

# MACK INDUSTRIAL AT WESTGATE

10500 W. GLENDALE AVENUE  
GLENDALE, AZ 85307

±181,853 SF FOR LEASE

DIVISIBLE  
2ND QUARTER 2020 DELIVERY



NEC 105TH AVENUE & GLENDALE AVENUE

**CLOSE PROXIMITY TO:**

STATE FARM (CARDINAL) STADIUM

ST. JOSEPH'S WESTGATE MEDICAL CENTER

WESTGATE SHOPPING CENTER

DESERT DIAMOND WEST VALLEY CASINO

GLEN HARBOR INDUSTRIAL COMMERCIAL PARK

**THE MACK**  
COMPANY

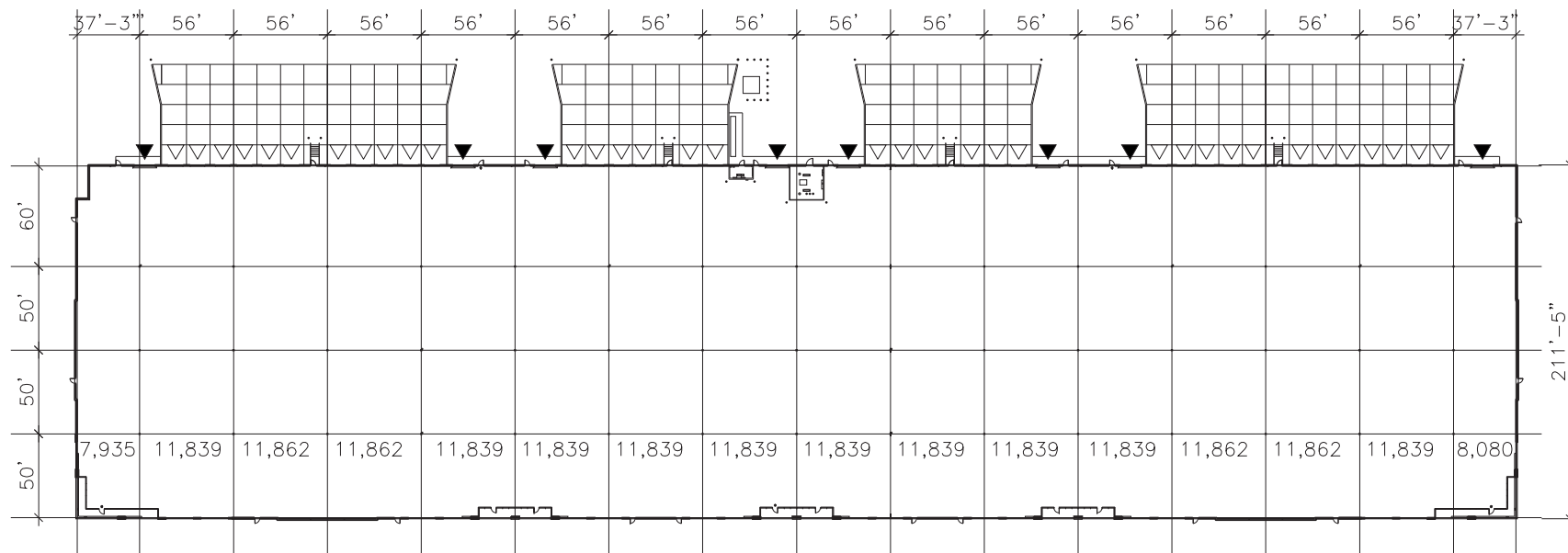
**CBRE**

# BUILDING FEATURES

- ±181,853 SF (Divisible to ±23,678 SF)
- Located on ±10.3 Acres
- ±32' Clear Height
- ESFR Fire Protection
- 8 Grade Level Doors
- 35 Dock High Doors
- 2,500 Amps Available
- ±1,150' of Frontage along Glendale
- Ample Parking
- M-1 Zoning (City of Glendale)
- Parcel # 142-58-004Q



# FLOOR PLAN

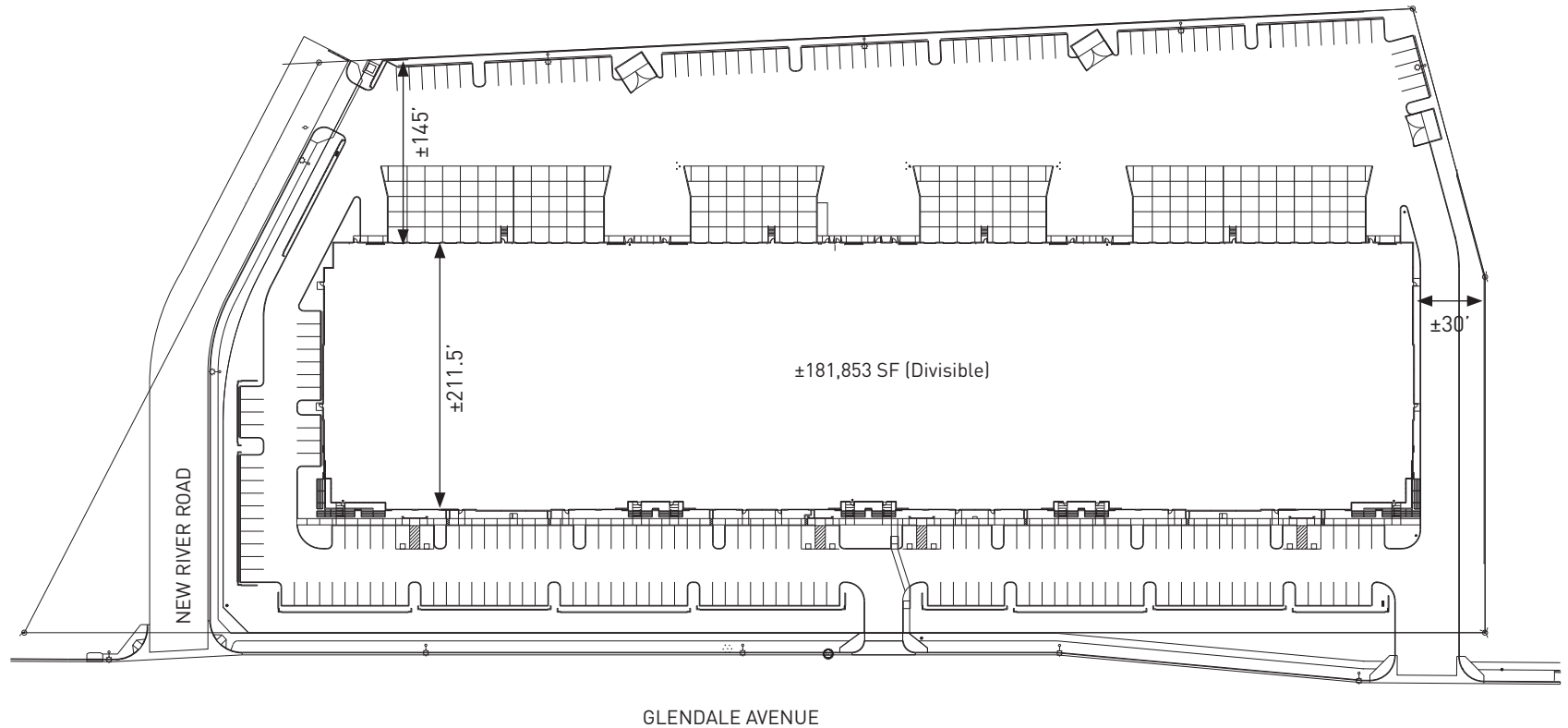


10500 West Glendale Avenue  
 ±181,853 SF  
 Building Dimensions 861' - 6" x 211' - 5"

Clear Height ±32' - 0"  
 ▽ Denotes 10' - 10' O.H. Door (35 total)  
 ▼ Denotes 12' - 14' O.H. Door (8 total)

  
 NOT TO SCALE  
 All measurements are approximate

# SITE PLAN



NOT TO SCALE  
All measurements are approximate

GLENDALE AVENUE

NEW RIVER ROAD

±181,853 SF (Divisible)

±211.5'

±145'

±30'



## LOCATION FEATURES



Excellent Direct Freeway Access  
w/ Full Interchange at Glendale Ave.



Close Proximity to Loop 101 (Approx. 1/2 Mile)



Located near several amenities:

- Westgate Mall
- State Farm Cardinal Stadium
- Desert Diamond West Valley Casino
- At Entrance to Glen Harbor Industrial Commercial Park



Exceptional Frontage on Glendale Road



**DAN CALIHAN**  
Senior Vice President  
602.735.5677  
danny.calihan@cbre.com

**PAT FEENEY**  
Senior Vice President  
602.735.5530  
pat.feeney@cbre.com

**RUSTY KENNEDY**  
Senior Vice President  
602.735.1712  
rusty.kennedy@cbre.com

**JAMES COHN**  
Associate  
602.735.5582  
james.cohn@cbre.com

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COMPANY

**CBRE**