Harbor Park

107



7600 N Glen Harbor Blvd, Glendale, AZ

±41,307 SF Available (Divisible to ±11,440 SF)

CREATION RE PE JLL

Jones Lang LaSalle Americas, Inc. | AZ License #CO508577000



Property features

- Total available: ±41,307 SF
- Divisible to ±11,440 SF
- 110' x 519' building dimensions
- 24' clear height
- Available dock doors: 18
- Available grade level doors: 3
- 106 auto parking spaces (1.9/1000 parking ratio)
- 52' x 50' typical column spacing
- ESFR sprinkler system with K-25 heads
- 2,000A, 277/480V remaining
- R-38 roof insulation
- M-1, light industrial zoning

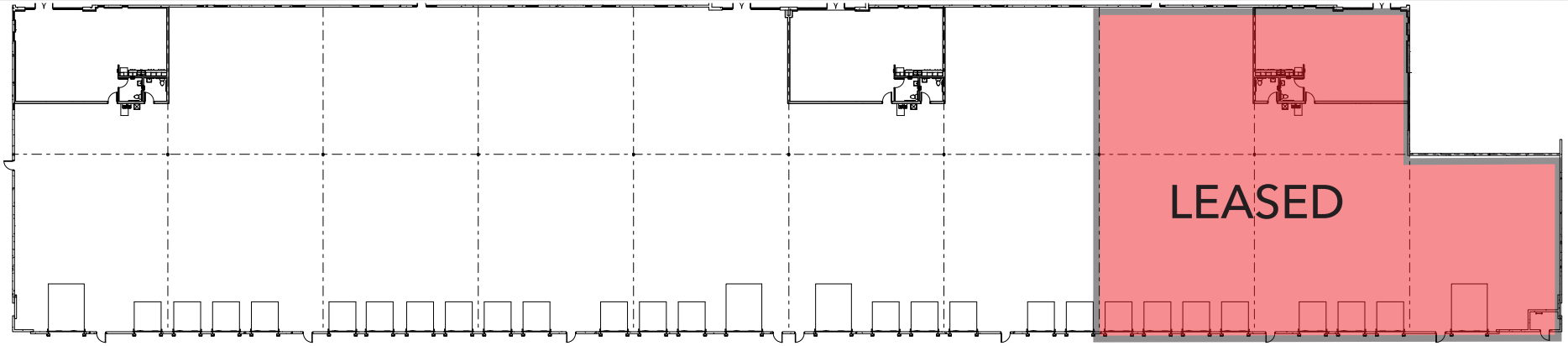
Make-ready work

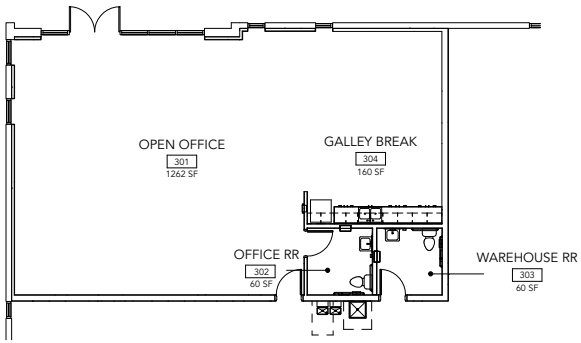
- (2) spec office suites ranging from ±1,800 to ±1,900 SF
- LED lighting
- Warehouse HVAC
- R-19 wall insulation
- Warehouse walls painted white

Spec Suites

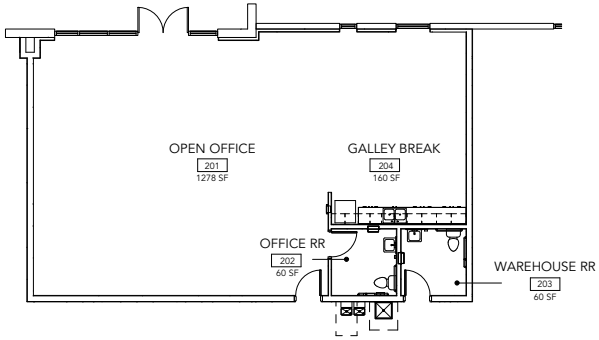
Suite 120

Suite 110





Suite 120 | 1,825 SF



Suite 110 | 1,900 SF



Photo credit: City of Glendale

The neighborhood Glendale, Arizona

6th
largest city in Arizona

250k+
population

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

ARIZONA CARDINALS

DESERT DIAMOND CASINO WEST VALLEY Si'al Ke:k

State Farm STADIUM

TOPGOLF

TangerOutlets

WESTGATE ENTERTAINMENT DISTRICT





Within a 10 minute drive:

170 Restaurants

17 Hotels

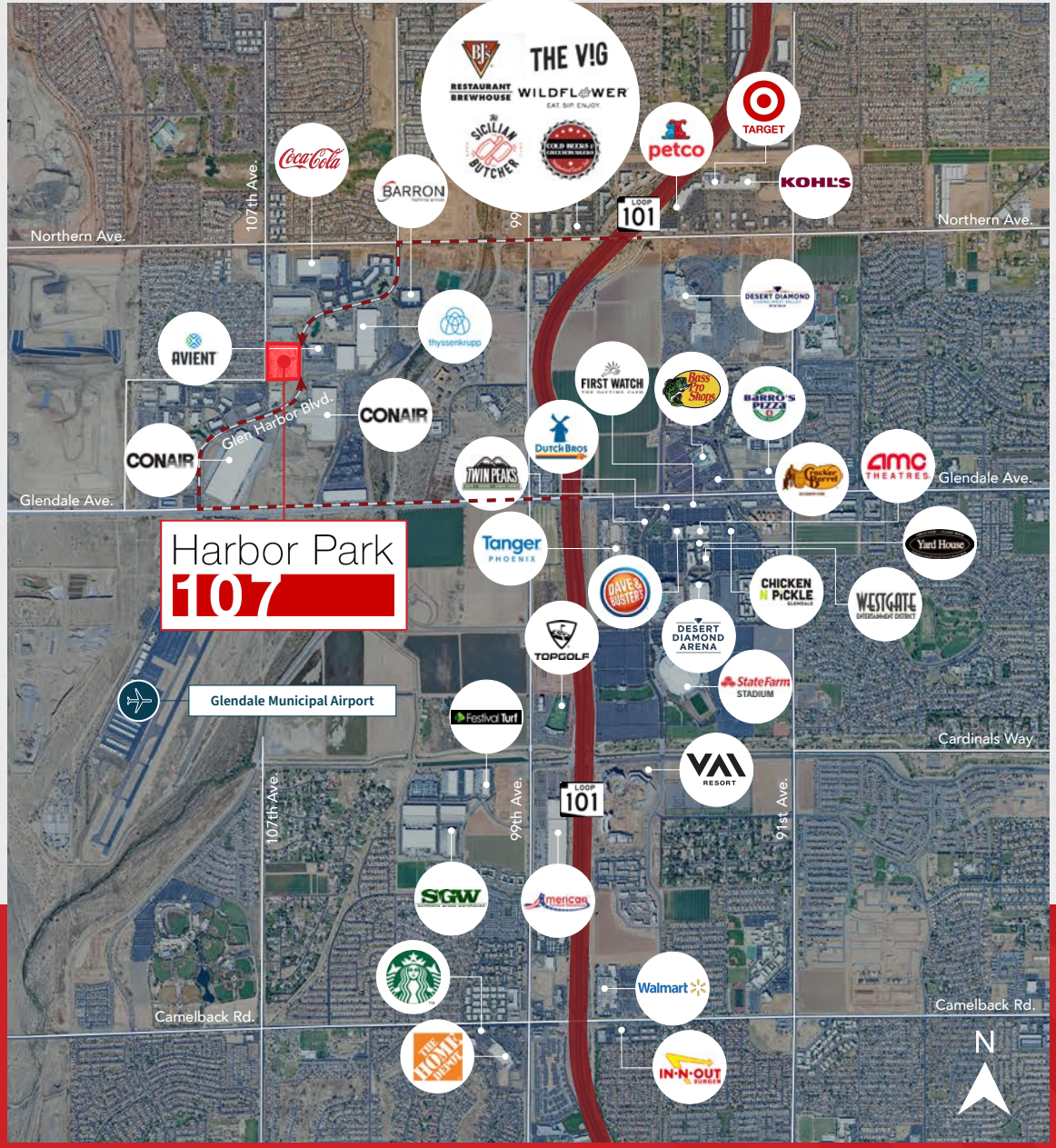
±4 minutes
Loop 101

±10 minutes
Interstate 10

±5 minutes
University of Phoenix Stadium

±25 minutes
Sky Harbor International Airport

±30 minutes
Arizona State University



Area demographics within a 30 min drive

2,207,439 Total Population	1,118,896 Total Labor Force
$77,866 Median Household Income	36.0 Median Age
1,072 Transportation / Warehouse Firms	21,813 Transportation / Warehouse Employees
1,914 Manufacturing Firms	46,495 Manufacturing Employees

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