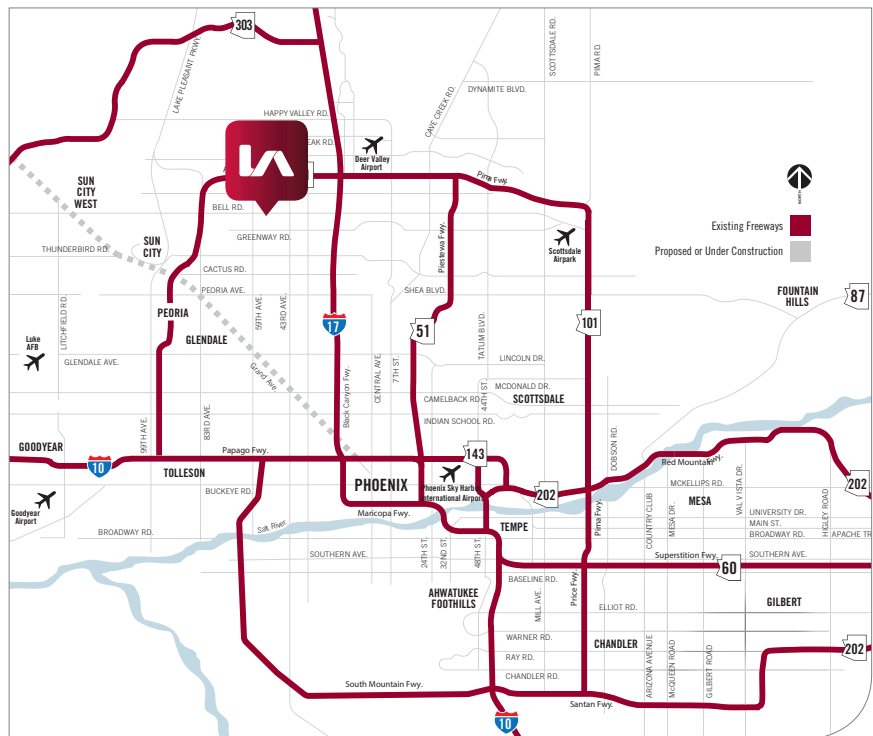
GLENDALE, ARIZONA



### FEATURES

- **Total Building Size: 16,000 SF**
- **Suite 1: Available: 6,374 SF**
- Year Built: 1987
- Zoning: M-1 (PUD), City of Glendale
- 16' Clear Height
- Parking Ratio: 3.0/1,000 SF
- Roll Ups: (2) 12' X 12'
- Power: 300 Amps
- 100% Air Conditioned
- Move in Ready
- **Lease Rate: \$0.65 SF/NNN\***

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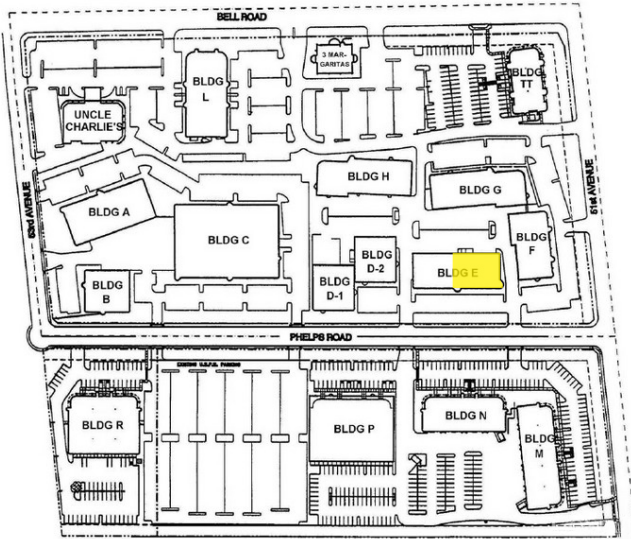
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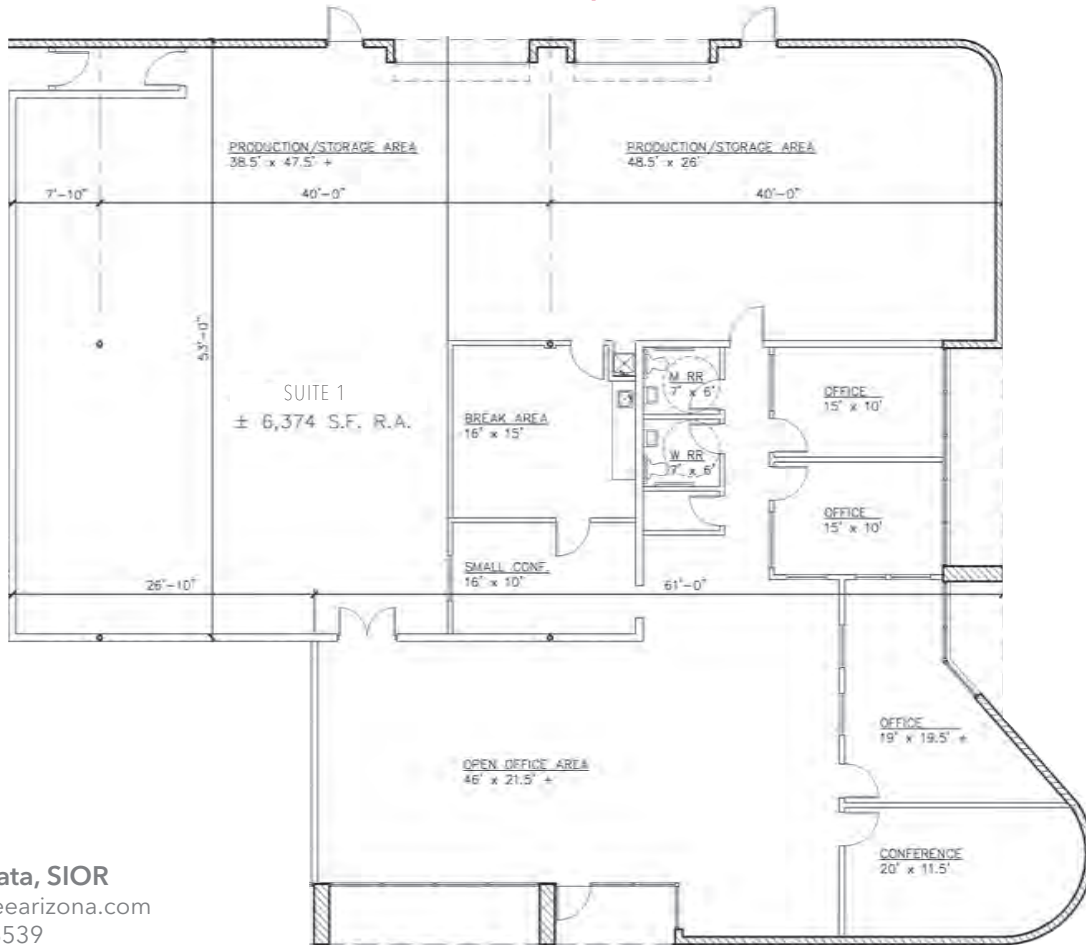
51 BELLS BUSINESS PARK | FOR LEASE  
5150 WEST PHELPS ROAD  
GLENDALE, ARIZONA



Area Amenities:

- Peoria Sports Complex
- Arrow Towne Center
- Midwestern University
- Thunderbird School of Global Management
- Banner Thunderbird Medical Center
- On site Restaurant
- Located 2 miles South of the Loop 101
- Located 3 miles west of the I-17

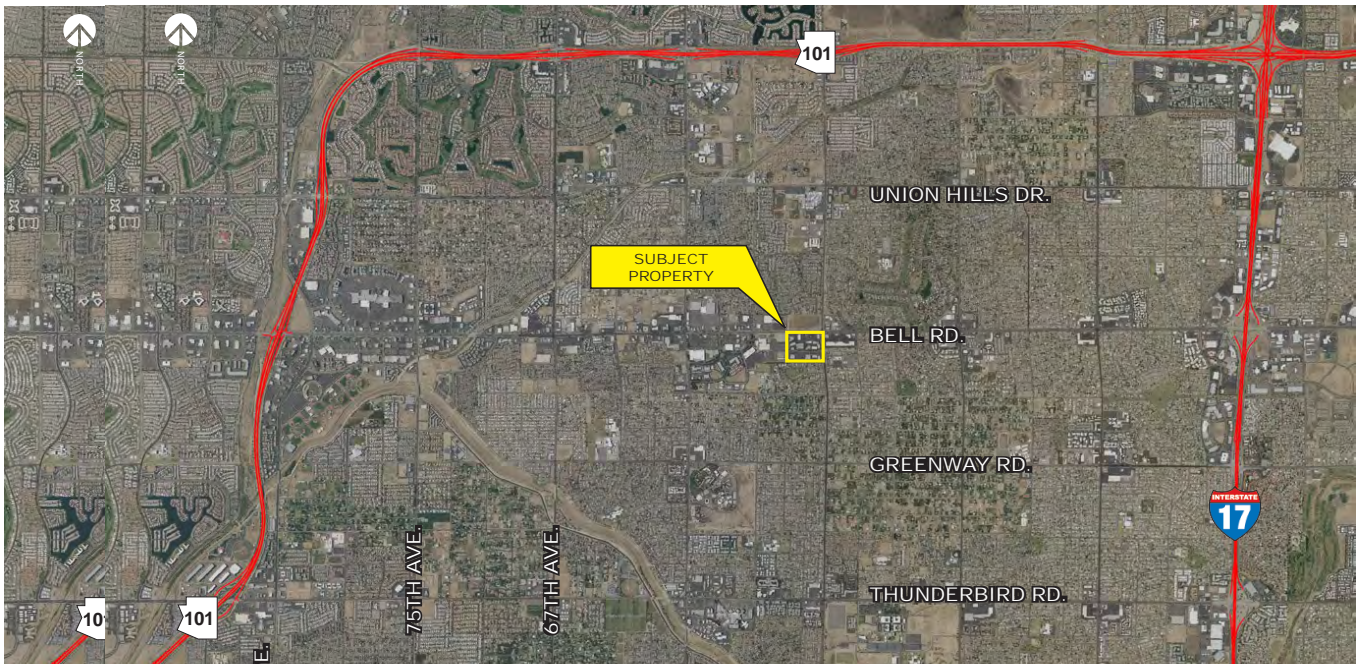
**SUITE 1 - 6,374 SF**



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51 BELLS BUSINESS PARK | FOR LEASE  
5150 WEST PHELPS ROAD  
GLENDALE, ARIZONA



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# ±4,000 SF AVAILABLE 51 BELLS BUSINESS PARK 5285 W. Bell Road

Retail Opportunity | Glendale, Arizona

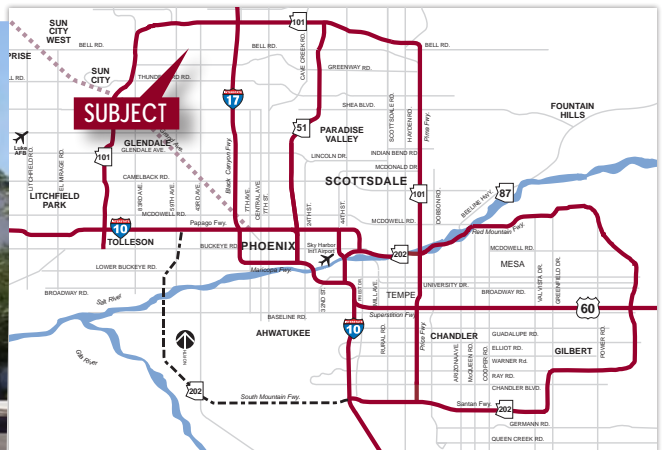


COMMERCIAL REAL ESTATE SERVICES

[www.learizona.com](http://www.learizona.com)

**FREE STANDING BUILDING WITH BELL ROAD FRONTAGE  
OVER 90,000 VPD ON BELL ROAD**

**FOR LEASE**



FOR MORE INFORMATION  
PLEASE CONTACT:

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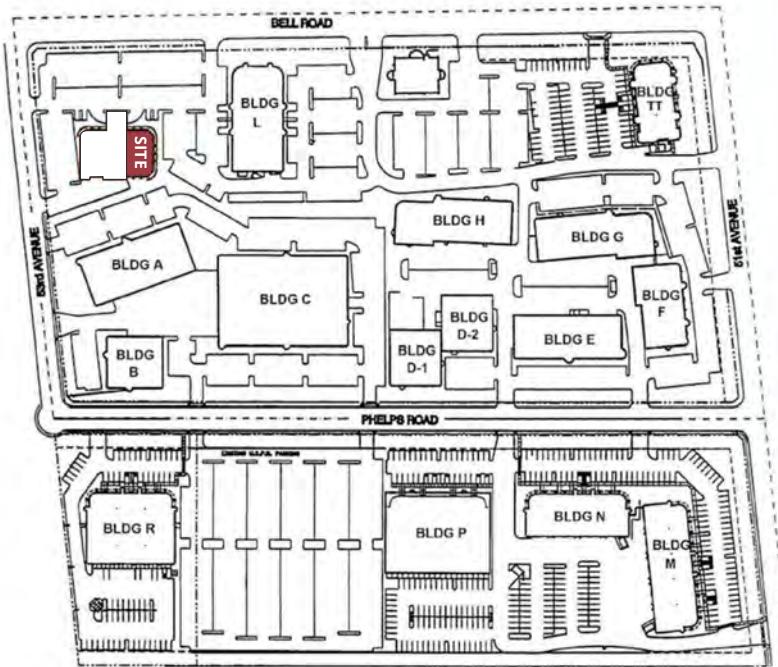
# ±4,000 SF AVAILABLE 51 BELLS BUSINESS PARK 5285 W. Bell Road

Retail Opportunity | Glendale, Arizona



www.learizona.com

**FOR LEASE**



## BUILDING FEATURES:

<b>Address:</b>	5285 W. Bell Road, Glendale, AZ
<b>Available:</b>	±4,000 SF
<b>Traffic Count:</b>	87,000 VPD
<b>Year Remodeled:</b>	2018
<b>Zoning:</b>	M-1 (PUD), City of Glendale
<b>Clear Height:</b>	13'
<b>Parking Ratio:</b>	12/1,000 SF
<b>Power:</b>	1600 Amps, 120/208 service section
<b>Air Conditioned:</b>	100%
<b>Tenant Improvements:</b>	Negotiable
<b>Lease Rate:</b>	\$22.00 SF/NNN "Grey Shell"

FOR MORE INFORMATION  
PLEASE CONTACT:

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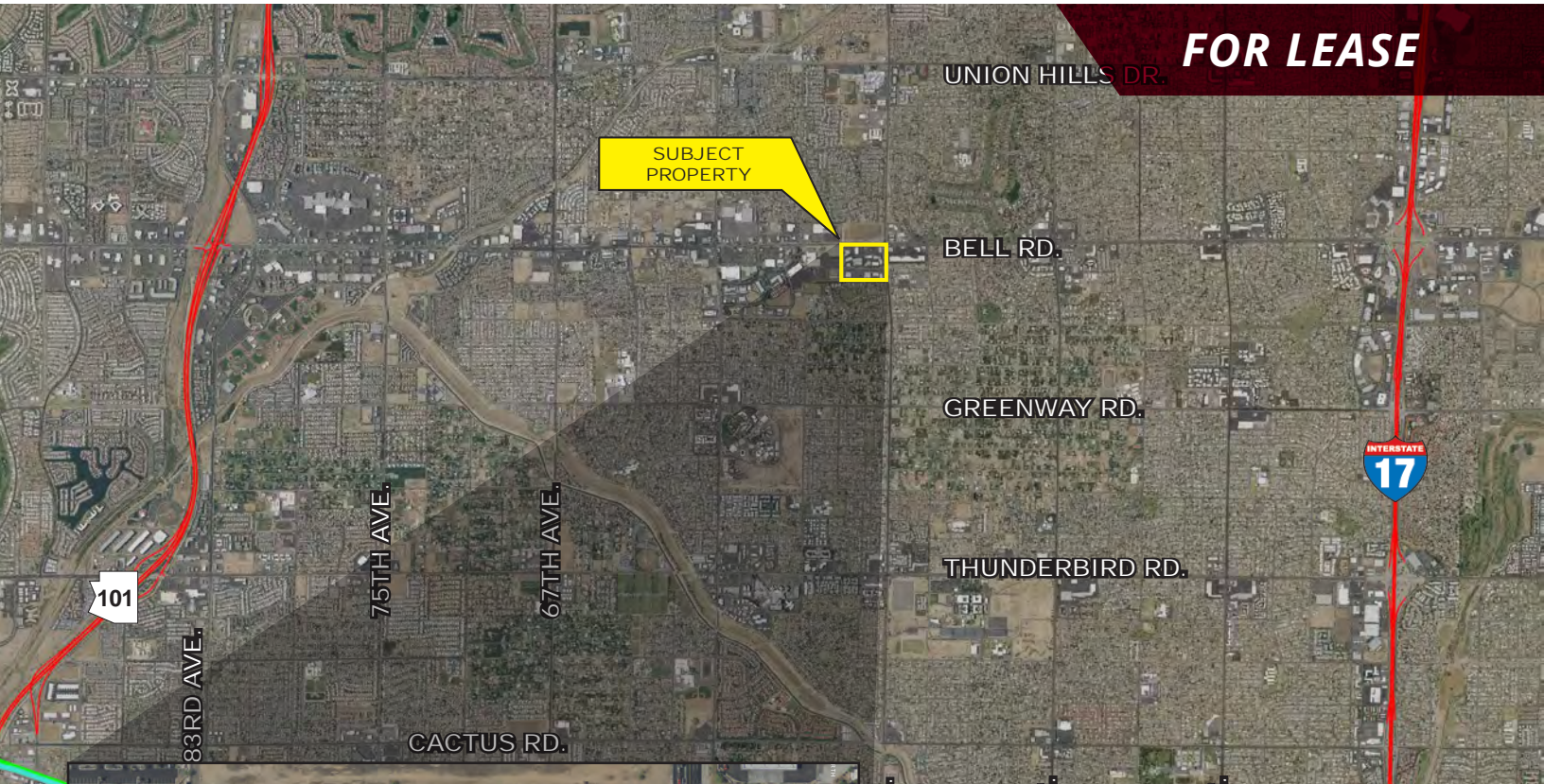


# ±4,000 SF AVAILABLE 51 BELLS BUSINESS PARK 5285 W. Bell Road

Retail Opportunity | Glendale, Arizona

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**FOR LEASE**



## AREA AMENITIES:

- Close to 90,000 VPD on Bell Road
- Other Retailers:



- Located 2 miles South of the Loop 101
- Located 3 miles West of I-17
- Surrounding center is over 90% leased

FOR MORE INFORMATION  
PLEASE CONTACT:

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51 BELLS BUSINESS PARK | FOR LEASE  
16950 NORTH 51ST AVENUE  
GLENDALE, ARIZONA

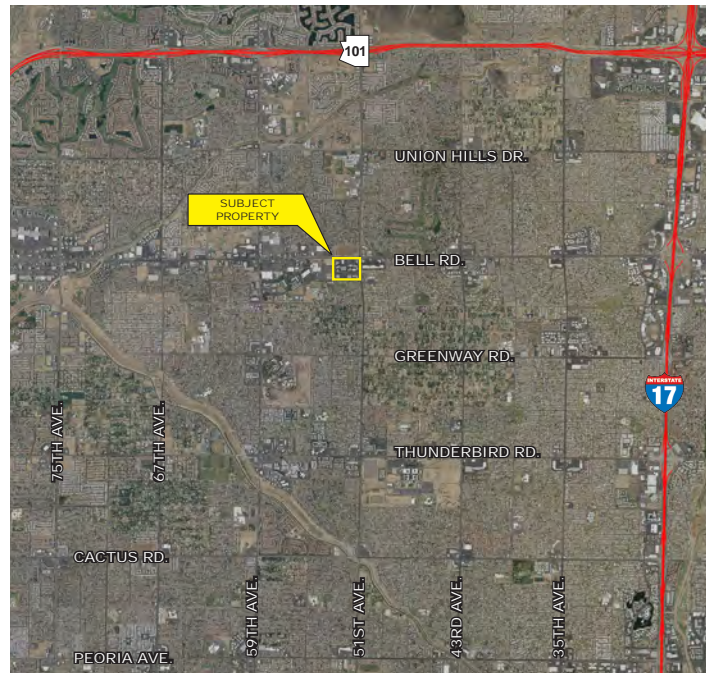
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## FEATURES

- Total Building Size: 11,000 SF
- Available: ±7,000 SF (Divisible to 3,000 SF)
- Year Built: 2001
- Zoning: M-1 (PUD), City of Glendale
- 16' Clear Height
- Parking Ratio: 10/1,000 SF
- Power: 600 Amps
- Move in Ready
- Tenant Improvements: Negotiable
- **Lease Rate: \$22.00 NNN**

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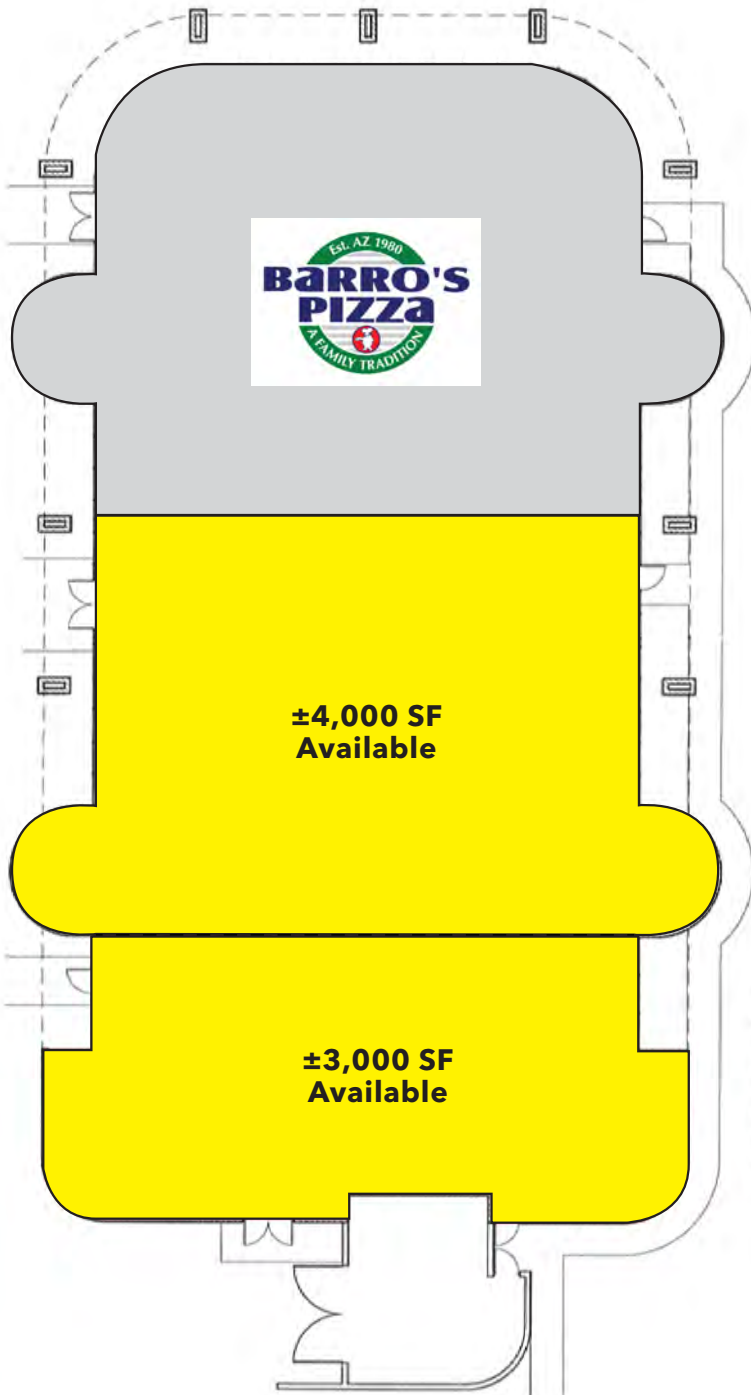
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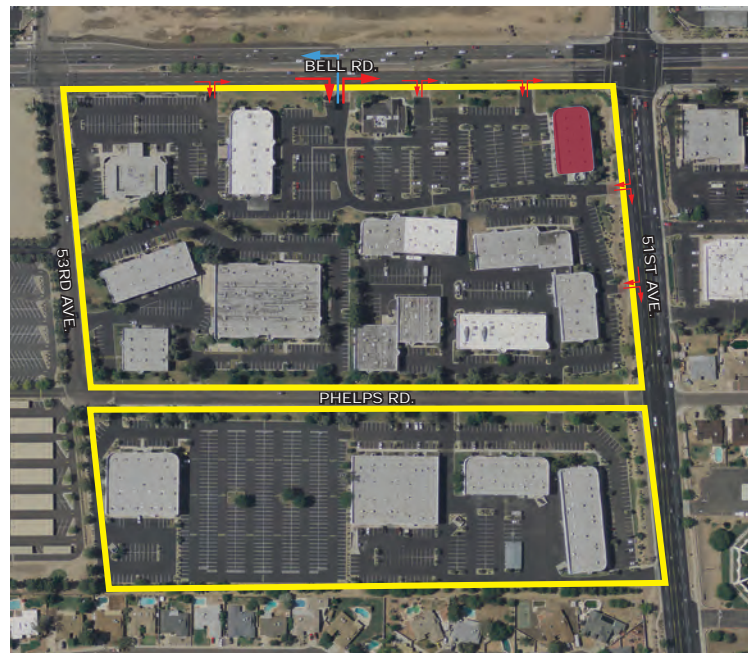


51 BELLS BUSINESS PARK | FOR LEASE  
16950 NORTH 51ST AVENUE  
GLENDALE, ARIZONA



**Area Amenities:**

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- Arrow Towne Center
- Midwestern University
- Thunderbird School of Global Management
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- On site Restaurant
- Located 2 miles South of the Loop 101
- Located 3 miles west of the I-17



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