

# AVAILABLE FOR SALE



5256 NW GRAND AVENUE • GLENDALE, ARIZONA 85301

## OWNER/USER OPPORTUNITY \$2,195,000 SALES PRICE

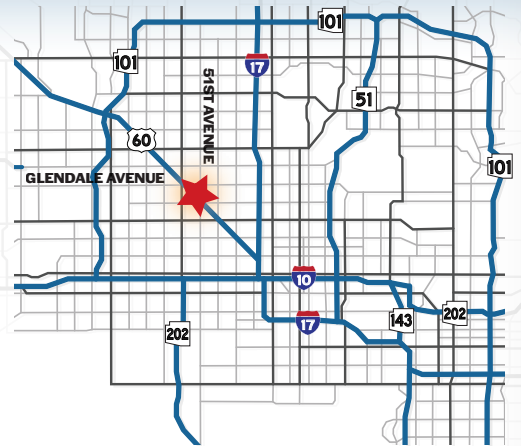
Approximately 11,202 Square Feet

1.24 Acres

Grand Avenue Frontage

Monument Signage

Gated Yard Space



### Chad Kirkorsky, SIOR

Partner  
480.330.2824  
chad@citywidecre.com

### Nick DePaul

Vice President  
480.414.3818  
nick@citywidecre.com

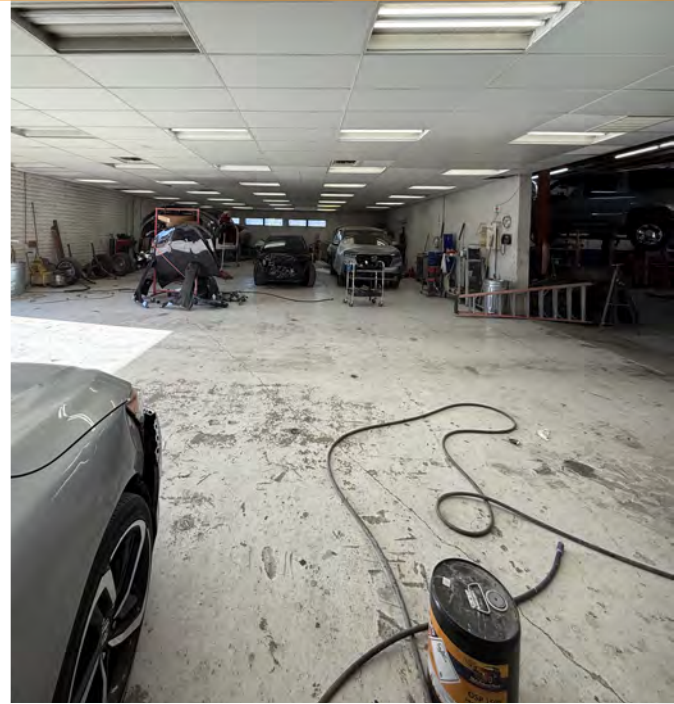
### Preston Brimhall

Sales & Leasing  
602.619.9350  
preston@citywidecre.com



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