## Harbor Park

107

**Under Construction - Delivers Q3 2026** 



## ±54,499 SF Industrial Building

7550 N Glen Harbor Blvd, Glendale, AZ





### **Property features**

- Divisible to ±11,440 SF
- 110' x 519' building dimensions
- 24' clear height
- 25 dock high doors
- 4 grade level doors
- 106 auto parking spaces
- 52' x 50' typical column spacing
- ESFR sprinkler system
- 2000A, 277/480V
- R-38 roof insulation
- M-1, light industrial zoning

### Make-ready work

- Spec office suite
- LED lighting
- Warehouse HVAC









# The neighborhood Glendale, Arizona

Oth

largest city in Arizona

250kt

population

Home to some of the nation's finest sports and entertainment districts:









**Tanger**Outlets



Within a 10 minute drive:



170 Restaurants



17 Hotels

±4 minutes

±10 minutes

±5 minutes

University of Phoenix Stadium

±25 minutes

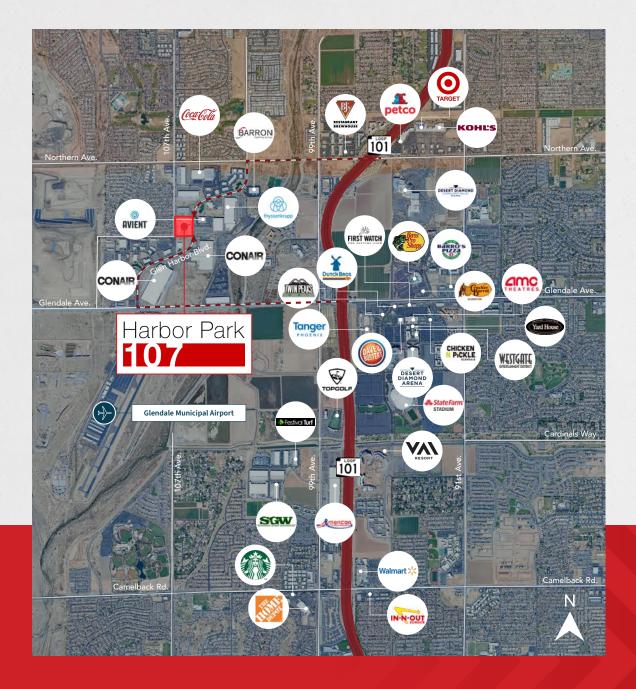
Sky Harbor Ar International Airport

±30 minutes

Arizona State University

**Loop 101** 

Interstate 10



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# Area demographics within a 30 min drive

2,207,439

1,118,896

**Total Population** 

**Total Labor Force** 

\$77,866

36.0

Median Household Income

Median Age

1,072

21,813

Transportation / Warehouse Firms

Transportation / Warehouse Employees

1,914

46,495

Manufacturing Firms

Manufacturing Employees

### For more information:

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