# ±35,000 SF M-2 INDUSTRIAL BUILDING ON ±2.00 AC FOR SALE

5347 W LUKE AVE, GLENDALE, AZ 85301

## FULL BUILDING AVAILABLE FOR OCCUPANCY FEBRUARY 29, 2028




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Scottsdale, AZ 85258

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## PROPERTY OVERVIEW

**±35,000 SF**
Total Building SF

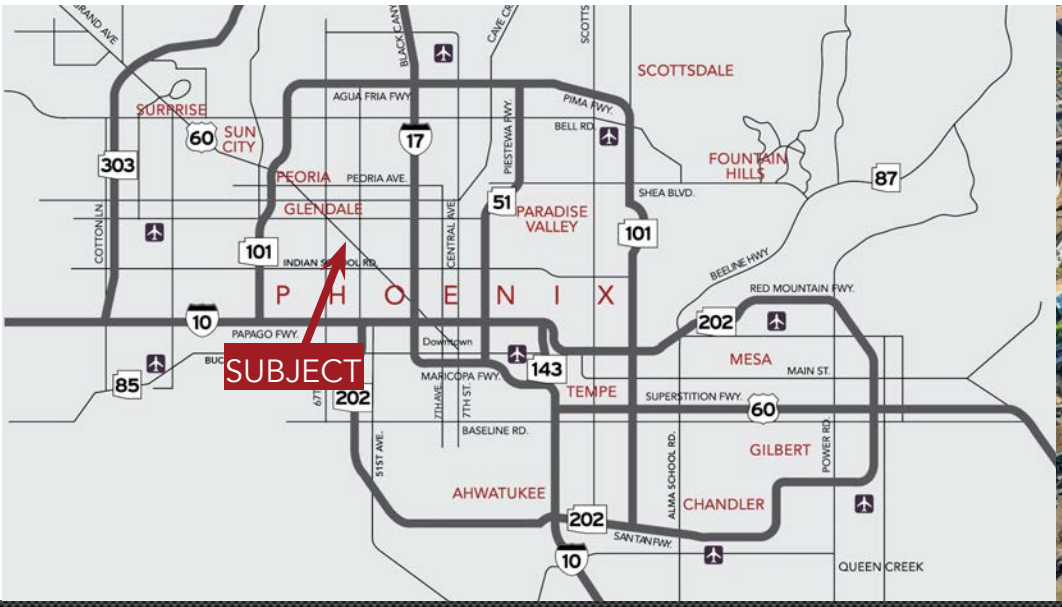
**±2.00 AC**
Site Size

**M-2, City of Glendale**
Zoning

**$5,600,000 ($160 PSF)**
Sales Price

## PRPERTY HIGHLIGHTS

- ±35,000 SF Industrial Building
  - » ±25,000 SF Warehouse/Shop
    - ◊ 22' Clear Height
    - ◊ Five (5) Grade Level Doors (16'W x14'H)
    - ◊ Truckwell with Eight (8) Positions
    - ◊ One (1) Shop Office
    - ◊ Four (4) Restrooms
    - ◊ Paintbooth
    - ◊ Fire Sprinklered
  - » ±10,000 SF Two-Story Office
    - ◊ Private Offices, Storage, Reception, Breakroom, Conference Room, Kitchen, Three (3) Restrooms
- Shop Area of Property Recently Reconstructed (December 2023)
- ±1 AC Paved & Secured Yard
- Heavy Power
- Proximity to US-60 (Grand Ave)
- **Currently Leased to Three (3) Tenants - Full Building Available for Occupancy February 29, 2028**





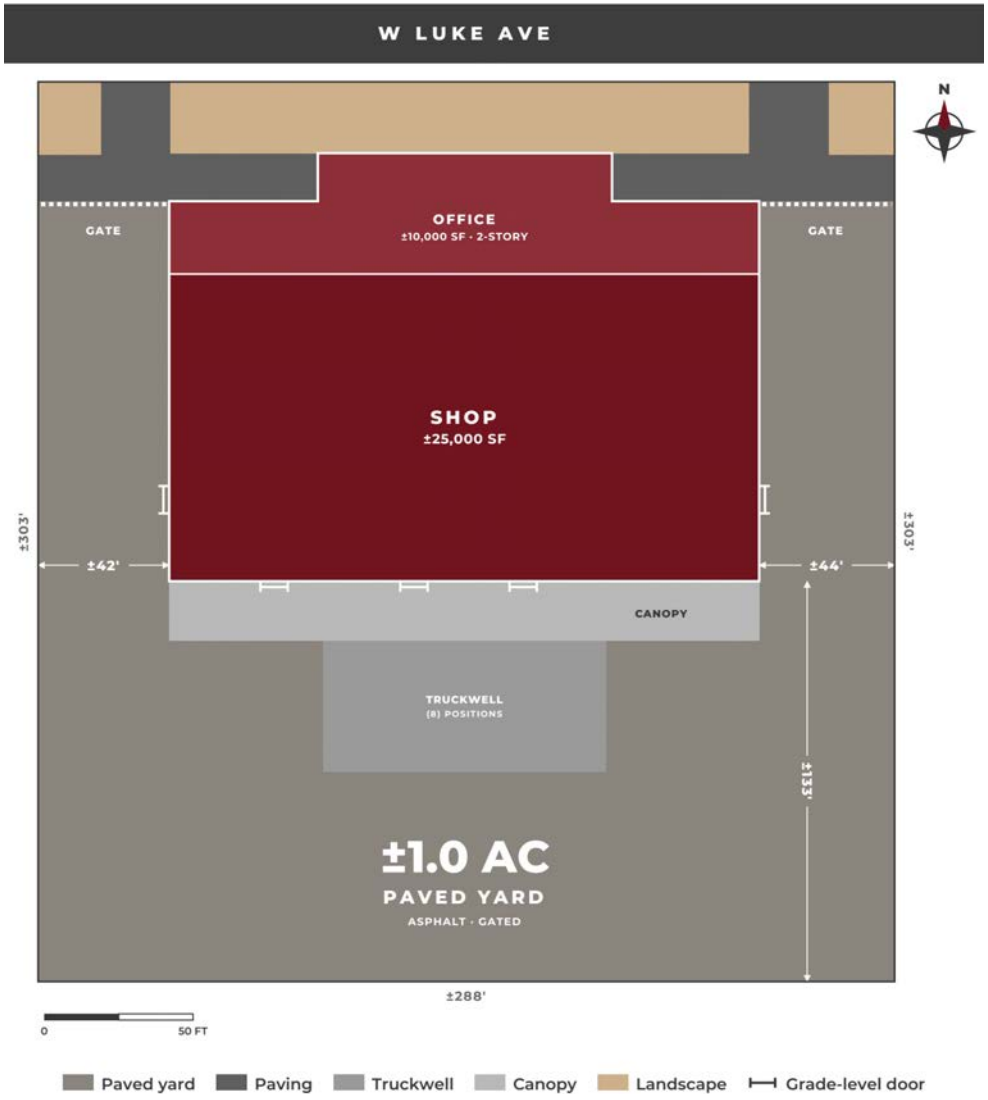

## RENT ROLL

| TENANT | SPACE TYPE | SQUARE FEET | MONTHLY RATE | LEASE EXPIRATION |
|---|---|---|---|---|
| DADU Group | Office | 979 SF | $790.50 /mo MG | Jan 31, 2028 |
| HEAL / Moses Vincent | Office | 979 SF | $700 /mo MG | Feb 1, 2028 |
| Curbs Plus | Warehouse / Office | 25,000 SF | $25,000 /mo MG | Feb 29, 2028 |
| **TOTAL** | | | **$26,490.50 /mo MG** | |

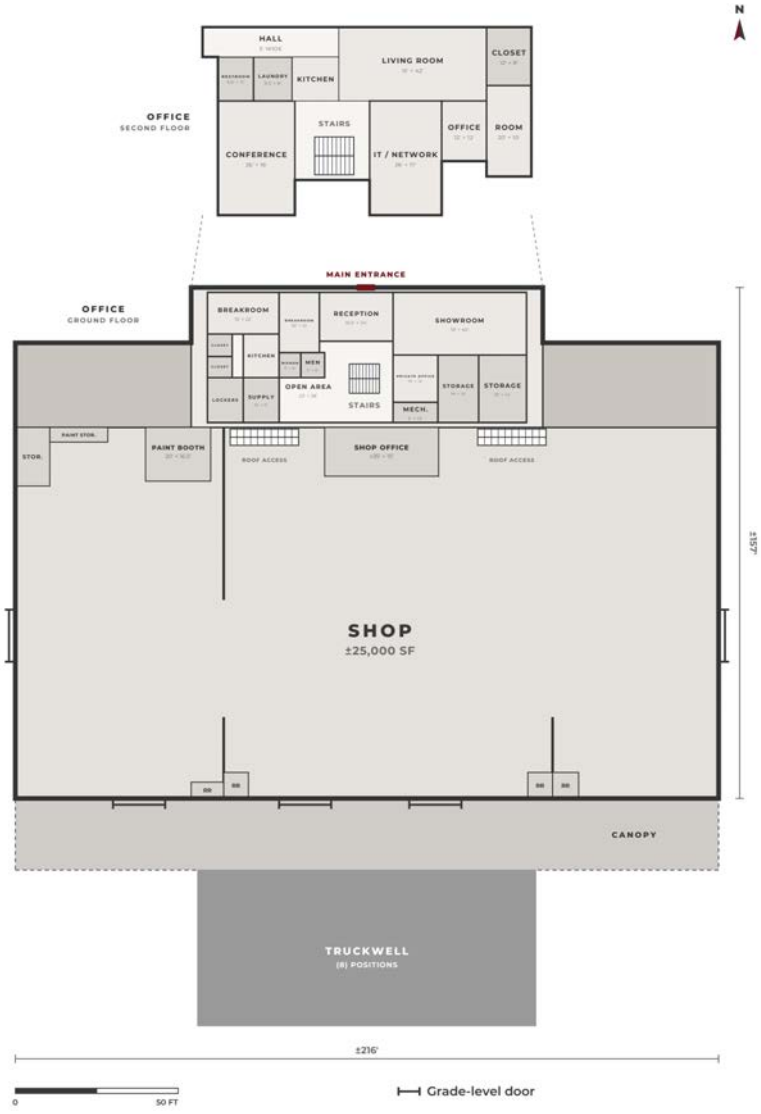


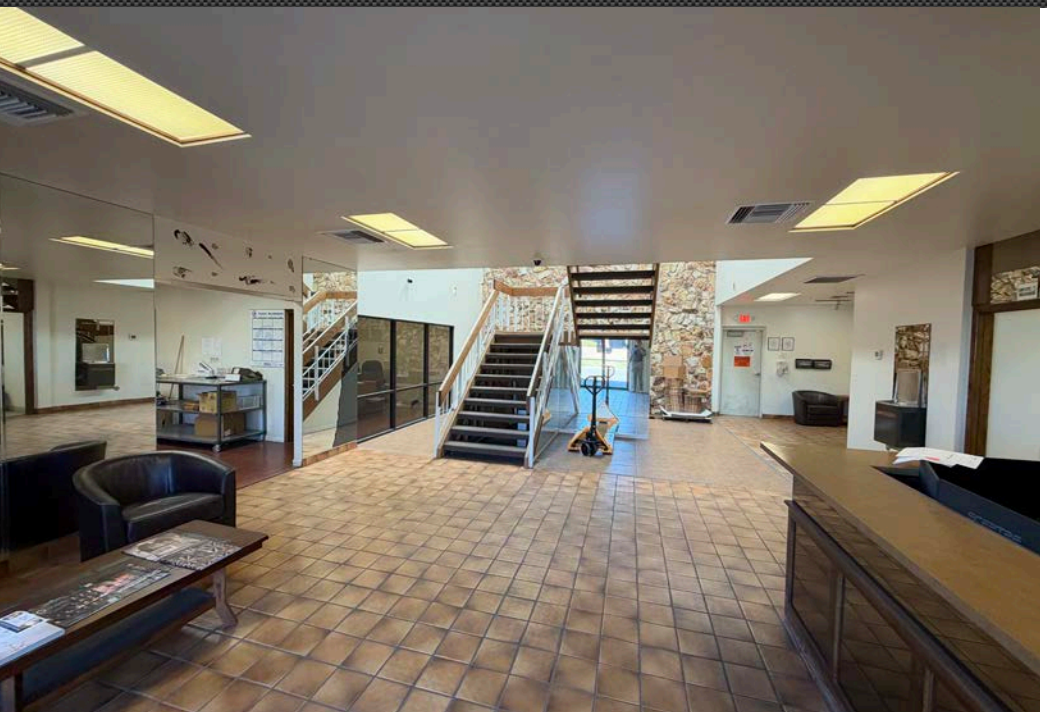


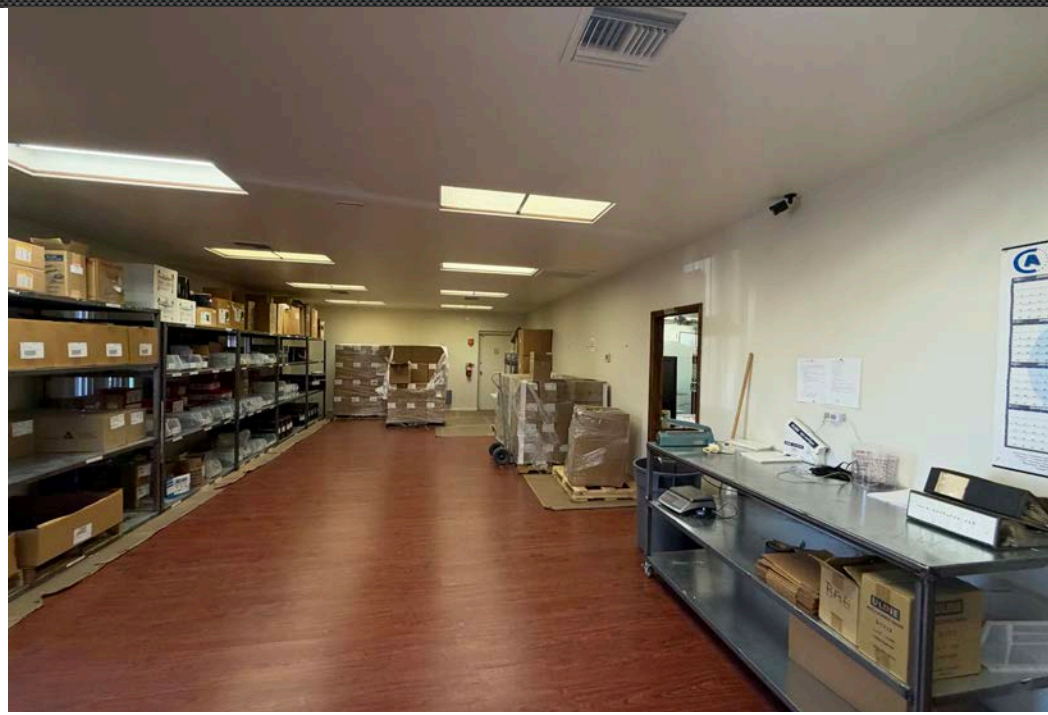

## SITE PLAN




## FLOOR PLAN












Donaldson.
Torit

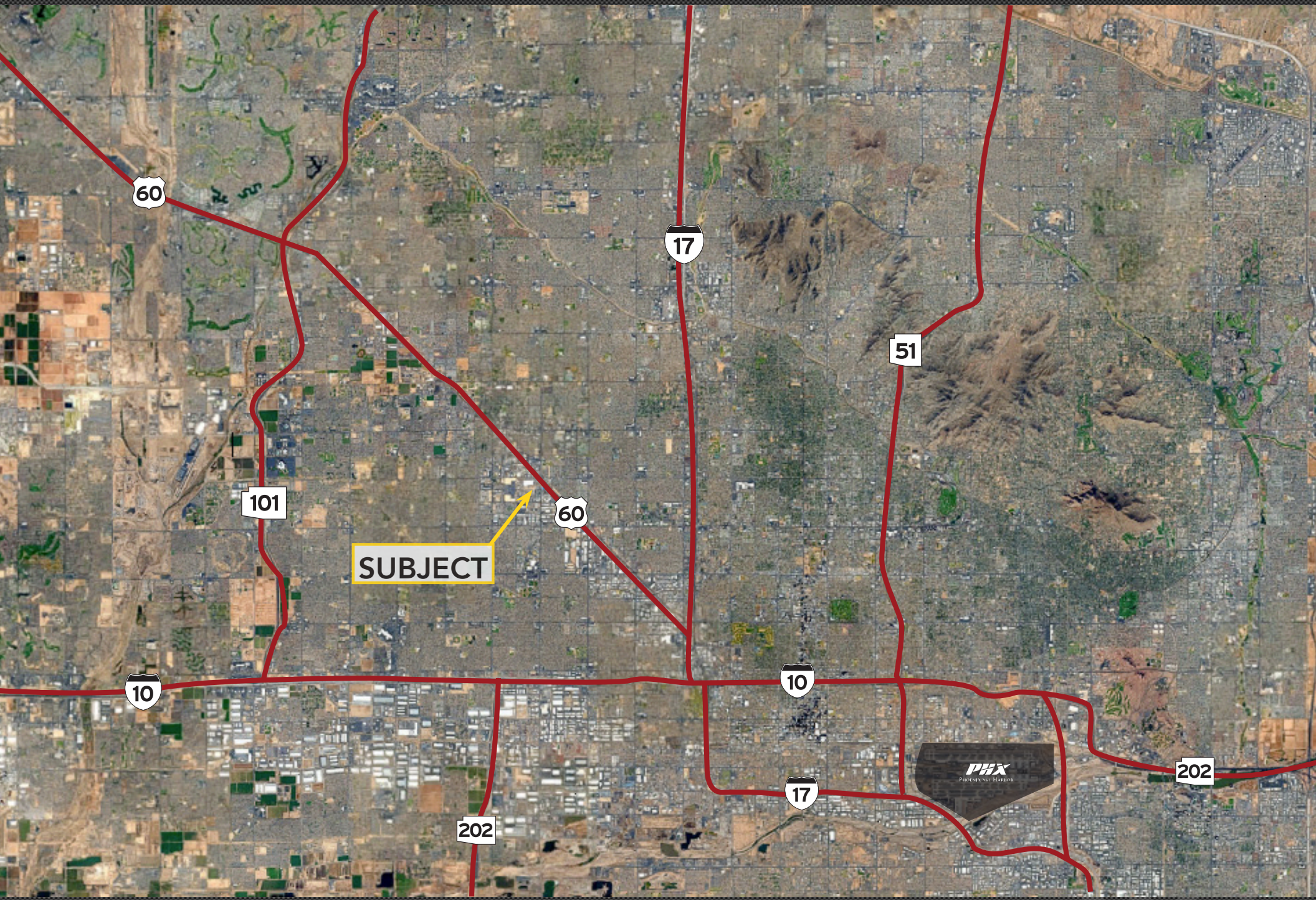






# NEARBY TENANTS




60
17
51
101
60
SUBJECT
10
10
PHX
PHOENIX SKY HARBOR
17
202
202



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