

3,052 SF Industrial Building with Gated Yard For Sale



KEYSERTM
commercial real estate advocates

YOUR LOGO
HERE

\$855,000 (\$278.50/SF)

6022 N 57th Avenue, Glendale, AZ 85301

Property Overview

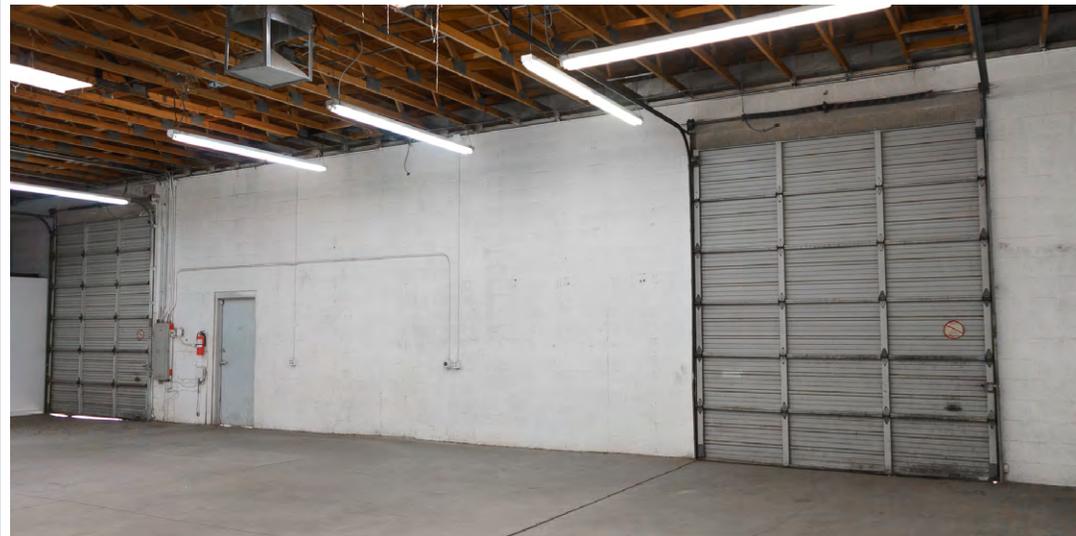
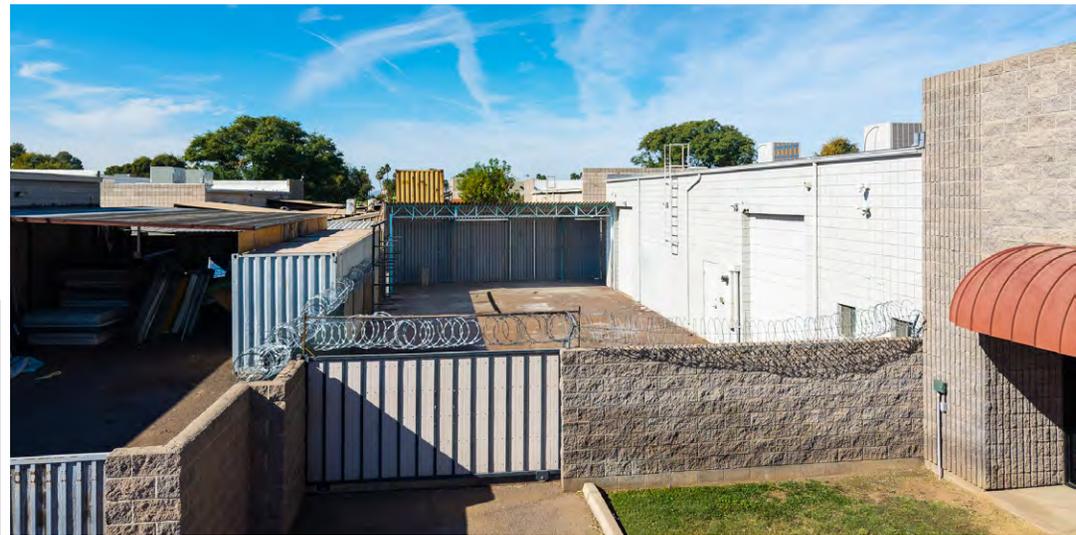
ASKING PRICE \$855,000 (\$278.50/SF)

BUILDING SIZE 3,052 SF

YEAR BUILT 1993

ZONING M-1

ACRES 0.24 Acres



ADDITIONAL FEATURES



Secured
Gate Access



14'
Clear Height



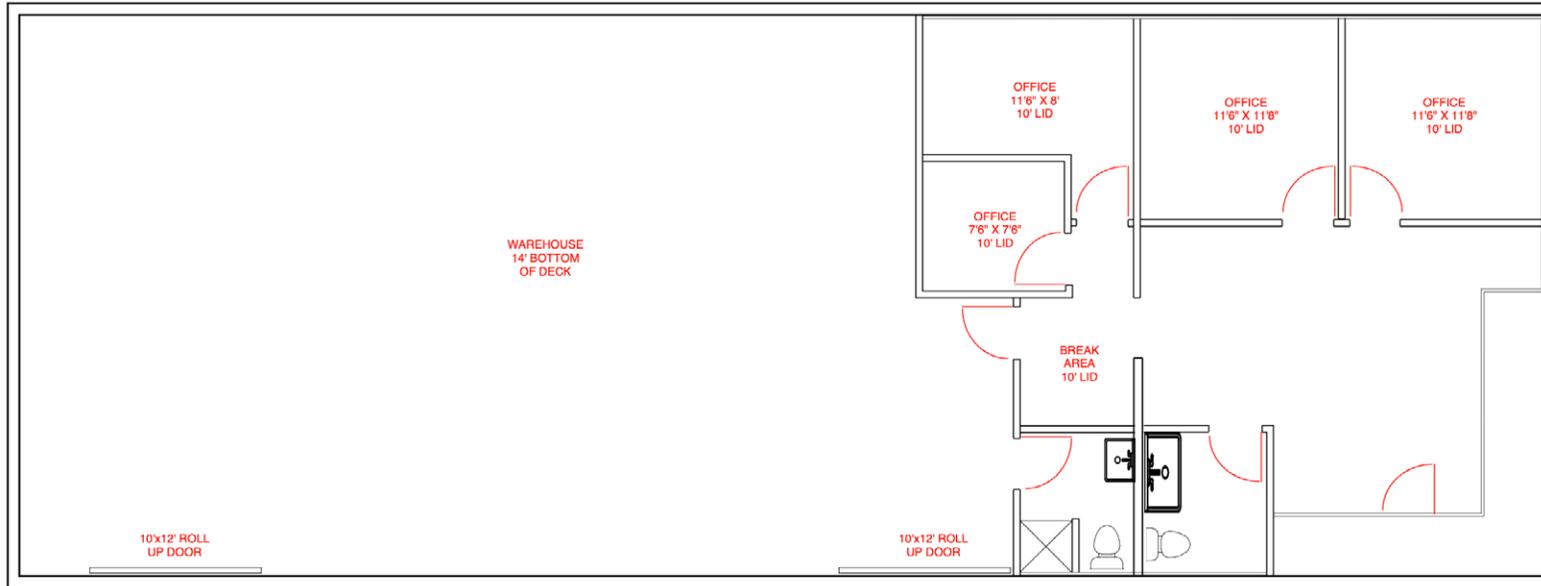
200 Amps Power
(120/208V 3-phase)



2 Grade Level Doors
(10'x12')

Floor Plan

3,052 SF
AVAILABLE

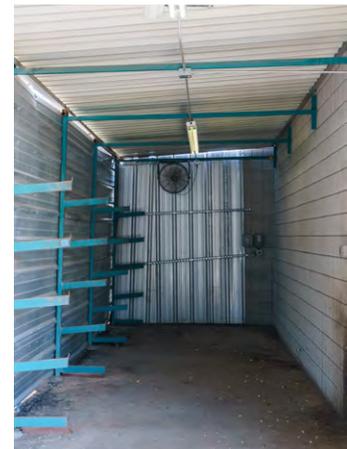


1,885 SF
Warehouse SF

1,167 SF
Conference Rooms

4
Private Offices

1
Kitchenette



Location

CENTRAL ACCESS TO I-17, US-60, & I-10

Access to major freeways within minutes

PUBLIC TRANSPORTATION WITHIN MINUTES

2 minute walk to Valley Metro bus stop on W Bethany Home Road

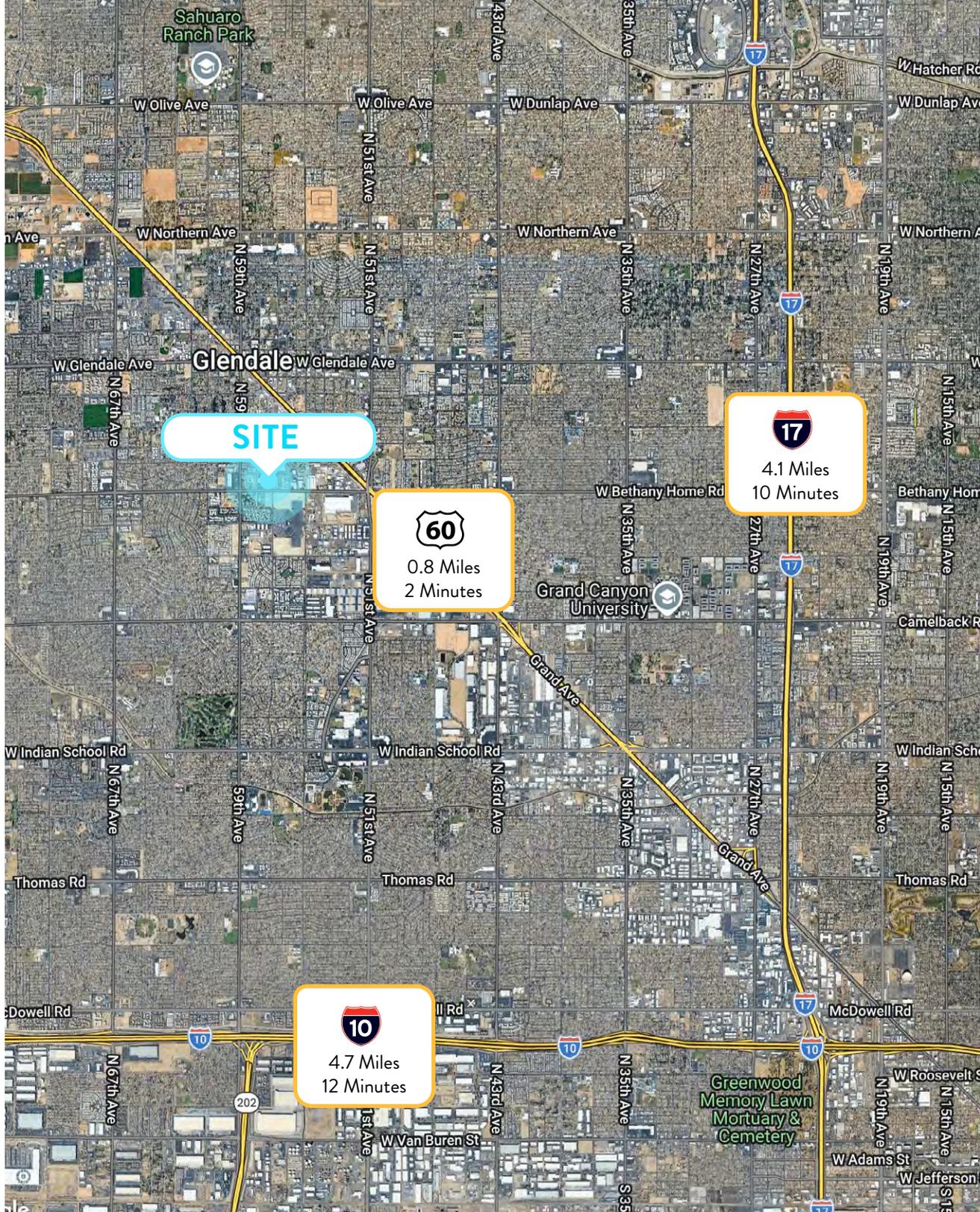
30,000 VEHICLES PER DAY

Along W Bethany Home Road

M-1 ZONING

M-1 (Light Industrial) is intended to accommodate light industrial and employment-oriented uses with minimal off-site impacts. It supports a range of manufacturing, warehousing, and service activities. Typical allowable uses include:

- Light manufacturing and processing
- Assembly and fabrication operations
- Warehousing and distribution facilities
- Research and development uses



Corporate Neighbors



CONTACT

Darius Green

dgreen@keyser.com

602.451.5073



Thank You

Keyser | Commercial Real Estate Advocates | Keyser.com

© 2026 Keyser, LLC. All rights reserved. Keyser, LLC has not independently verified the information contained in this document, and makes no guarantee, warranty, or representation, expressed or implied, about the accuracy or completeness of the information. It is your responsibility to independently confirm the accuracy and completeness of the information, and to conduct your own due diligence. You further acknowledge and agree that Keyser LLC is not acting as your fiduciary or agent and owes no duty to you, and it shall not be liable for your use of the information or any errors or omissions. Any projections, opinions, assumptions, or estimates used are for example only and are not intended to guarantee or represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.