



**±11,400 SF OFFICE AND ±5,992 SF OF WAREHOUSE ON 3.14 ACRES  
IDEAL CONTRACTOR FACILITY | SHORT TERM SALE LEASEBACK**

5340 W Luke Ave Glendale, AZ 85301

**Available For Occupancy  
April 2025**



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

**MAX SCHUMACHER**  
480.214.9403  
Max@RGcre.com

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**JACK HANSEN**  
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## Site Information



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### PROPERTY SUMMARY

Site Size	3.14 Acres (136,778 SF)
Total Square Footage Under Roof	22,952 SF
Freestanding Office Building	11,400 SF
Air Conditioned Warehouse Square Footage	2,992 SF
Metal Shop Building Square Footage	3,000 SF
Modular Office Square Footage	560 SF
Canopy Square Footage	5,000 SF
Zoning	M-2 (Heavy Industrial, City of Glendale)
Power	Heavy, 2,000 Amps 102/208V
Yard Ground Covering	+/- 50% Asphalt/Concrete Paved
Access	Two (2) Points of Ingress/Egress With Gates on Luke Ave, Curb Cut on Montebello Ave
Fueling Station	Yes

### AIR CONDITIONED WAREHOUSE FEATURES

Size	2,992 SF
Clear Height	20'
Grade Level Roll Up Doors	Four (4) - 12 Feet Wide by 14 Feet High
Construction Type	Concrete Tilt
Cooling	90% Fully Air Conditioned and Balance is EVAP Cooled
Office Buildout	Two (2) Private Offices

### METAL SHOP BUILDING FEATURES

Size	3,000 SF
Clear Height	14'
Grade Level Roll Up Doors	Four (4) - 14 feet wide by 12 feet high
Cooling	EVAP cooled
Office Buildout	None

### FREESTANDING OFFICE BUILDING FEATURES

Size	11,400 SF
Stories	Three (3), including basement
Year Renovated	2018

### CANOPY STRUCTURE FEATURES

Size	5,000 SF
Power	Yes
Compressed Air	Yes
Clear Height	15'
Cranes	Two (2) Overhead Cranes

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.

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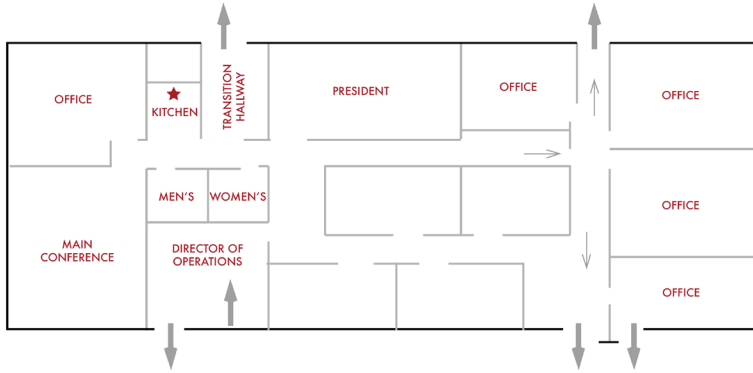
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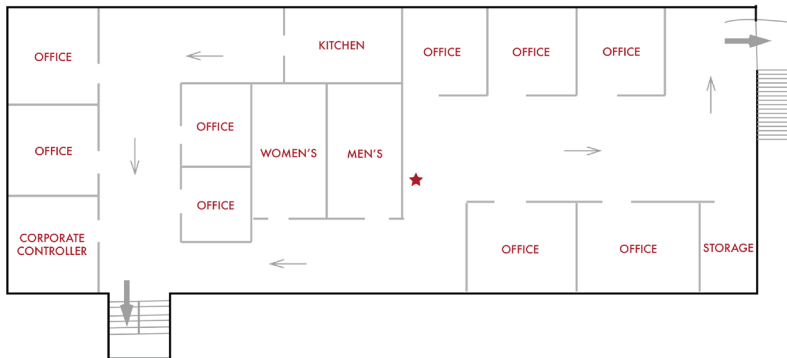
## Office Photos and Floor Plan



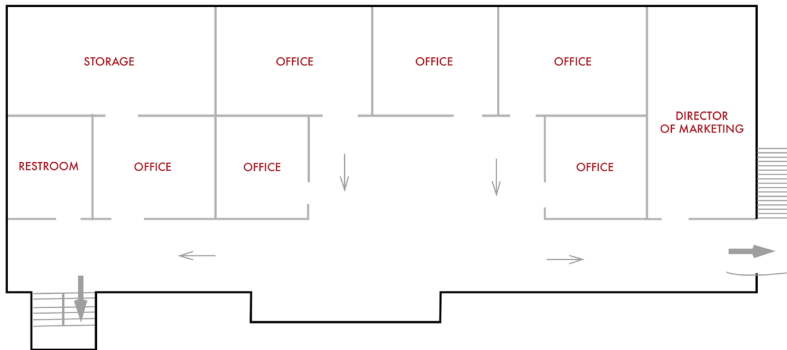
LOWER LEVEL



1ST FLOOR



2ND FLOOR



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Property Photos

**R&G**  
REIN & GROSSEHME  
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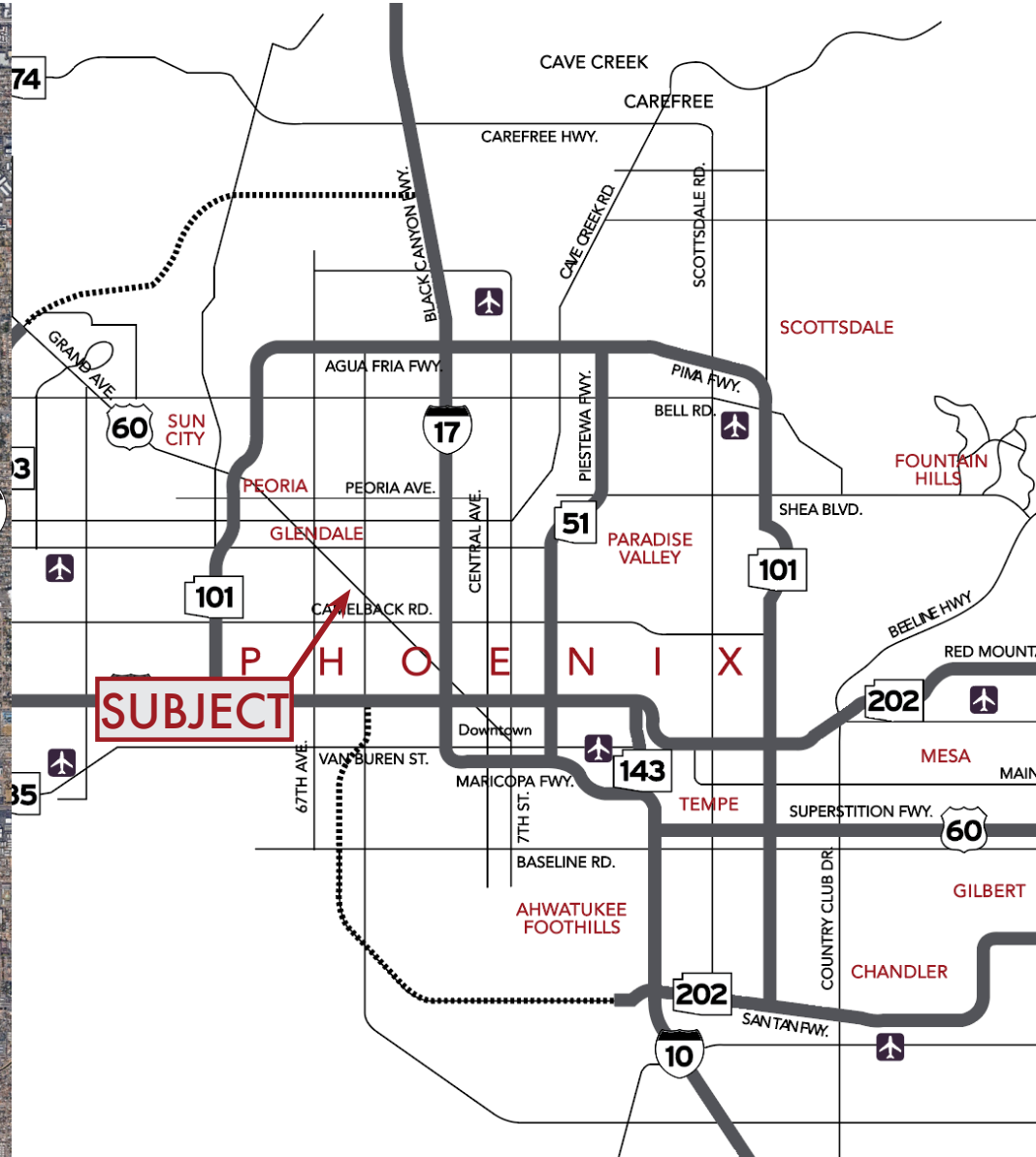
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