



# 5210

W MISSOURI AVE  
GLENDALE | AZ



## FOR SALE

INDUSTRIAL PROPERTY WITH YARD

±9,340 SF  
AVAILABLE

±3,000 SF  
CANOPY

±12,340 SF  
UNDER ROOF

YARD  
SECURED / GATED

## PROPERTY HIGHLIGHTS

- Secured Gated Yard
- 600 Amps Power
- Masonry Construction
- Zoned Heavy Industrial
- Opportunity Zone

FOR MORE INFORMATION PLEASE CONTACT:

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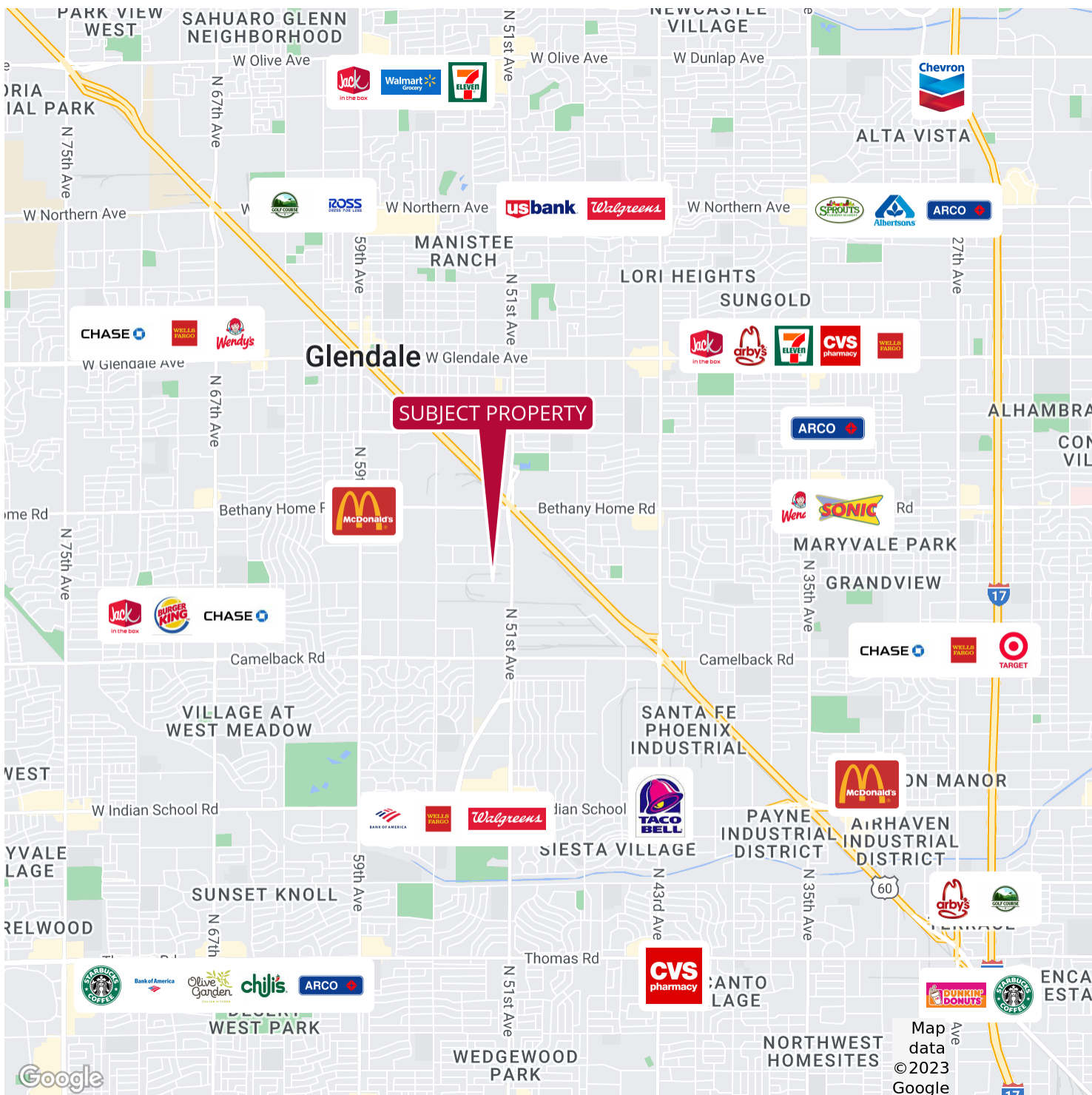
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COMMERCIAL REAL ESTATE SERVICES

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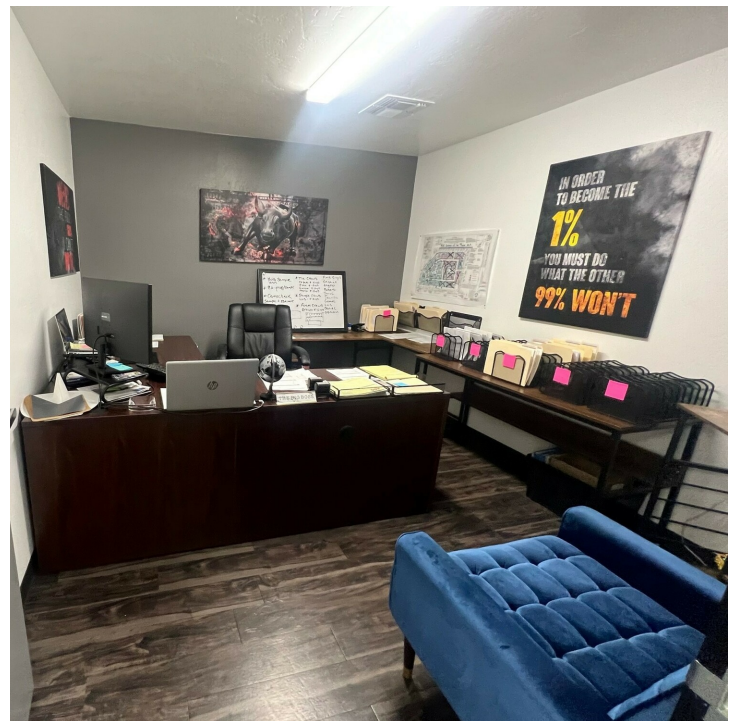
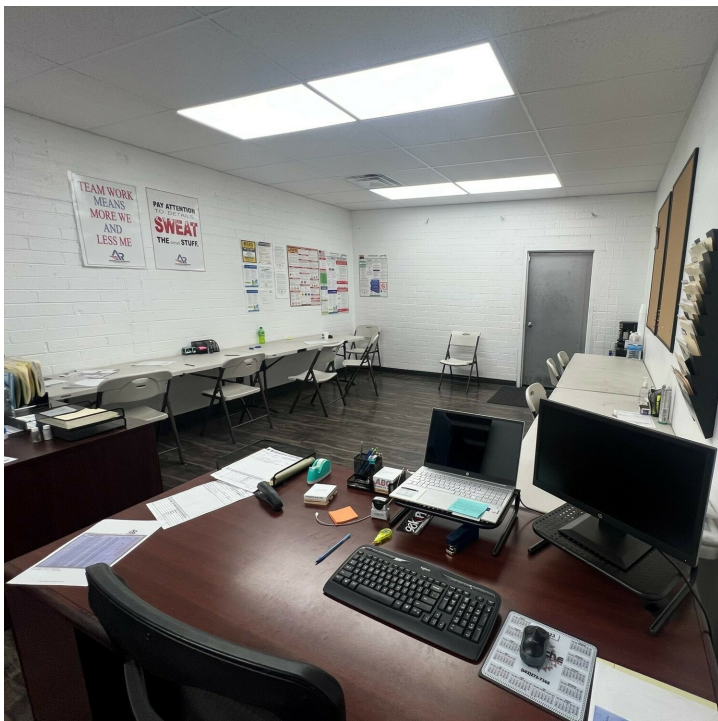
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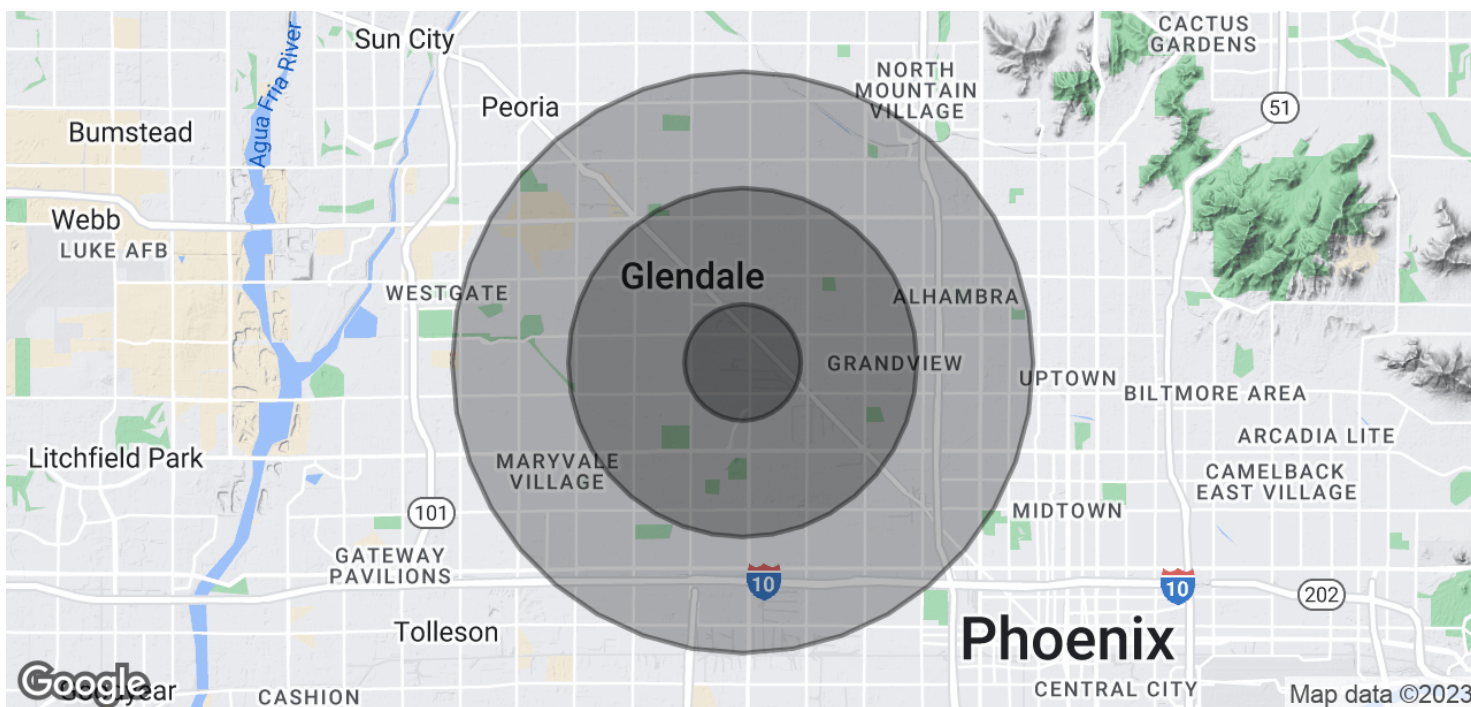
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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES



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**DEMOGRAPHICS**

POPULATION	1 MILE	3 MILES	5 MILES
Total population	19,893	235,811	579,826
Median age	26.3	30.0	30.7
Median age (Male)	25.3	29.5	30.2
Median age (Female)	27.2	30.3	31.4

*\* Demographic data derived from 2020 ACS - US Census*

**TRAFFIC COUNT**

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
N 51st Ave	W Colter St S	22,831	2022	0.22 mi
N 51st Ave	W Bethany Home Rd N	22,177	2022	0.38 mi
W Bethany Home Rd	52nd Ave E	24,127	2022	0.48 mi
W Camelback Rd	N 51st Ave E	25,814	2022	0.53 mi

*\* Traffic count data derived from CoStar*

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