

**5655 N 51<sup>st</sup> Ave – Glendale, AZ**

|                |                                      |                   |                                   |
|----------------|--------------------------------------|-------------------|-----------------------------------|
| STREET ADDRESS | <u>5655 N 51<sup>st</sup> Ave</u>    | BUILDING SIZE     | <u>43,000 SF (Divisible)</u>      |
| CITY/STATE/ZIP | <u>Glendale, AZ 85301</u>            | AVAILABLE SQ.FT.  | <u>43,000 SF (Divisible)</u>      |
| MAJOR X-ROADS  | <u>51st Ave &amp; W Missouri Ave</u> | LAND SIZE (ACRES) | <u>Portion of a 4.62 Acre lot</u> |
| YEAR BUILT     | <u>1978</u>                          | ZONING            | <u>M-2 (City of Glendale)</u>     |

**BUILDING SPECIFICATIONS**

|              |                |            |                     |             |                     |
|--------------|----------------|------------|---------------------|-------------|---------------------|
| CONSTRUCTION | <u>Masonry</u> | AMP        | <u>800 Amps</u>     | GRND. LEVEL | <u>(5) 7' x 10'</u> |
| CLEARANCE    | <u>18'</u>     | VOLT       | <u>277/480 Volt</u> | DOCK HI(#)  | <u>(6)</u>          |
| ROOF TYPE    | <u></u>        | PHASE      | <u>3 Phase</u>      | TRUCKWELL   | <u>NA</u>           |
| SKYLIGHTS    | <u></u>        | SPRINKLERS | <u>yes</u>          | CRANES      | <u>NA</u>           |
| RESTROOMS    | <u></u>        | AIR CONDS  | <u></u>             | RAIL        | <u>NA</u>           |
| DIMENSIONS   | <u></u>        |            |                     |             |                     |

**FEATURES**

**OFFICE SPECIFICATIONS**

|          |               |           |            |           |            |
|----------|---------------|-----------|------------|-----------|------------|
| SQ. FT.  | <u>500 SF</u> | # OFFICES | <u></u>    | MEZZANINE | <u>NA</u>  |
| AIR COND | <u>Yes</u>    | HEAT      | <u>Yes</u> | RESTROOMS | <u>Yes</u> |

**LAND**

|               |                                 |
|---------------|---------------------------------|
| DIMENSIONS    | <u></u>                         |
| YARD          | <u>Fenced</u>                   |
| PARKING RATIO | <u>12 Space - 0.60/1,000 SF</u> |

**UTILITIES**

|          |                         |
|----------|-------------------------|
| POWER CO | <u></u>                 |
| GAS CO   | <u></u>                 |
| WATER CO | <u>City of Glendale</u> |
| SEWER CO | <u>City of Glendale</u> |

**SPECIAL FEATURES**

**LEASE INFO**

|       |                       |
|-------|-----------------------|
| PRICE | <u>\$0.19 /SF/Mo.</u> |
| TYPE  | <u>Gross</u>          |

**TAXES**

|        |                    |
|--------|--------------------|
| AMOUNT | <u>\$25,856.18</u> |
| YEAR   | <u>2008</u>        |

PARCEL NUMBER 145-01-001W

**INSPECTION & POSSESSION**

|              |                                       |
|--------------|---------------------------------------|
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