



# FOR LEASE

3 BUILDINGS TOTALING 90,000 SF ON 33.5 ACRES (DIVISIBLE)

## Site Information



5220 N. 51st Ave.  
Glendale, AZ 85301

## FEATURES

- Three Metal Buildings Totaling 90,000 SF and One (1) Stand Alone Office Building (Divisible)
- 33.5 Acres (Divisible)
- Rail Capable
- Ingress/Egress on 51st Ave and 55th Ave
- Zoned M-2, Heavy Industrial
- Truck Scale
- Asphalt Surface
- 950 Trailer Stalls

## IDEAL USES

- Industrial Service Facility
- Bulk Material Storage
- Trailer or Container Yard
- Contractor Yard

## LOCATION

- 0.5 Miles to BNSF
- 0.75 Miles to US-60/Grand Ave
- 3.5 Miles to I-10
- 3.5 Miles to I-17
- 8.0 Miles to Phoenix

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseehme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or acreage are approximate.



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

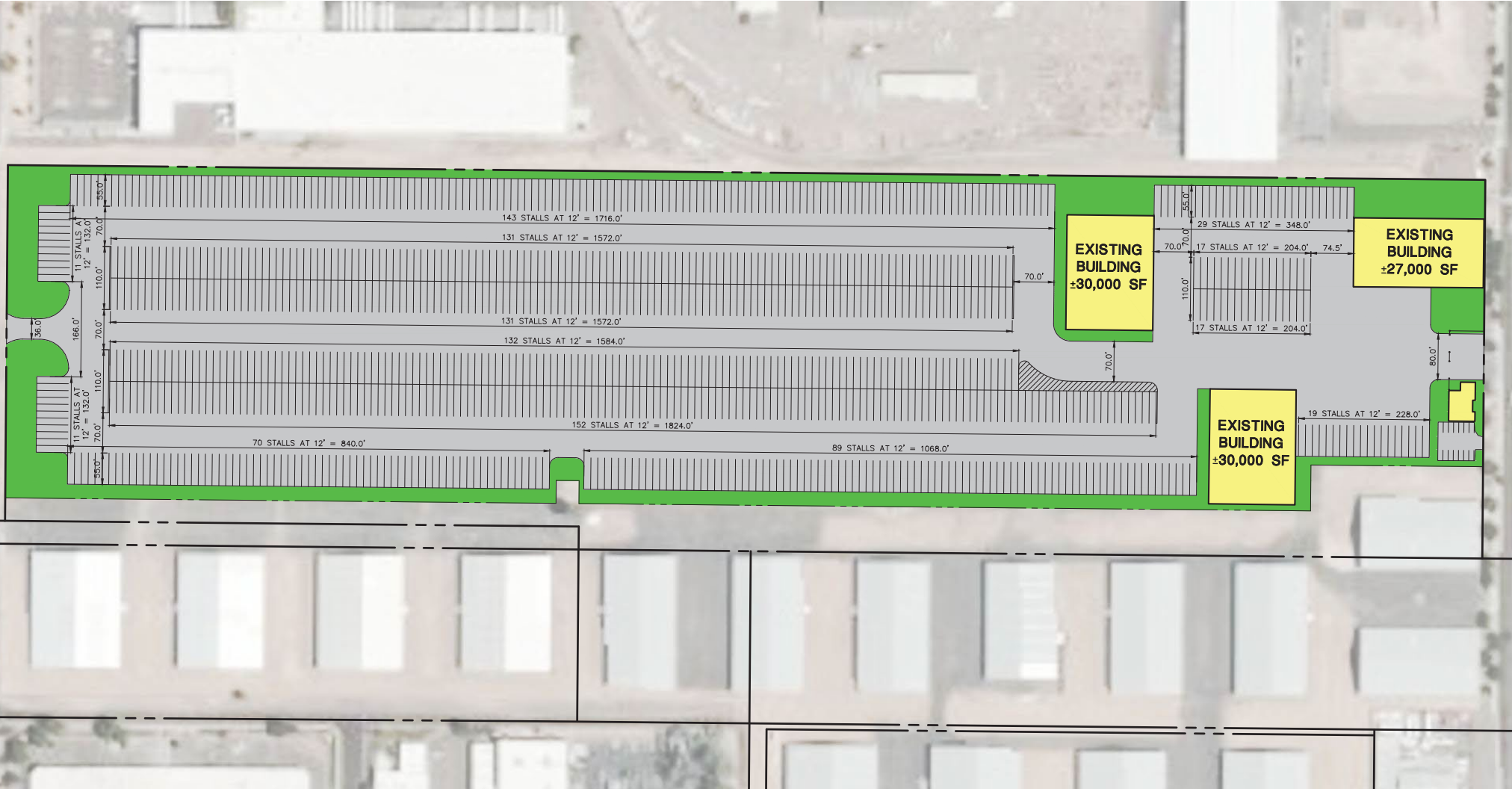
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## Site Plan



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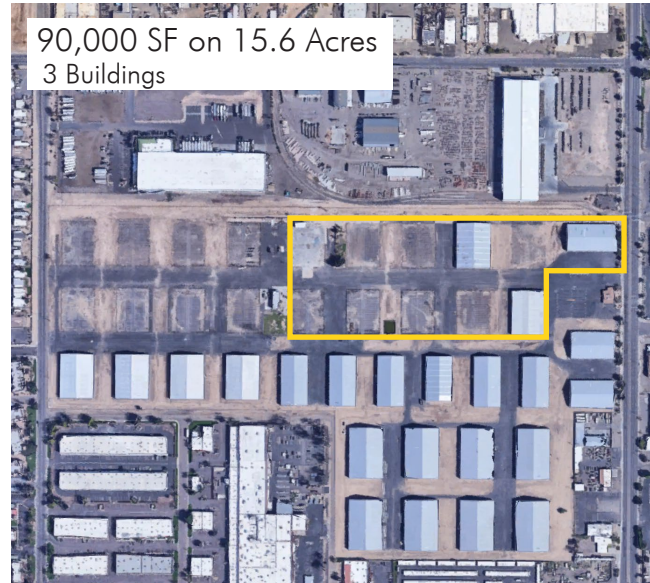
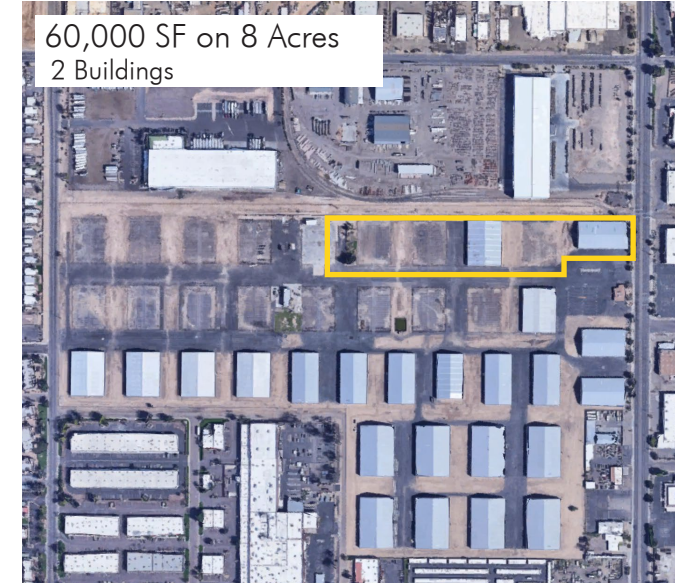
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## Proposed Site Plans



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## Building Information

**R&G**  
REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

**INDUSTRIAL**  
OUTDOOR VENTURES



### BUILDING #1

- One (1) 16'x14' Grade Level Door
- 16'-30' Clear Height
- Asphalt Floor
- Fire Sprinklered

### BUILDING #4

- Two (2) 18'x14' Grade Level Doors
- 14'-16' Clear Height
- Asphalt Floor
- Fire Sprinklered

### BUILDING #5

- Two (2) 16'x15' Grade Level Doors
- 15'-36' Clear Height
- Asphalt Floor
- Fire Sprinklered

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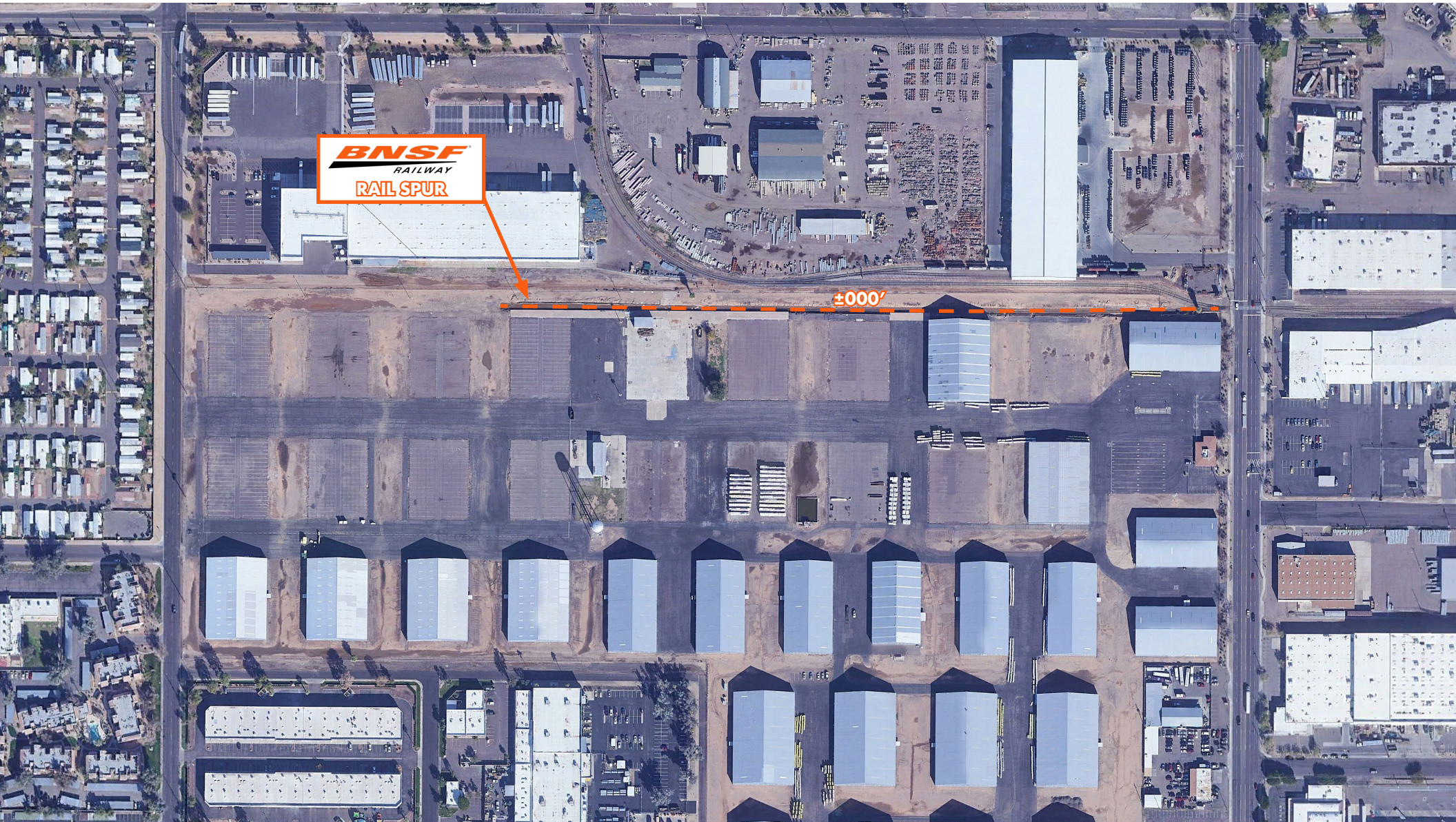
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BNSF Potential Transload Site Information

**R&G**  
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COMMERCIAL REAL ESTATE

**INDUSTRIAL**  
OUTDOOR VENTURES



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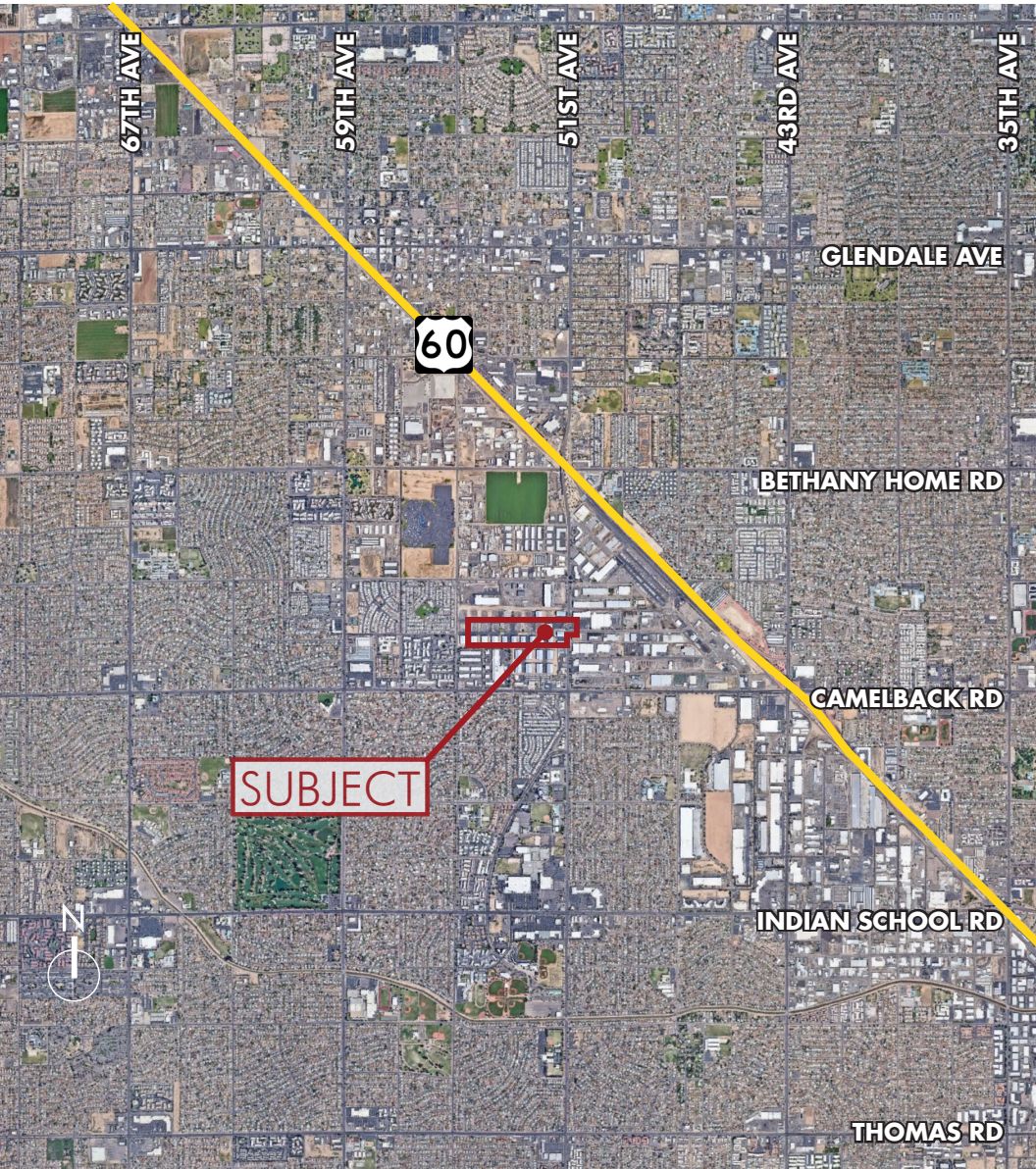
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## Location Maps



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Exterior Photos

**R&G**  
REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

**INDUSTRIAL**  
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