DRIVE-IN LOGISTICS

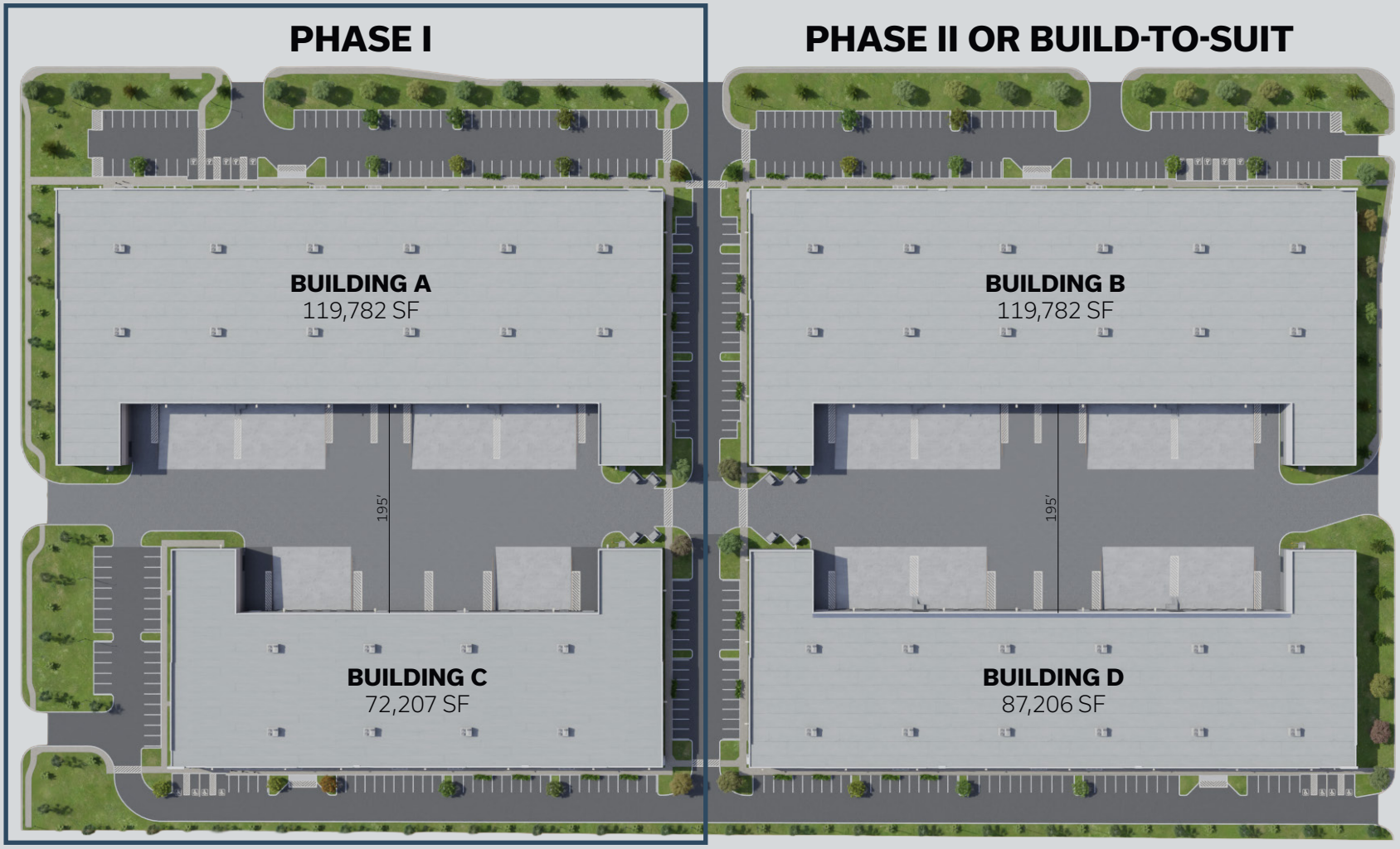
SWC BETHANY HOME ROAD & 55TH AVENUE | GLENDALE, AZ



±398,977 SF FOR LEASE IN FOUR BUILDINGS
BREAKING GROUND NOVEMBER 2026

Colliers | SYWEST DEVELOPMENT

SITE PLAN



100%
HVAC

3000A, 277/480V
3 Phase Power

LED
Lighting

M-2 Zoning
Heavy Industrial
City of Glendale

DRIVE-IN LOGISTICS

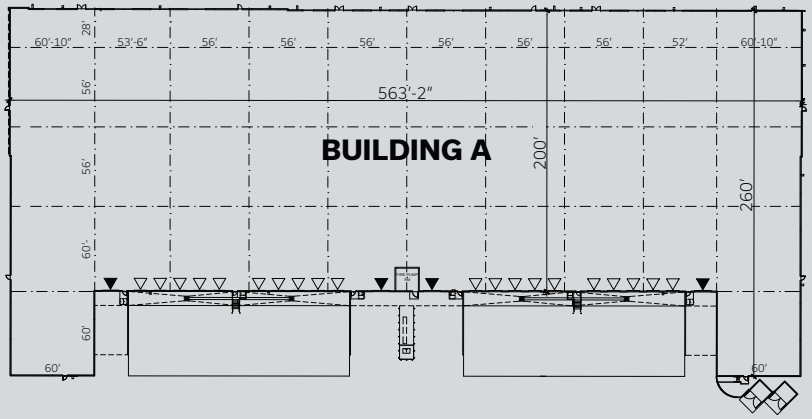
PHASE I

DELIVERING Q3 2027

BUILDING A

5623 W BETHANY HOME RD

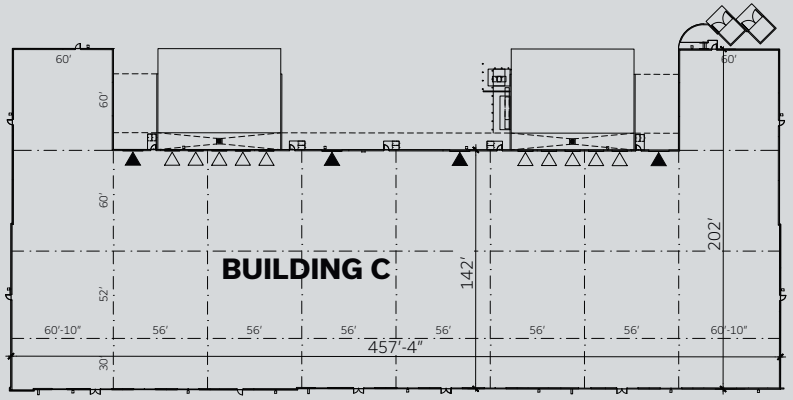
- 119,782 Sq. Ft. Industrial Building
  Divisible to 22,400 Sq. Ft.
- 5.75 Acres
- 32′ Clear Height
- ESFR K-25 Sprinkler Heads
- R-19 Wall Insulation
- R-38 Roof Insulation
- Floor Thickness: 6″ at 4,000 PSI
- Column Spacing: 56′x56′
- Speed Bay Depth: 60′
- 105 Parking Spaces/1.04 Parking Ratio
- 20 Dock Doors (9′ x 10′)
- 4 Grade Level Doors (12′ x 14′)



BUILDING C

5635 W BETHANY HOME RD

- 72,207 Sq. Ft. Industrial Building
  Divisible to 15,904 Sq. Ft.
- 4.43 Acres
- 32′ Clear Height
- ESFR K-25 Sprinkler Heads
- R-19 Wall Insulation
- R-38 Roof Insulation
- Floor Thickness: 6″ at 4,000 PSI
- Column Spacing: 56′x52′
- Speed Bay Depth: 60′
- 84 Parking Spaces/0.89 Parking Ratio
- 10 Dock Doors (9′ x 10′)
- 4 Grade Level Doors (12′ x 14′)

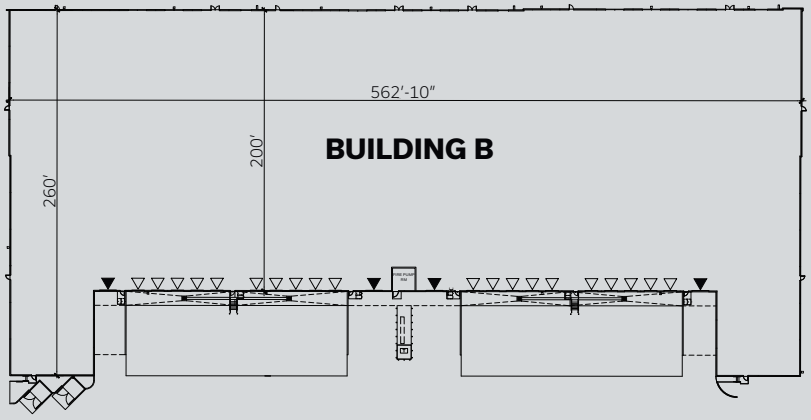


▼ Grade Level Doors ▽ Dock Doors

PHASE II OR BUILD TO SUIT

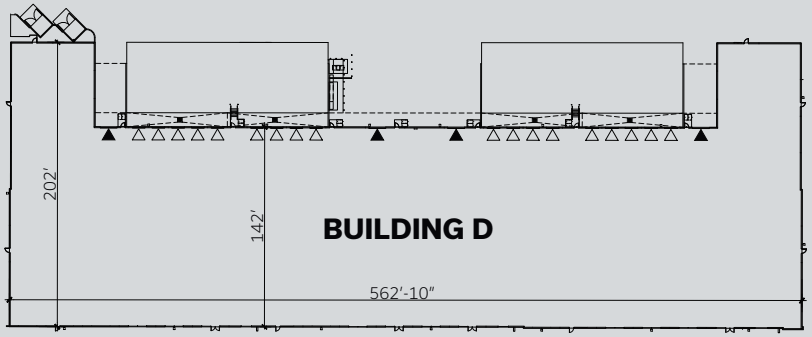
BUILDING B
5545 W BETHANY HOME RD

- 119,782 Sq. Ft. Industrial Building
  Divisible to 22,400 Sq. Ft.
- 5.75 Acres
- 32′ Clear Height
- ESFR K-25 Sprinkler Heads
- R-19 Wall Insulation
- R-38 Roof Insulation
- Floor Thickness: 6″ at 4,000 PSI
- Column Spacing: 50′ typical | 60′ end bays
- Speed Bay Depth: 60′
- 108 Parking Spaces/1.04 Parking Ratio
- 20 Dock Doors (9′ x 10′)
- 4 Grade Level Doors (12′ x 14′)



BUILDING D
5557 W BETHANY HOME RD

- 87,206 Sq. Ft. Industrial Building
  Divisible to 15,904 Sq. Ft.
- 4.44 Acres
- 32′ Clear Height
- ESFR K-25 Sprinkler Heads
- R-19 Wall Insulation
- R-38 Roof Insulation
- Floor Thickness: 6″ at 4,000 PSI
- Column Spacing: 50′ typical | 60′ end bays
- Speed Bay Depth: 60′
- 62 Parking Spaces/0.86 Parking Ratio
- 18 Dock Doors (9′ x 10′)
- 4 Grade Level Doors (12′ x 14′)



▼ Grade Level Doors ▽ Dock Doors

LOCATION



2025 POPULATION

3 Miles	212,271
5 Miles	554,850
10 Miles	1,451,716

2025 MEDIAN AGE

3 Miles	32.3
5 Miles	32.7
10 Miles	35.7

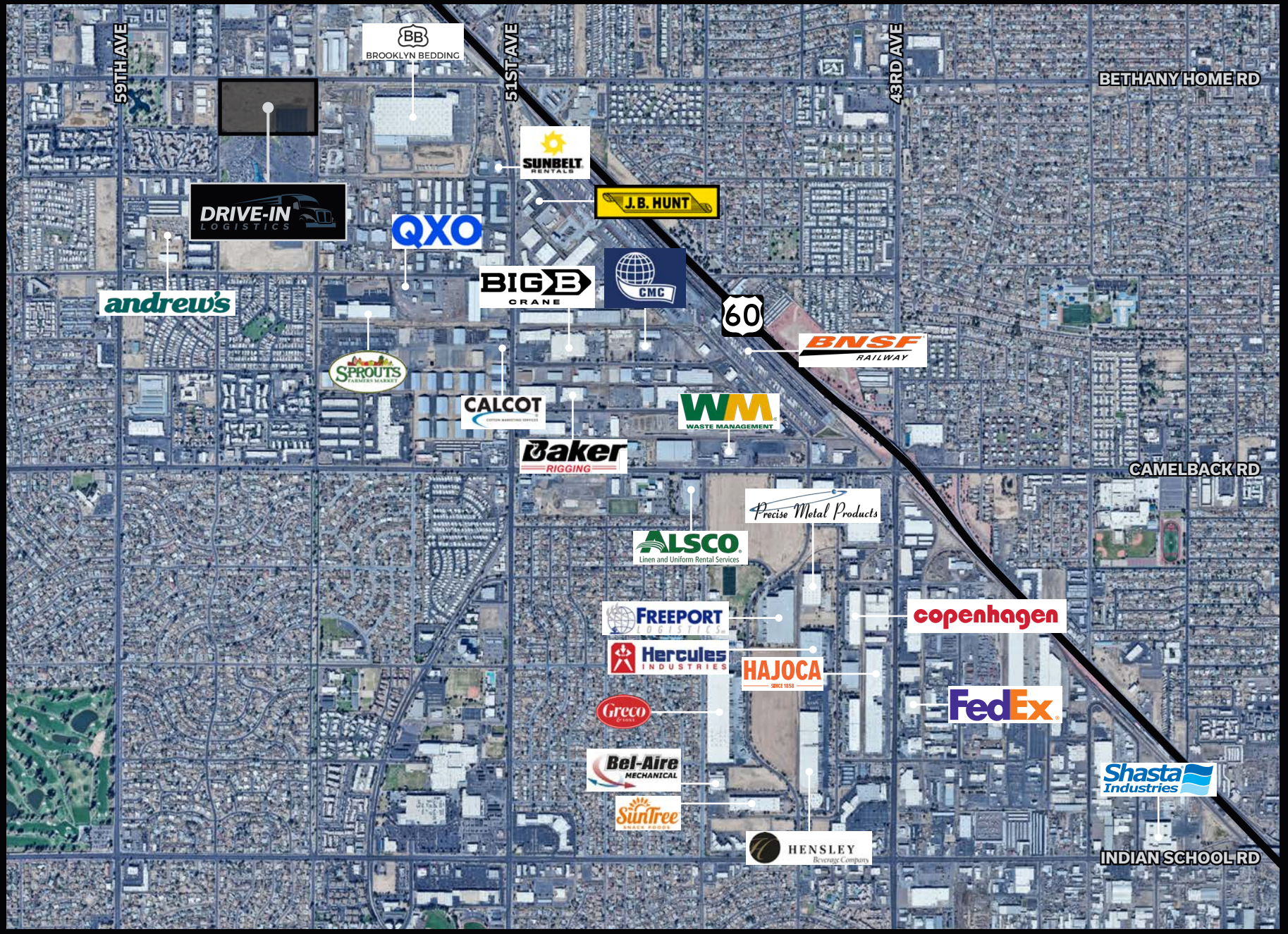
2025 AVERAGE HH INCOME

3 Miles	$72,575
5 Miles	$78,254
10 Miles	$91,620

2025 HOUSEHOLDS

3 Miles	65,306
5 Miles	172,253
10 Miles	514,898

CORPORATE NEIGHBORS



CITY OF GLENDALE

GLENDALE IS EXPERIENCING UNPRECEDENTED GROWTH THAT IS WELL BEYOND FORECASTED EXPECTATIONS

Glendale has quietly become one of the most important industrial growth hubs in the entire U.S. Southwest. The city is part of Phoenix's West Valley—an area experiencing explosive logistics, manufacturing, and warehouse expansion. The Phoenix metro region is one of the most active industrial markets in the country, and Glendale is at the heart of the expansion. The West Valley is becoming a premier industrial hub, thanks to accessible land, modern infrastructure, and accelerated development timelines. Glendale is included in Phoenix's large-scale industrial surge driven by advanced manufacturing, logistics, semiconductors, and e-commerce. Big-box absorption in the region averages 3.6M sq. ft. per year, with nearly all 1M+ sq. ft. buildings leased or purchased.

As the 6th largest city in Arizona, with a population of over 250,000, Glendale is a premiere destination to live, work and play. With neighborhoods and housing options that are as diverse as the proud residents who call Glendale home, our community offers an expanding list of residential opportunities from historic districts to master planned modern developments.

Glendale has experienced a rise in development with significant investment and interest in specific industries and distinct geographic areas of the city. 1.9 Million people live within a 30-minute commute to the City's geo hub - The Greater Glendale Westgate Sports & Entertainment District. Employers are able to successfully and consistently attract top-quality workforce in the numbers they need. Optimal location and proximity of abundant workforce eliminates like employer competition for skilled workers. Glendale offers exceptional logistics, commuter access, and regional connectivity.

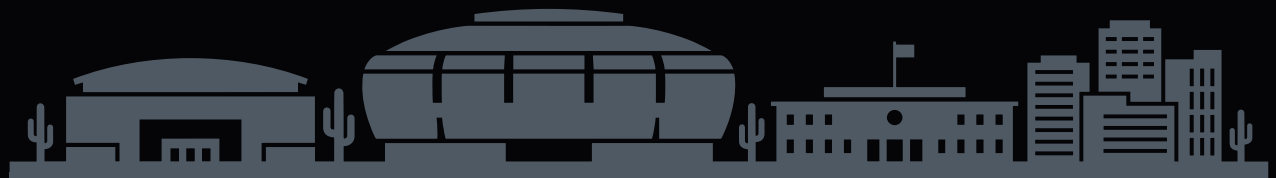
258,000
Population

$74,384
Median HH Income

34
Median Age

$6.18B
Total Annual Consumer Expenditure

4.9%
Corporate Income Tax Rate



**Information and data provided by City of Glendale/Inbusinessphx.com.*

DRIVE-IN LOGISTICS

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