

# FOR SALE

6632 WEST MYRTLE AVENUE  
GLENDALE, ARIZONA 85301

# Voit

REAL ESTATE SERVICES



## PROPERTY SPECIFICATIONS

6632 W. Myrtle is a freestanding distribution facility located in the heart of Glendale, Arizona. Capable of accommodating up to 2 tenants, the facility is currently being offered for sale as 100% leased investment opportunity by a single tenant, Multi Enterprise, Inc., a privately owned company.

## FEATURES

<b>Building Area:</b>	45,343 SF	<b>Zoning:</b>	M-1, City of Glendale
<b>Site Area:</b>	101,283 SF (2.325 Acres)	<b>Loading:</b>	5 truckwell positions 2 grade positions
<b>Year Built:</b>	2000	<b>Sprinklers:</b>	Yes
<b>Clear Height:</b>	24 feet	<b>Parking:</b>	± 60 Surface
<b>Construction Type:</b>	Tilt Concrete	<b>Occupancy:</b>	100%

For more information, contact:

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## INVESTMENT NOTES

Size:	45,343 SF
Occupancy:	100% Leased
Type:	NNN
Lease Term:	10 years
Starting Lease Rate:	\$0.308 SF / \$14,000/month
Annual Escalations	2%
Year 1 NOI:	\$168,000
Sale Price:	\$2,200,000



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