

# NEW IMPROVEMENTS COMING SOON



## FOR LEASE

±19,500 SF ON ±5.46 ACRES

5145 W. MADISON STREET | PHOENIX | AZ

### FOR MORE INFORMATION, CONTACT:

#### TREVOR MCKENDRY

Executive Vice President  
P: 602.575.2332 | F: 602.296.0819  
tmckendry@daumcre.com

#### CHRIS ROGERS

Executive Vice President  
P: 602.575.2309 | F: 602.296.0819  
crogers@daumcre.com

#### NICK REINHARDT

Associate  
P: 602.575.2314 | M: 602.501.4279  
nreinhardt@daumcre.com

#### NICK FAJARDO

Associate  
P: 602.575.2322 | M: 972.400.6707  
nfajardo@daumcre.com

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# PROPERTY HIGHLIGHTS



Fully Paved & Secured



I-10 & Loop 202 Proximity



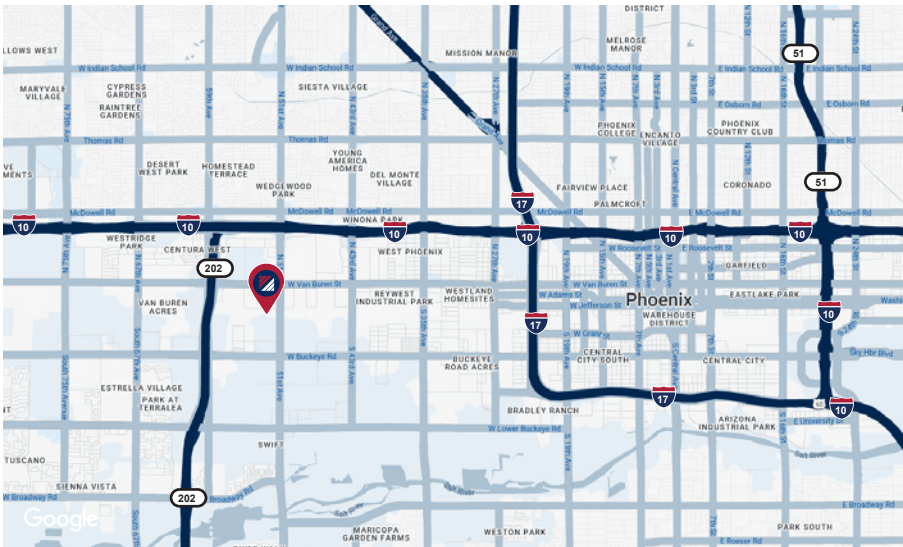
A-2 Heavy Industrial Zoning



±5.46 AC Lot Size

## PROPERTY OVERVIEW

- Total Structure: ±19,500 SF
- Office: ±3,700 SF
- (8) Bay Service Shop: ±15,800 SF
- Lot Size: ±5.46 Acres
- Zoning: A-2 (Heavy Industrial)
- Power Capacity: 2,000A 277/480V – 3 Phase
- 27' Clear Height
- 6 Ton Overhead Crane
- (16) Oversized Drive In Doors (14'x16')
- Fully Paved & Secured
- Rail Service Available - UPRR
- Available Today: 800 Amps 277/480V



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# GALLERY



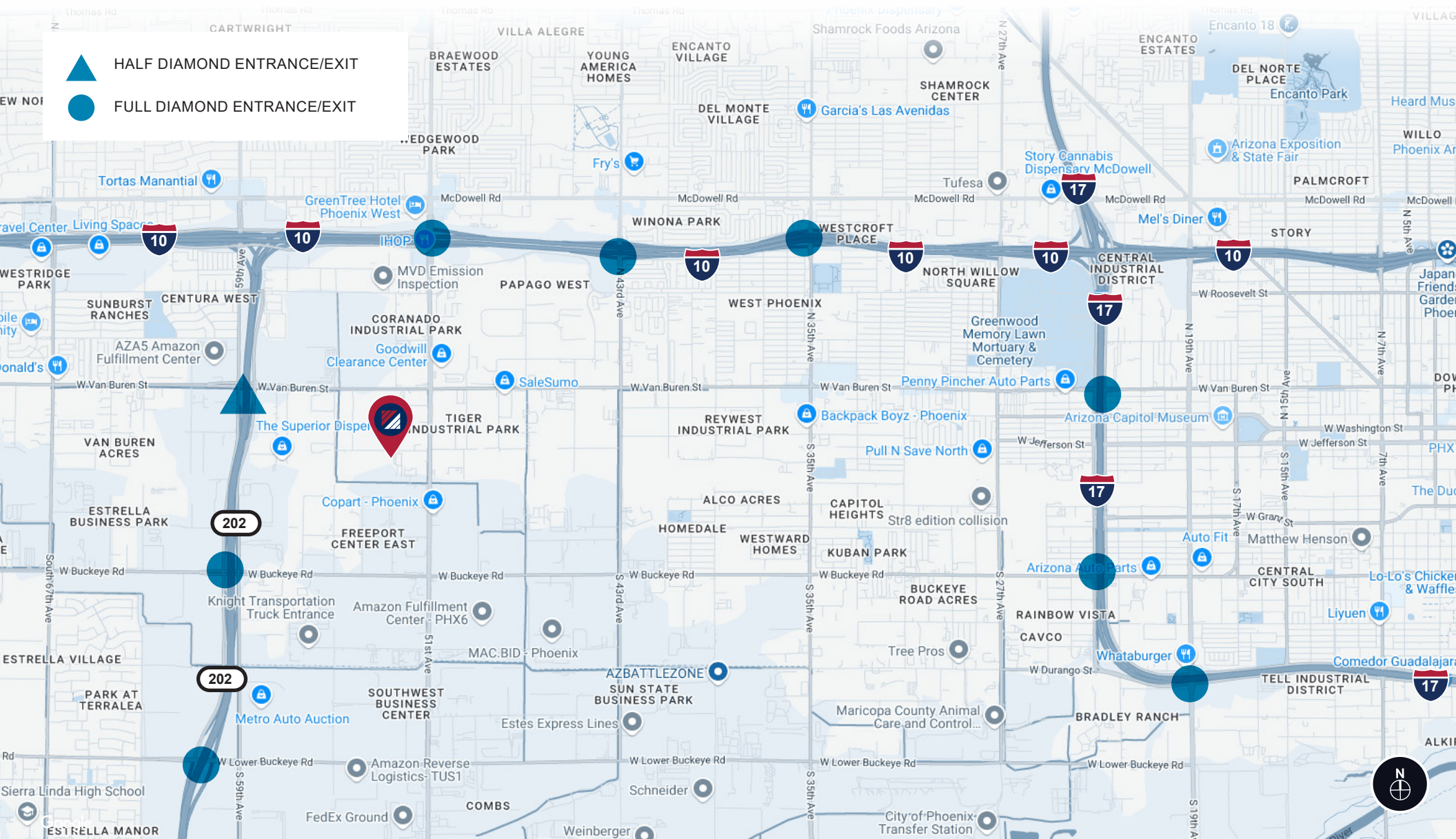
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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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**LOCATION MAP**



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# AMENITIES MAP



DRIVE TIMES		
I-10	1.3 Miles	4 Mins
Loop 202	1.6 Miles	4 Mins
I-17	5 Miles	10 Mins

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5 1 4 5 W . M A D I S O N S T R E E T | P H O E N I X | A Z

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