

5723 W WASHINGTON STREET
PHOENIX, AZ 85043



PROPERTY OVERVIEW

BUILDING SIZE:	± 15,520 SF
LOT SIZE	± 1.43 Acres
APN:	104-04-038; 039B
ZONING:	A-1, Light Industrial
LOADING:	Two (2) Grade Level One (1) Truckwell
POWER:	200 Amps, 3-Phase (Can Be Upgraded)
FEATURES:	Proximity to I-10 & Loop 202 ±1,200 SF Mezzanine in Warehouse New Roof in 2023 New Mechanical in 2023
LEASE RATE:	\$17,500/mo NNN
SALES PRICE:	\$4,250,000



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