

4932 W Pasadena Ave

STREET ADDRESS	<u>4932 W Pasadena Ave</u>	BUILDING SIZE	<u>50,000+ SF</u>
CITY/STATE/ZIP	<u>Glendale, AZ 85301</u>	AVAILABLE SQ.FT.	<u>50,000+ SF</u>
MAJOR X-ROADS	<u>51st Ave & Camelback Rd</u>	LAND SIZE (ACRES)	<u>5.0 Acres</u>
YEAR BUILT	<u>1973</u>	ZONING	<u>M-2 (City of Glendale)</u>

BUILDING SPECIFICATIONS

CONSTRUCTION	<u>Masonry</u>	AMP	<u>1600 amps</u>	GRND. LEVEL	<u>(2) 10' X10' Doors</u>
CLEARANCE	<u>12' to 15"</u>	VOLT	<u>277/480 volts</u>	DOCK HI(#)	<u>(3) 12' x 14' With Levelers</u>
ROOF TYPE	<u>Wood</u>	PHASE	<u>3 Phase</u>	TRUCKWELL	<u>Triple Wide</u>
SKYLIGHTS	<u>No</u>	SPRINKLERS	<u>Yes</u>	18" Loading Dock	<u>(7) 10' X 10' Doors</u>
RESTROOMS	<u>Yes; Male & Female</u>	AIR CONDS	<u>Evap Cooled</u>	RAIL	<u>BNSF on Site</u>
DIMENSIONS					

FEATURES

Centrally located - Ample SRP Electric service - Natural gas - Multiple loading options - Land for expansion or additional Parking. Only 23% Building to Land Ratio!

OFFICE SPECIFICATIONS

SQ. FT.	<u>11,000 Sq. Ft.</u>	# OFFICES	<u></u>	MEZZANINE	<u></u>
AIR COND	<u>Yes</u>	HEAT	<u>Yes</u>	RESTROOMS	<u>Male and Female</u>

LAND

DIMENSIONS	<u>714.10' x 305'</u>
YARD	<u></u>
PARKING	<u>Ample with room for expansion</u>

UTILITIES

POWER CO	<u>SRP</u>
GAS CO	<u>SWG</u>
WATER CO	<u>City of Glendale</u>
SEWER CO	<u>City of Glendale</u>

SPECIAL FEATURES

LEASE INFO

PRICE	<u>\$10,000/Mo. (\$.20/SF)</u>
TYPE	<u>NNN</u>

SALE INFO

PRICE	<u>\$1,700,000.00</u>
PRICE/SQ.FT.	<u>\$34.00</u>

TAXES

AMOUNT	<u>\$56,995.74</u>
YEAR	<u>2010</u>
Per/SF/Month	<u>\$.095</u>

PARCEL NUMBER 145-28-019 C

EXCLUSIVE REPRESENTATIVE

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