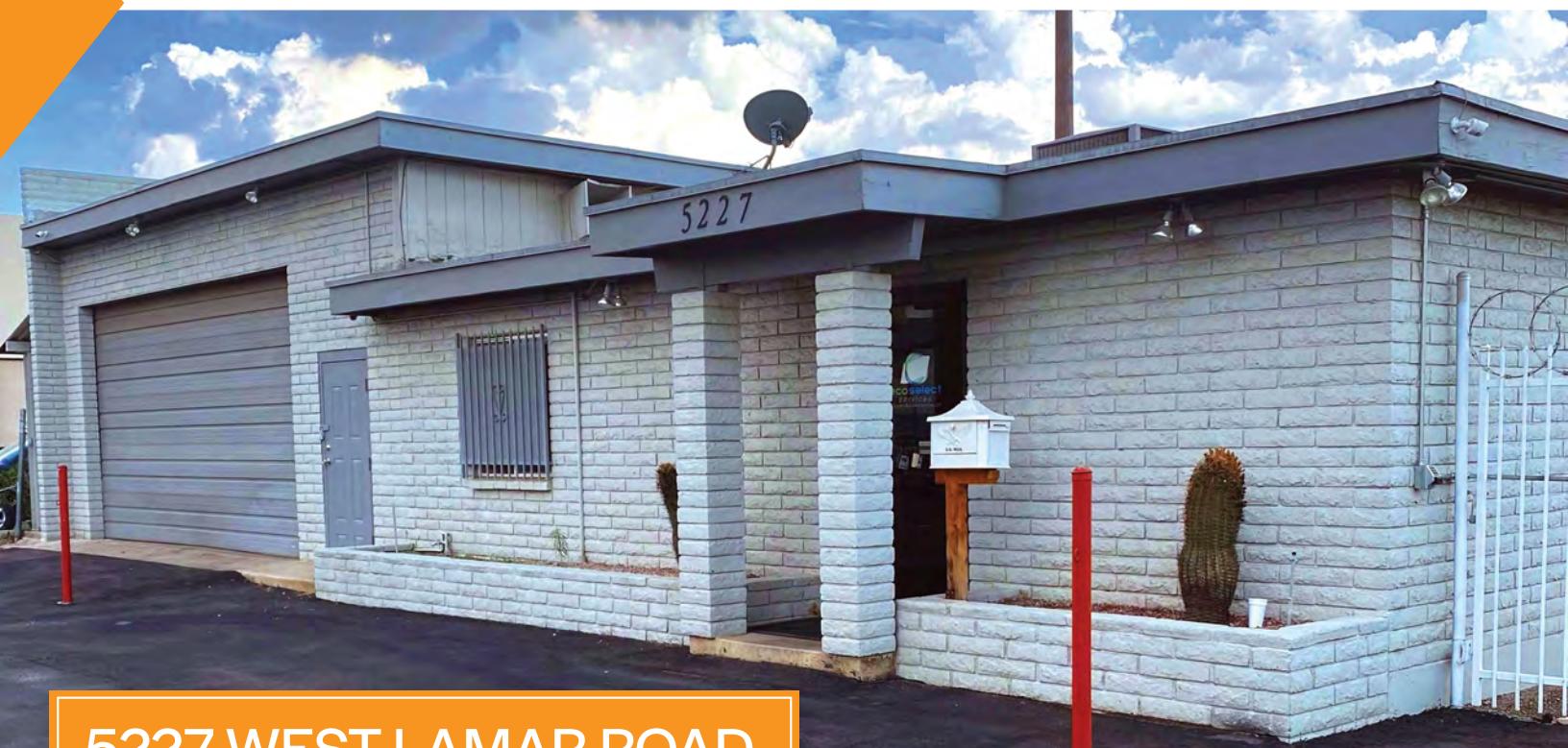


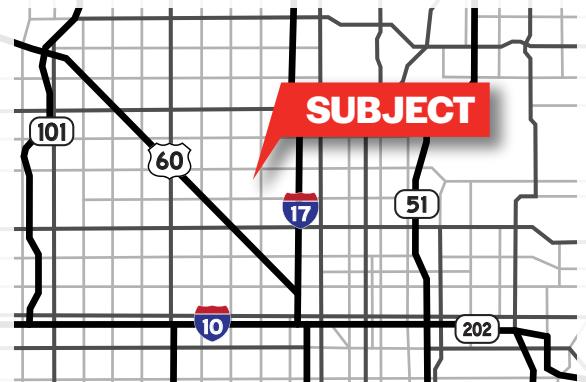
# FOR SALE



**5227 WEST LAMAR ROAD  
GLENDALE, ARIZONA 85301**

## PROPERTY OVERVIEW

- Asking Price \$1,100,000
- Owner Financing Available
- 2,300 SF Building
- 850 SF Office, 1450 SF Warehouse/Storage
- Tenant Income for Back Storage Yard
- M-1 Zoning
- Lot Size 42,941
- 12' Clear Height
- Multi-Tenant, Large Fenced Yard, Covered Pad, Convenient Access to Grand Avenue



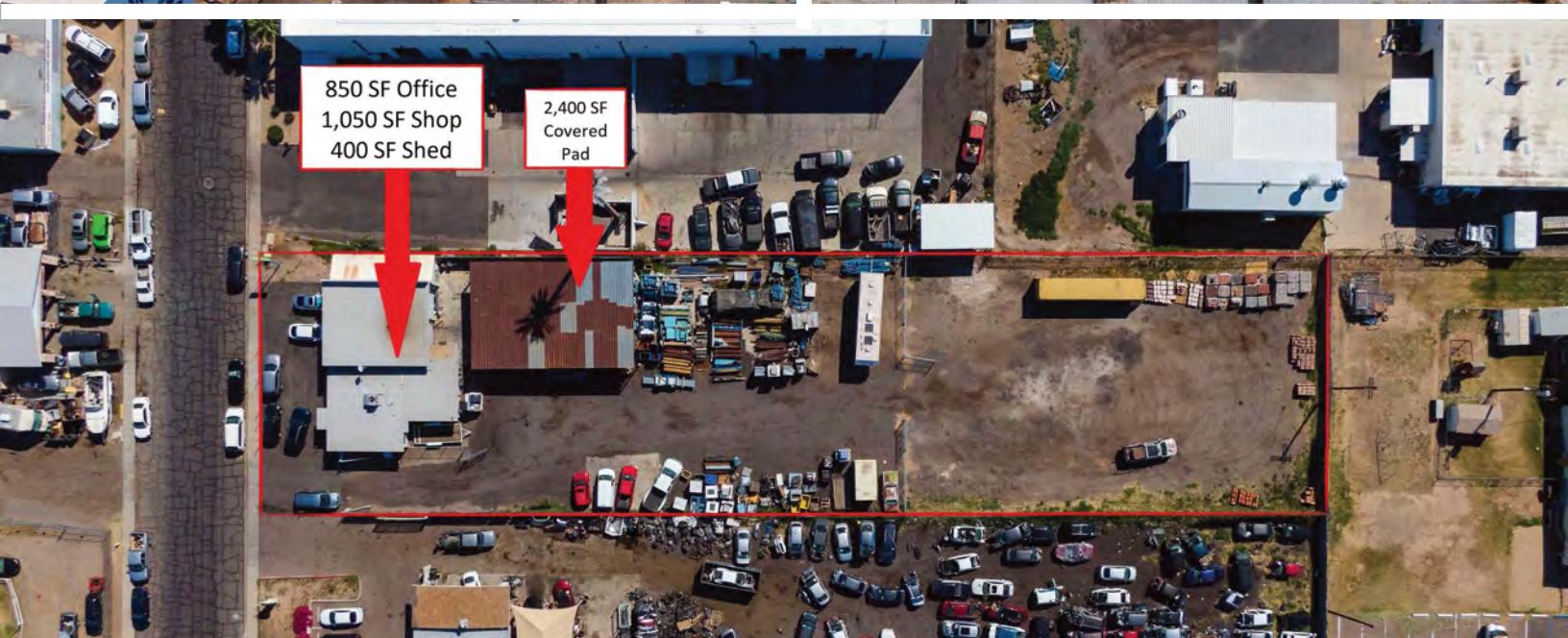
**Adam Shterir**  
Partner  
602.769.0521  
adam@citywidecre.com

**Jack Scanlan**  
Associate Broker  
602.672.4546  
jack@citywidecre.com

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

**citywide**  
COMMERCIAL REAL ESTATE

# FOR SALE



## FOR MORE INFORMATION

### **Adam Shterir**

Partner

602.769.0521

adam@citywidecre.com

### **Jack Scanlan**

Associate Broker

602.672.4546

jack@citywidecre.com

2122 East Highland Avenue, Suite 225  
Phoenix, Arizona 85016  
602.313.1000 • [citywidecre.com](http://citywidecre.com)

RETAIL • LAND • DEVELOPMENT • INVESTMENT • OFFICE • INDUSTRIAL • RETAIL • LAND • DEVELOPMENT

**citywide**  
COMMERCIAL REAL ESTATE