



INDUSTRIAL BUILDING AVAILABLE FOR SALE

7600 N 71ST AVE | GLENDALE, AZ 85303

±13,483 SF INDUSTRIAL BUILDING
±2,812 SF OFFICE SPACE

SINGLE TENANT BUILDING
ZONED M-1, CITY OF GLENDALE

HEAVY POWER & FENCED/GATED YARD
2 GRADE LEVEL DOORS

SALE PRICE

\$1,700,000

EXCLUSIVE CONTACT

Craig Trbovich
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ctrbovich@cpiaz.com

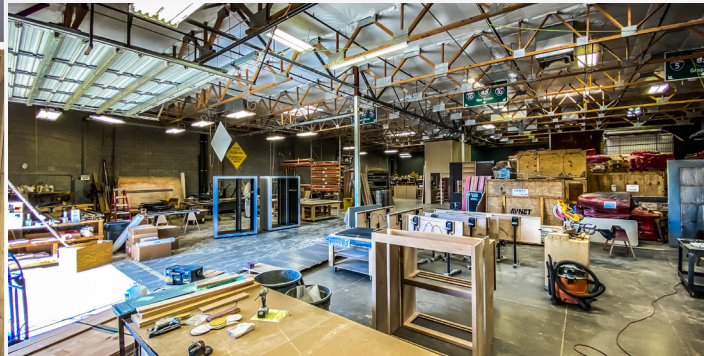


COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CPPIAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.
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PROPERTY OVERVIEW

Sale Price:	\$1,700,000 (\$126 PSF)
Building Size:	±13,483 SF
Lot Size:	±1 Acre
Industrial Space:	±10,671 SF
Office Space:	±2,812 SF
Building Type:	Single Tenant Industrial
Frontage:	N 71st Ave
Year Built:	2005
Zoning:	M-1, Glendale
Clear Height:	16' - 18'
Grade Level Doors:	1 (12'x12') & 1 (12'x16')
Power:	SRP 120-208 V 1,000 A 3 Ph
Yard:	Gated/Fenced
Warehouse A/C:	EVAP
Water/Sewer:	City of Glendale
Roof:	Newly Installed in 2019

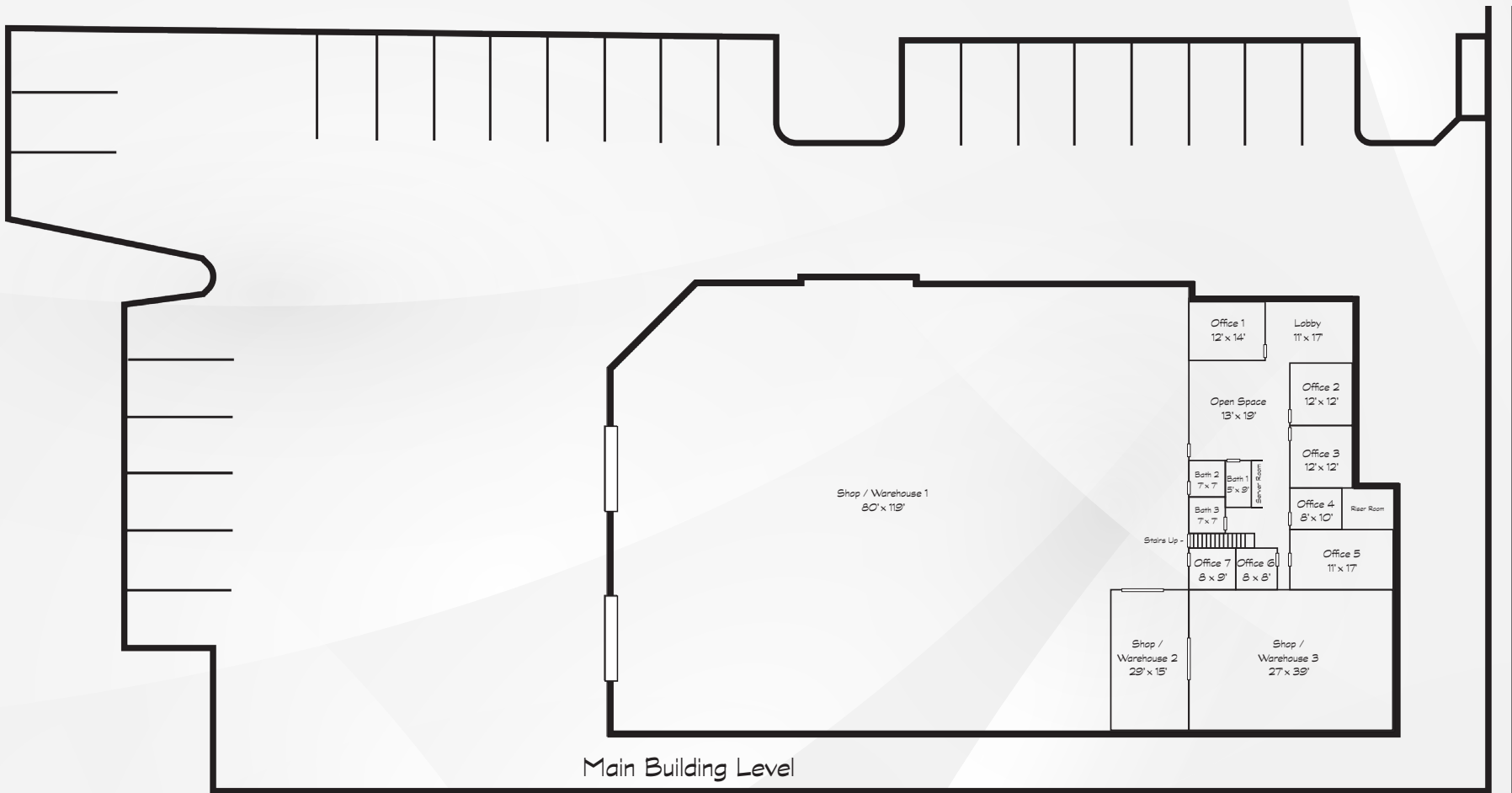


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DEMOGRAPHICS

POPULATION
14,971 (1M)
162,946 (3M)
452,117 (5M)



HOUSEHOLDS
4,534 (1M)
52,622 (3M)
144,769 (5M)



AVG HH INCOME
\$38,530 (1M)
\$48,145 (3M)
\$50,173 (5M)



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