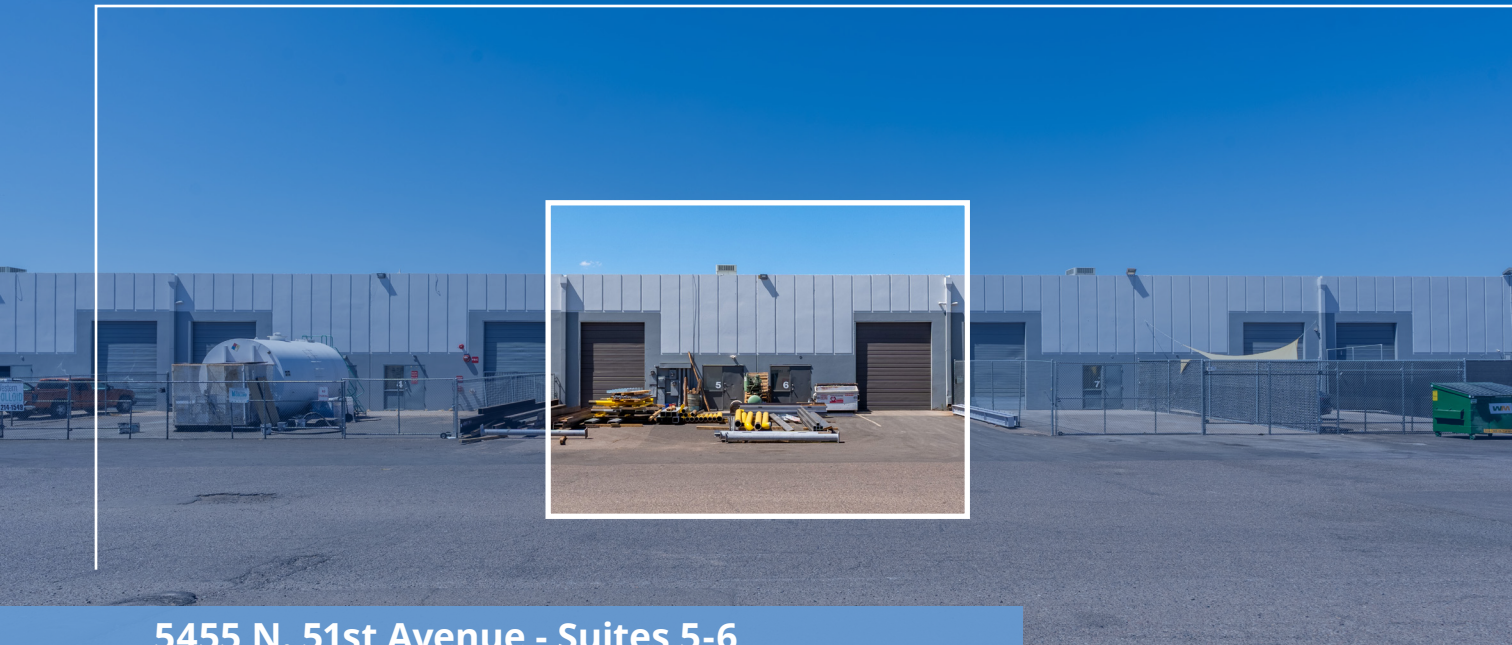




**5455 N. 51st Avenue - Suites 5-6
Glendale, AZ 85301**

Industrial space available **for sublease**

Sublease opportunity through April 2027 with an option to go direct to the landlord for a long term deal.

- ±4,800 SF Suite
- ±350 SF Office and Storage
- 350a 120/208v 3p
- One (1) 12'x14' grade-level doors
- One (1) 10'x14' grade-level doors
- 18' clear height
- Zoning - M-2, City of Glendale
- Year Built: 1974
- Evap Cooled Warehouse
- New Electrical Drops
- Sublease expires 4/30/2027

Asking:

\$0.80 PSF
MODIFIED GROSS

Chris Reese, SIOR

Vice President

+1 480 748 1834

chris.reese@colliers.com

Zach Engstrom

Client Service Coordinator

+1 480 399 4451

zach.engstrom@colliers.com

Colliers

Interior Photos



±4,800
square feet
available



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International AZ, LLC.