

**AVAILABLE FOR LEASE**

**±9,995 SF WITH ±0.75 ACRE SECURED YARD**

# ARROWHEAD FLEX CENTER

5811 W TALAVI BLVD, GLENDALE, AZ

**±24,951 SF CLASS-A FLEX/INDUSTRIAL WITH LARGE SECURED YARD**

**±0.75 Acre  
Secured Yard  
(Installation in Progress)**

## FOR MORE INFORMATION

**KERI SCOTT, SIOR**  
Sr. Managing Director  
t 602-386-7153  
keri.scott@nmrk.com

**ALEX KAS-MAROGI**  
Sr. Associate  
t 248-881-6376  
alex.kas-marogi@nmrk.com

**NICO BURGARELLO**  
Associate  
t 602-952-3857  
nico.burgarello@nmrk.com

**NEWMARK**



# PROPERTY HIGHLIGHTS



## PROPERTY HIGHLIGHTS

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Flex/Industrial (20% Office/80% Warehouse)

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Large ( $\pm 0.75$  Acre) Secured Outdoor Yard Area

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2 (12'x14') oversized grade level doors

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1,200 amps of heavy 3p power

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100% HVAC warehouse

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PAD Zoning (Business Park - City of Glendale)

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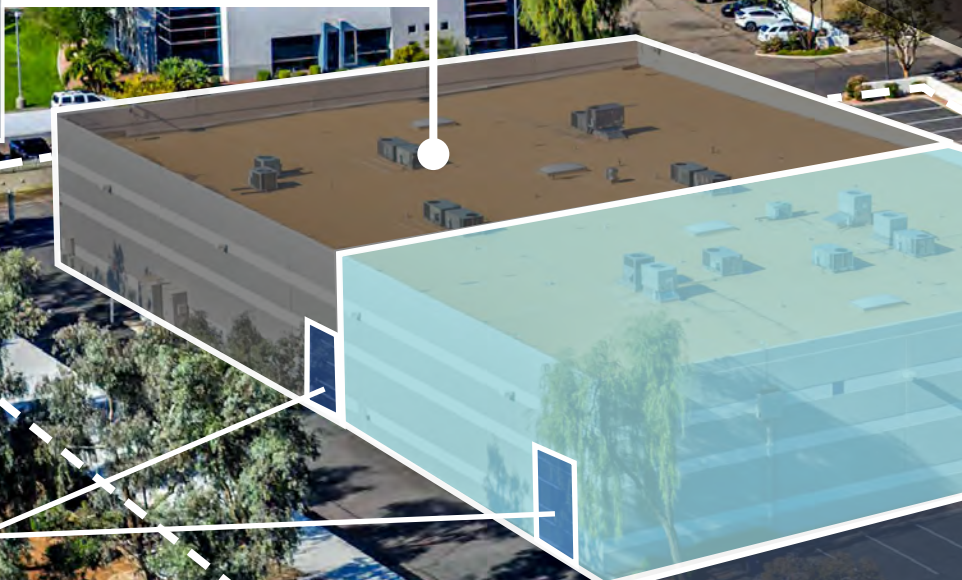
$\pm 18'$  warehouse clear height

SITE AERIAL

*N 59th AVE*

**Suite 1**  
**±14,945 SF**  
(Leased)

**2 Oversized (12'x14')**  
**grade level doors**  
Installation in Progress



W TALAVI BLVD

**Suite 2**  
**±9,995 SF**  
[Immediately Available]

**±0.75 Acre**  
**Secured Yard**  
Installation in Progress

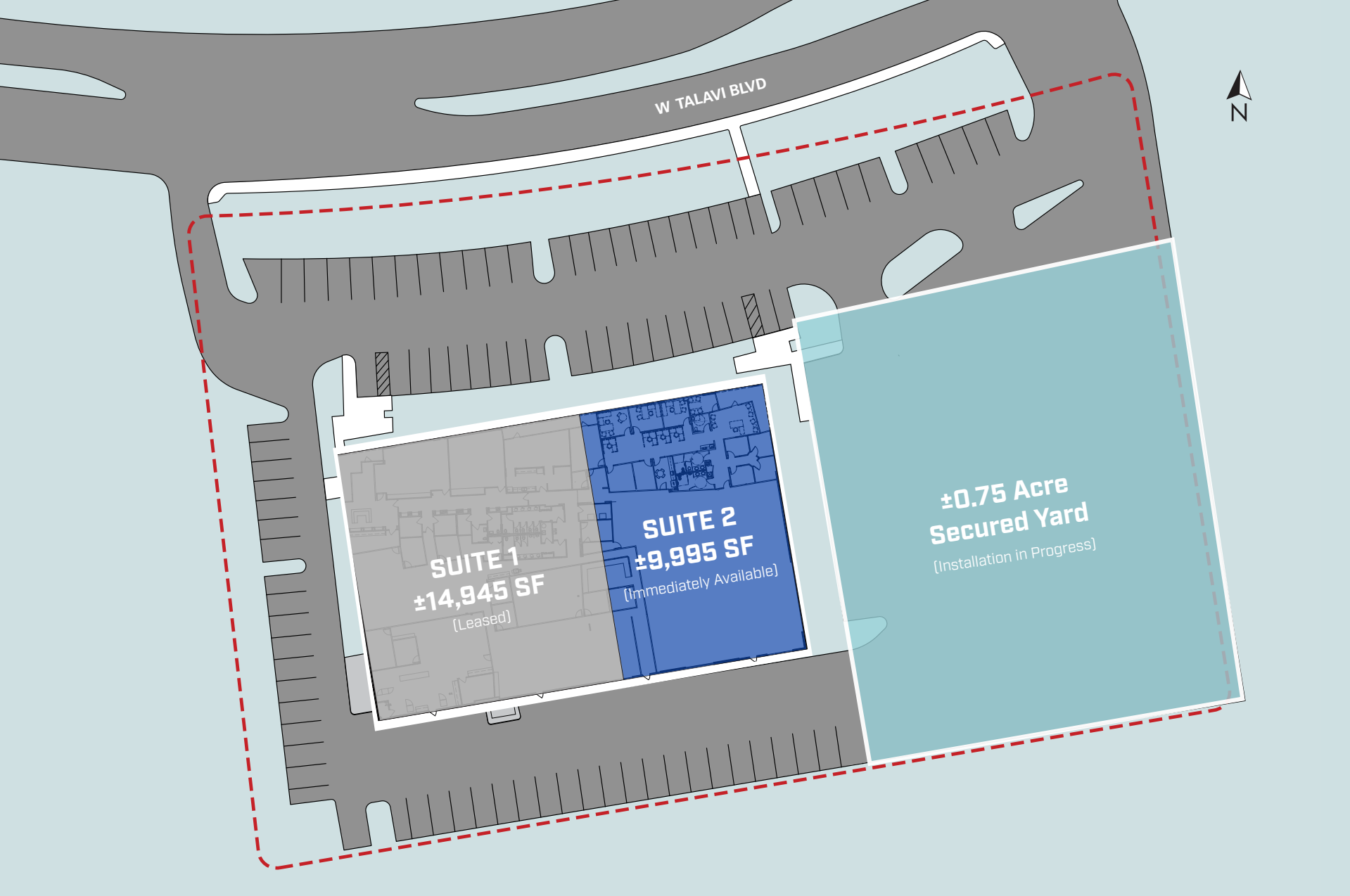
# HIGHWAY MAP



# AERIAL VIEW MAP



# SITE PLAN



# PROPERTY PHOTOS

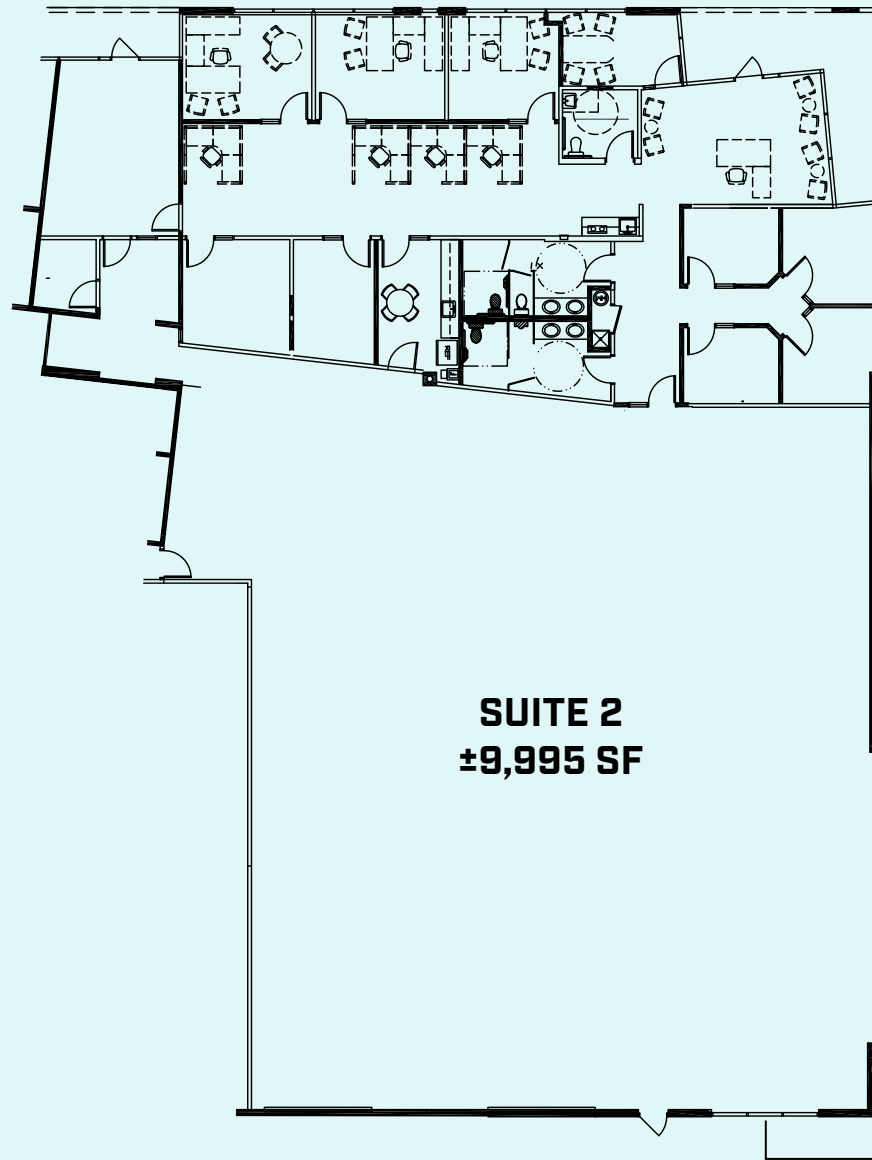
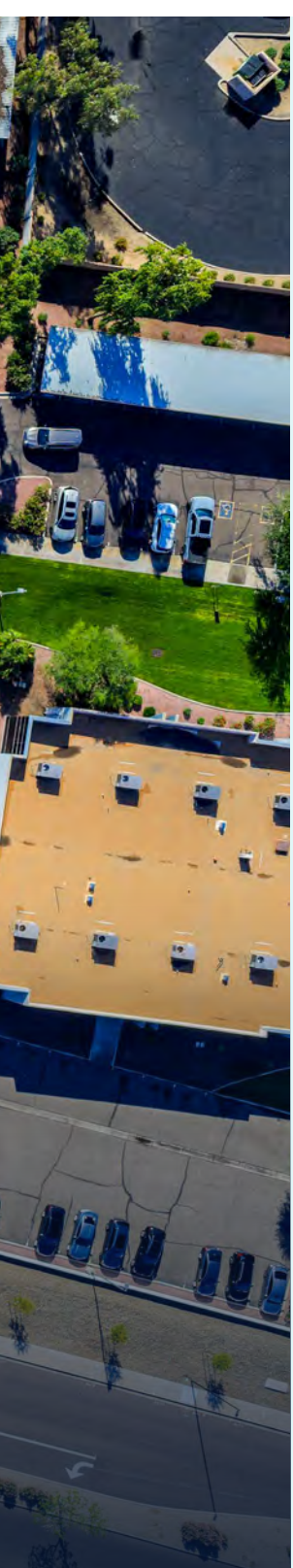


**±0.75 Acre  
Secured Yard**  
(Installation in Progress)

**SUITE 2**  
**±9,995 SF**  
(Immediately Available)

**SUITE 1**  
**±14,945 SF**  
(Leased)

# FLOOR PLAN



**Oversized (12'x14')  
grade level door**

**SUITE 2  
±9,995 SF**

**Suite 2 (Immediately Available)**

20% Office (±2,115 SF) | 80% Warehouse (±7,880 SF) | 600 Amps (heavy 3p) | ±18' Clear Height

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**NEWMARK**

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