

7811

N GLEN HARBOR BLVD

AVAILABLE FOR LEASE
±250,000 SF REMAINING



7811 N. GLEN HARBOR BOULEVARD, GLENDALE, AZ

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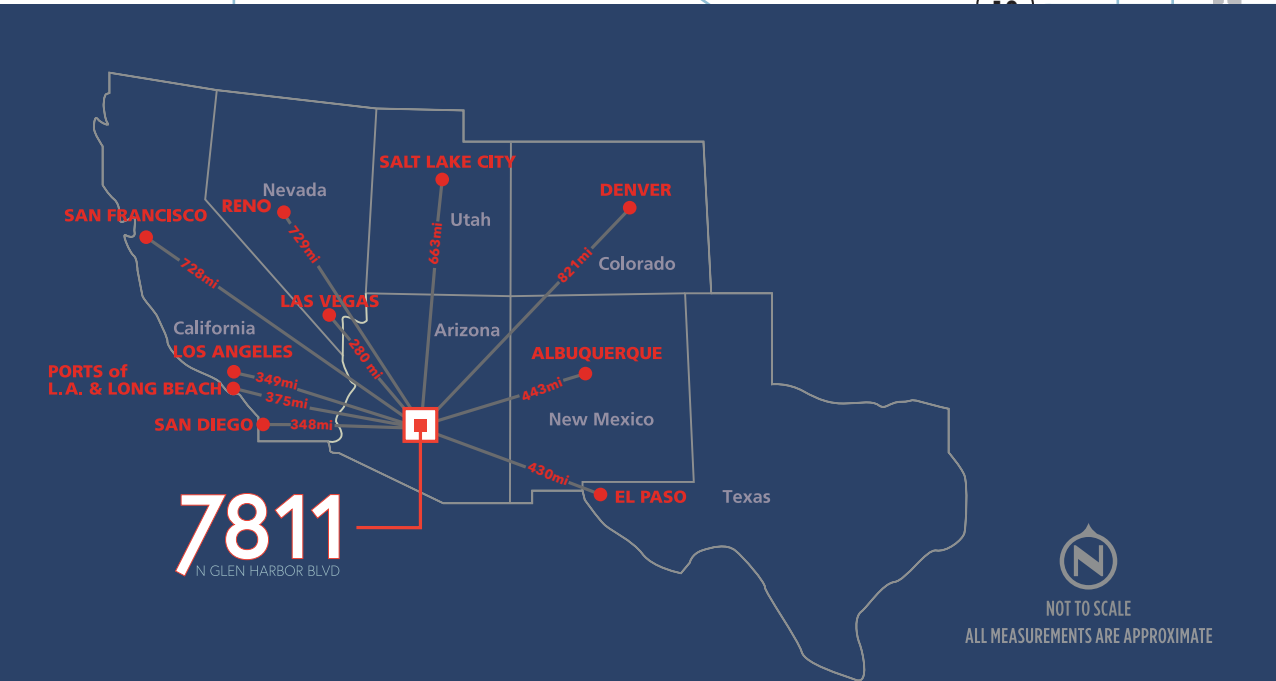
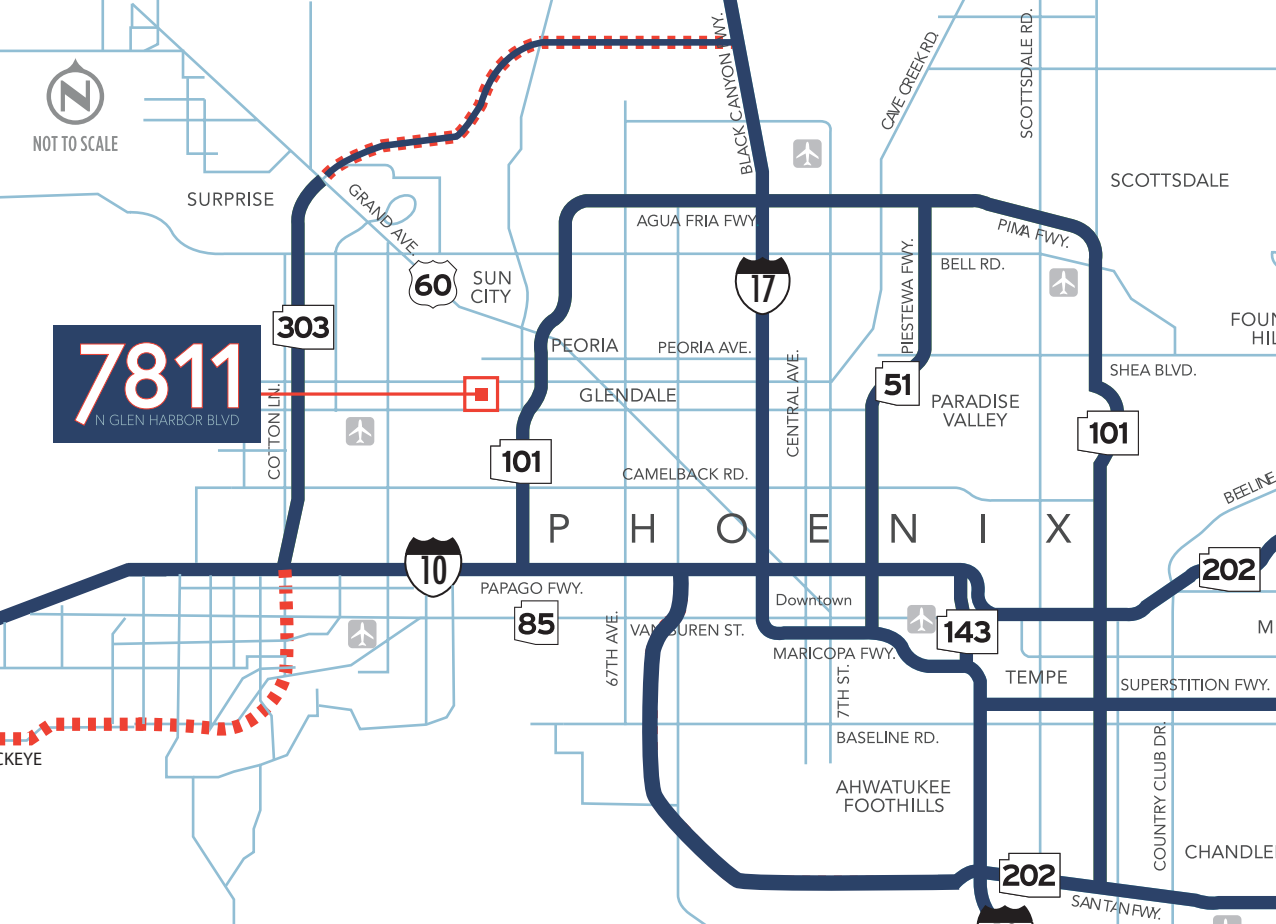
PROPERTY OVERVIEW

- » ±620,000 SF Building
- » ±250,000 SF Available
- » Foreign Trade Zone Capable
- » M-1 Zoning, City of Glendale
- » Easy Access to I-10 and I-17 via Loop 101
- » Several Amenities within a 3-Mile Radius

SPACE OVERVIEW

Available Space:	±250,000 SF
Office Space:	±8,200 SF
Warehouse Space:	±241,800 SF
Additional Land:	Up to ±3.34 Acres of additional land available for Outside Storage, Trailer Parking or Auto Parking
Parcel Size:	±29.30 Acres
Clear Height:	±32'
Loading:	16 Dock Doors All with Full Packages including Pit Levelers
Auto Parking:	118 Stalls (Expandable)
Trailer Parking:	17 Stalls (Expandable)
Power:	2,400 Amps; 277/480 V
Water:	12" Water Line Located 18' S Center Line City of Glendale
Sewer:	10" Sewer Line 26' N Center Line City of Glendale
Gas:	Southwest Gas
Fiber:	Cox
Warehouse Cooling:	Evap Cooled & Big Ass Fans
Sprinklers:	ESFR





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