



4100 W Glenrosa Ave

STREET ADDRESS	<u>4100 W Glenrosa Ave</u>	BUILDING SIZE	<u>25,922 SF</u>
CITY/STATE/ZIP	<u>Phoenix AZ, 85019</u>	AVAILABLE SQ.FT.	<u>25,922 SF</u>
MAJOR X-ROADS	<u>N 43rd Ave & W Indian School Rd</u>	LAND SIZE (ACRES)	<u>3.27 Acres</u>
YEAR BUILT	<u>1966</u>	ZONING	<u>A-2 (Phoenix)</u>

BUILDING SPECIFICATIONS

CONSTRUCTION	<u>Metal</u>	AMP	<u>800 Amps</u>	GRND. LEVEL	<u>(2) 15' x 15'</u>
CLEARANCE	<u>26'</u>	VOLT	<u>270/480 Volts</u>	DOCK HI(#)	<u>NA</u>
ROOF TYPE	<u></u>	PHASE	<u>3</u>	TRUCKWELL	<u>NA</u>
SKYLIGHTS	<u></u>	SPRINKLERS	<u>NA</u>	CRANES	<u>(2) – 5 Ton</u>
RESTROOMS	<u></u>	AIR CONDS	<u></u>	RAIL	<u>Burlington Northern Santa Fe</u>
DIMENSIONS	<u>300' x 110' x 140' x 40' x 160' x 70'</u>				

FEATURES Large yard space with Bridge Cranes

OFFICE SPECIFICATIONS

SQ. FT.	<u>1,560 SF</u>	# OFFICES	<u></u>	MEZZANINE	<u></u>
AIR COND	<u></u>	HEAT	<u></u>	RESTROOMS	<u></u>

LAND

DIMENSIONS	<u>540.48 x 232.96'</u>
YARD	<u></u>
PARKING	<u></u>

UTILITIES

POWER CO	<u></u>
GAS CO	<u></u>
WATER CO	<u>City of Phoenix</u>
SEWER CO	<u>City of Phoenix</u>

SALE INFO

PRICE	<u>\$2,100,000.00</u>
SF	<u>\$81.01 /SF</u>

SUB-LEASE INFO

PRICE	<u>\$10,000.00 /Mo. (\$.39/SF/Mo.)</u>
TYPE	<u>NNN</u>

TAXES

AMOUNT	<u>\$19,628.08</u>
YEAR	<u>2009</u>

PARCEL # 107-02-067E

INSPECTION & POSSESSION

NAME	<u>Benjamin L. Johnson</u>
PHONE NUMBER	<u>(602) 575-2318</u>
FAX NUMBER	<u>(602) 575-2338</u>
EMAIL	<u>Ben.Johnson@daumcommercial.com</u>

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