

WASHINGTON BUSINESS PARK

5324-5330 E. WASHINGTON ST., PHOENIX, AZ

FOR LEASE

WAREHOUSE / LIGHT MANUFACTURING

PROPERTY FEATURES

Suite D100, ±31,518 SF (divisible)

Suite D106, ±10,272 SF

20' Clear Height

100% air conditioned

Zoned A-1, Phoenix

2.85/1,000 SF Parking Ratio

Lease Rate: \$1.10/SF

2026 NNN \$0.35/SF



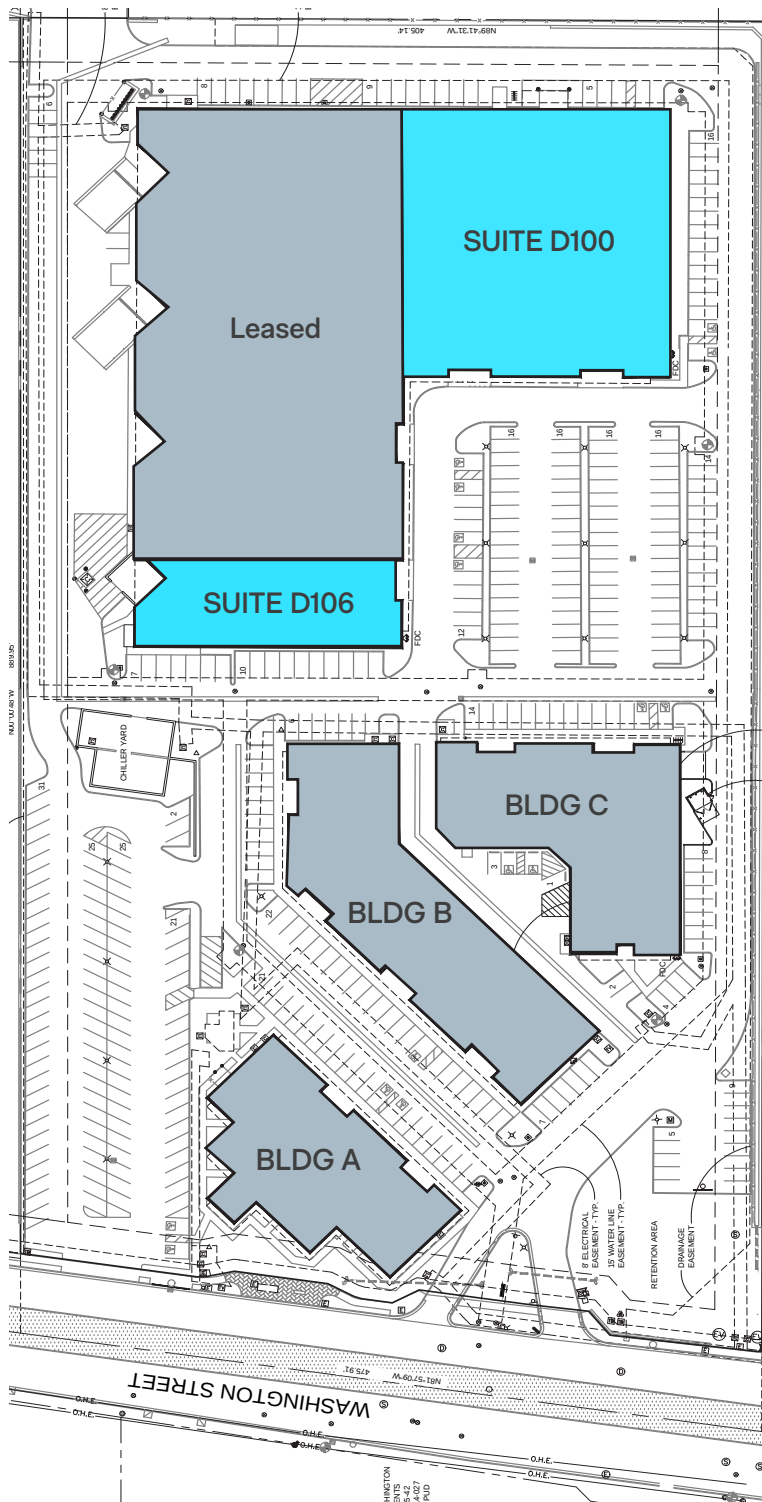
CAMCRE.

GABE ORTEGA
480.561.0189
gortega@camcre.com

SHELBY TWOREK
602.491.1030
stworek@camcre.com

CHRIS GEROW
602.491.1041
cgerow@camcre.com

SITE PLAN



BUILDING DETAILS

Suite D100

- 31,518 SF (divisible to ±15,000SF)
- 20' Clear Height
- 2 Grade Level Doors
- 100% AC
- 1,200A Electrical Service

Suite D106

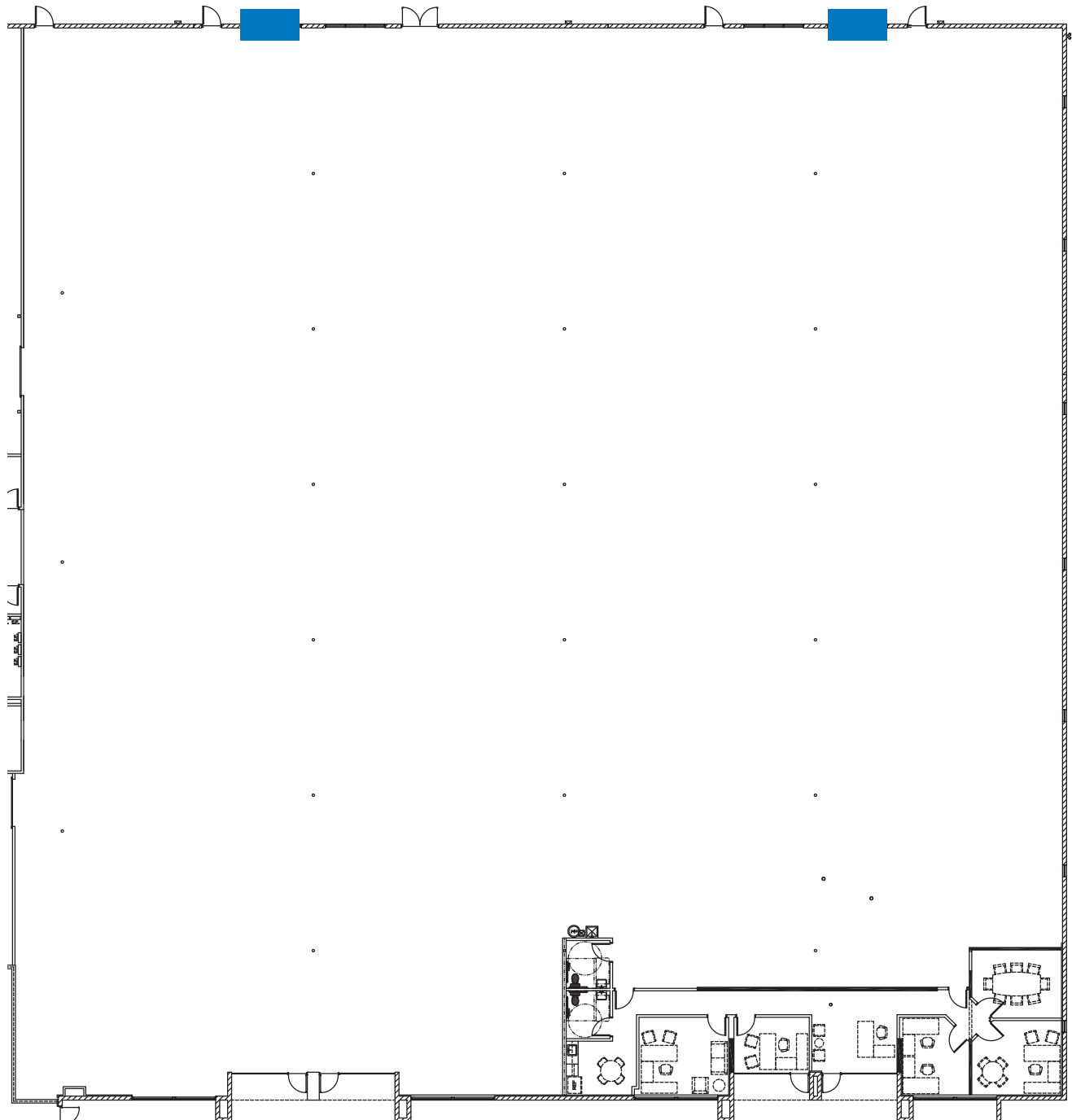
- 10,272 SF
- 20' Clear Height
- 1 Grade Level Door
- 100% AC
- 600A Electrical Service

BUILDING D - FLOORPLAN



BUILDING D - SUITE 100

±31,518 SF

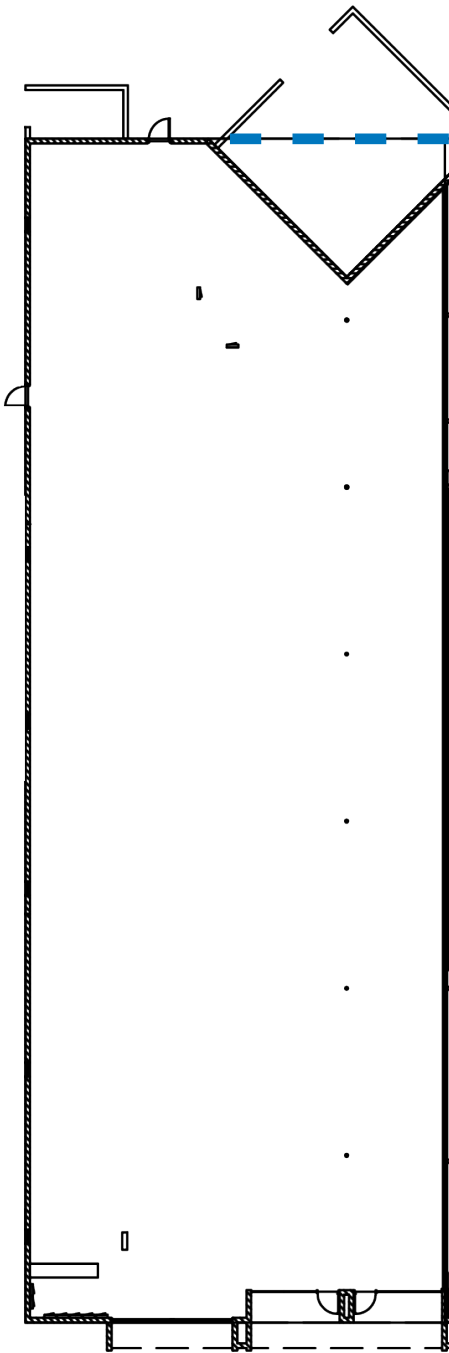


 = GL DOOR

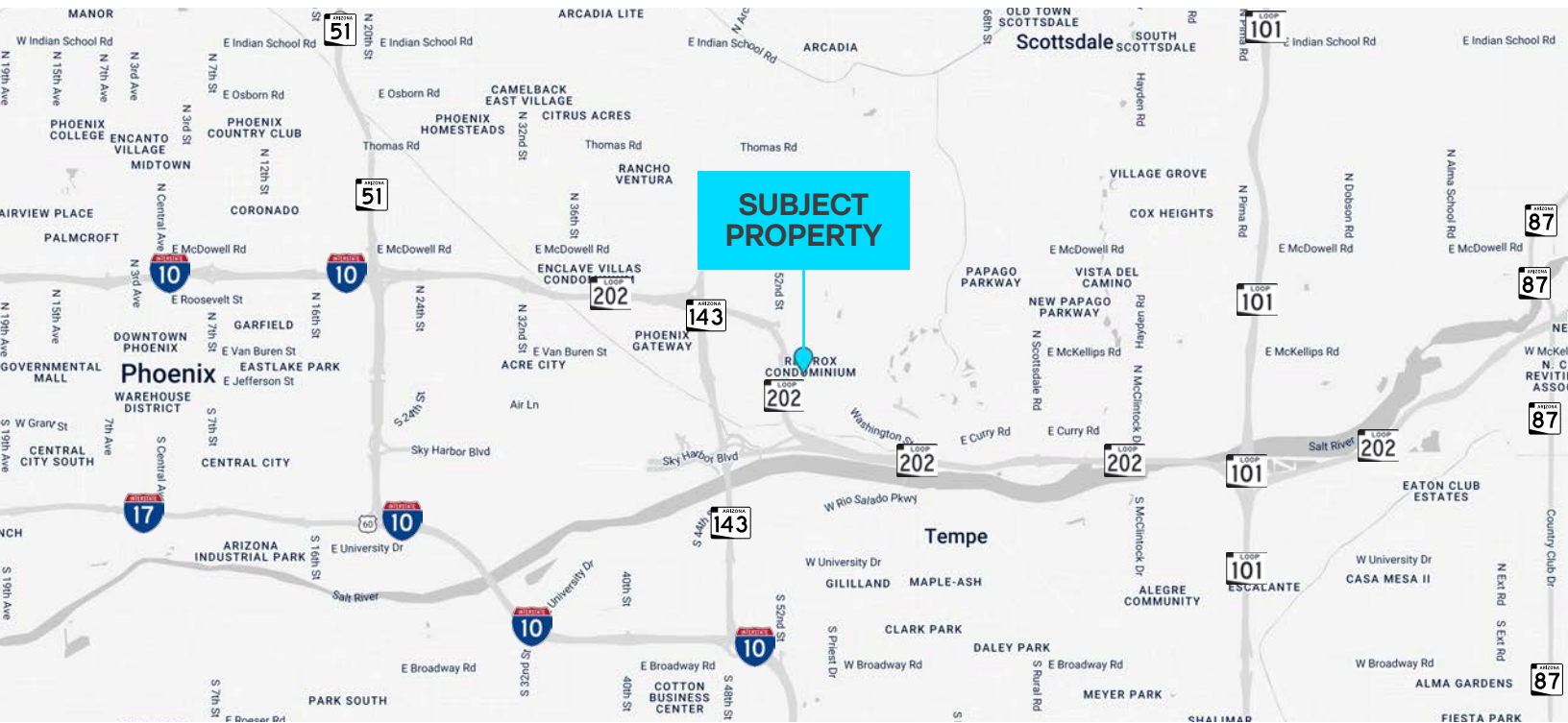


BUILDING D - SUITE 106

±10,272 SF



WASHINGTON BUSINESS PARK



DEMOGRAPHICS WITHIN 3 MI



116,979
TOTAL POPULATION



282,936
DAYTIME POPULATION



\$93,795
AVERAGE HH INCOME

FOR MORE INFORMATION, CONTACT

CAMCRE.

GABE ORTEGA
480.561.0189
gortega@camcre.com

SHELBY TWOREK
602.491.1030
stworek@camcre.com

CHRIS GEROW
602.491.1041
cgerow@camcre.com

CONFIDENTIALITY STATEMENT 2025 Capital Asset Management, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.