

FOR SALE

5160 West Missouri Avenue

Glendale, AZ 85301



NEW PRICE REDUCTION – ASKING PRICE: \$45/SF OR \$1,800,000

FEATURES

±40,000 total SF manufacturing facility

±2,800 SF of office

±1.3 AC site

±12' - ±20' clear height

Dock-high loading doors

4400 amps, 277/480 volt, 3-phase heavy power

Active BNSF rail spur

30 parking spaces, potential for additional parking

Quick access to US 60

M-2 zoning (City of Glendale)

Fenced yard area

Asking Price: \$45/SF or \$1,800,000

KIDDER MATHEWS

Mike Ciosek, SIOR

Eric Bell, SIOR

Dylan Scott

PALADIN PARTNERS

D. Conrad Madsen III, SIOR

972.354.8090

Co-brokered with:



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PROPERTY AERIALS



KIDDER MATHEWS

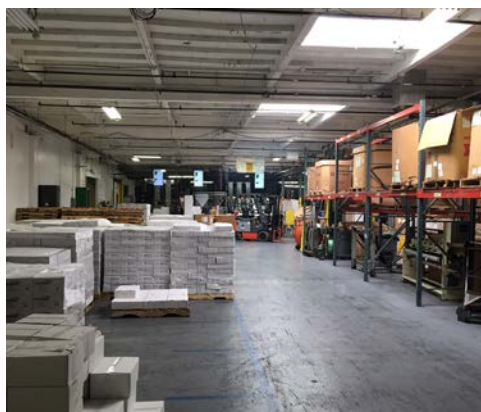
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