



- Zoned M-1 high industrial land
- 10 paved acres with secure cinder block fence and gated access

**Custom design your own industrial building!**  
**Rare semi-truck storage lot**  
**in Glendale, AZ**

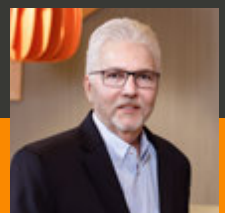
7190 N 110th Ave, Glendale, AZ

**\$11,500,000** +/- 10.05 Acres

[www.DavisCREAZ.com](http://www.DavisCREAZ.com)



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## Cash flowing development opportunity

### Perfect for an investor & Ideal for an owner/user

- 163-165 semitruck parking spaces
- 55 trailer parking spaces
- 218-220 total truck/trailer parking spaces
- NOI ranges from \$531,000 to \$550,000 annually
- **Asking \$11,500,000**

### Property Overview

- Size: +/- 10.05 acres / +/- 437,778 SF
- Zoned: M-1
- Improved Lot: \$2M in infrastructure
  - Sitework, security, lighting, cement wall, electric gates

### Location Overview

- 7190 N 110th Ave, Glendale, AZ
- Prestigious Glendale Air Business Park
- Close to Loop 101 & Northern thoroughway
- 15 miles south of TMS plant
- 1 mile from Westgate commerce center - the heart of Glendale
  - Home to the Cardinals Football Stadium
  - Vei hotels
  - Matel amusement park opening soon



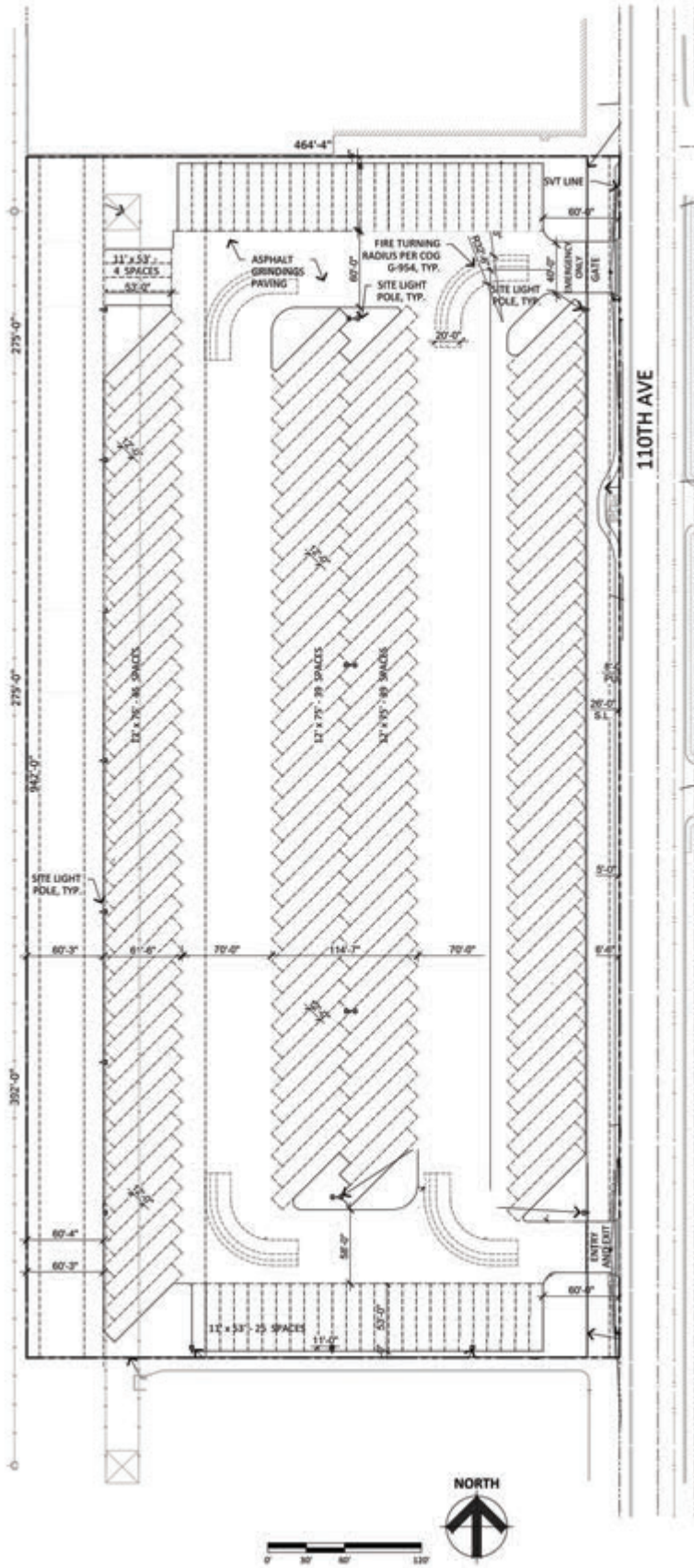
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## Cash flow:

### Value Add

- 218-220 total truck/trailer parking spaces
- Rent ranges from \$250 - \$300 per space per month
- Rent roll upon request

## Current income & actual expenses

Projected Rental Income	12	\$670,500
Vacancy	-3%	(\$20,115)
<b>GROSS PROFIT</b>		<b>\$650,385</b>

### Expenses

Bank Service Fees		\$21,382
Association Fees		\$12,944
Accounting		\$1,200
Repairs & Maintenance		\$10,600
Phone & Internet		\$2,112
Insurance Expense		\$1,000
Trash		\$14,342
Utilities		\$5,850
TPT Taxes		\$21,778
Property Taxes		\$7,749
Management	3%	\$19,512
<b>Total Expenses</b>		<b>\$118,469</b>
<b>PROJECTED NET INCOME</b>		<b>\$531,916</b>

# AREA DETAILS



**252,136**

Population



**83,956**

Households



**4,031**

People Per  
Square Mile



**\$60,499**

Average Household  
Income



**33.7**

Median Age



**5.8%**

Unemployment



**65.1%**

Workforce Population



**1.24%**

Employers



# ABOUT DAVIS COMMERCIAL AZ

At Davis Commercial AZ, we are committed to helping our clients realize their commercial real estate vision. With more than 70 years of accumulated experience, Davis Commercial has closed over \$340M in real estate transactions.

Active in the entire Phoenix Metropolitan area including Scottsdale, Tempe, Buckeye, Peoria, and surrounding cities, we are experts in this unique commercial real estate climate. We assure that our clients receive all possible incentives and achieve maximum value in every transaction. Clients of Davis Commercial AZ gain from our undivided support, attention, and effort. Our dedication to our clients is at the center of everything we do.

Davis Commercial AZ was founded by Andrea Davis, a respected industry leader whose expertise spans every aspect of commercial real estate. She is acknowledged in Commercial AZ 's prestigious Office Brokerage top-ten list, and is recognized by commercial influencers on social media. Davis is respected in the realtor community as an innovative thought leader, and speaks on numerous panels and podcasts.

Education focused, Andrea writes monthly blogs, shoots educational videos and has authored two books which help readers feel secure in moving forward with real estate endeavors. SimpLEASEity™ neutralizes business owners' fears, and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream, equips readers with the tools and confidence needed when purchasing commercial real estate property.

Sign up for news and updates at [www.daviscraez.com](http://www.daviscraez.com).



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