

5723 W WASHINGTON STREET  
PHOENIX, AZ 85043



**PROPERTY OVERVIEW**

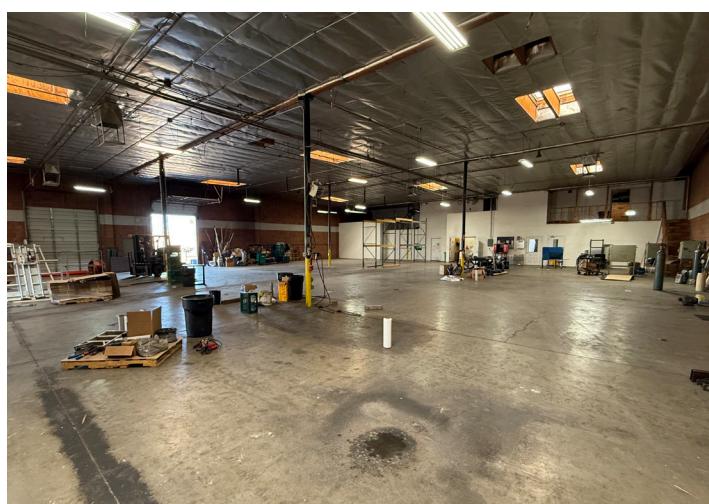
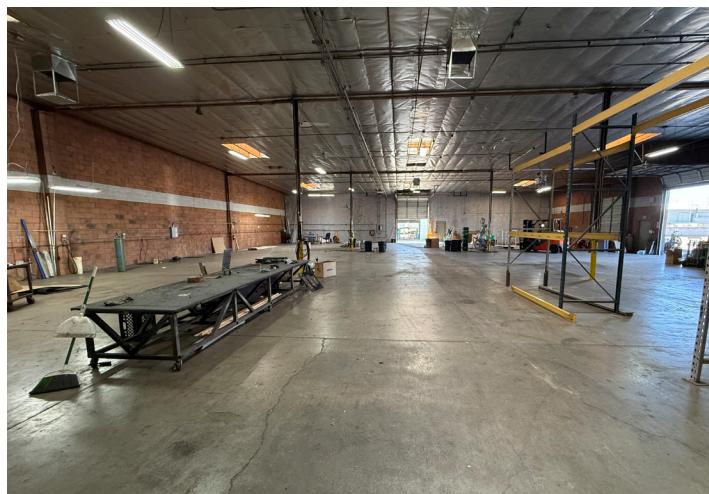
BUILDING SIZE:	±15,520 SF
LOT SIZE:	± 1.43 Acres
APN:	104-04-038;039B
ZONING:	A-1, Light Industrial
CLEAR HEIGHT:	16'
LOADING:	Two (2) Grade Level One (1) Truckwell
POWER:	200 Amps, 3-Phase
FEATURES:	Proximity to I-10 & Loop 202 ±1,200 SF Mezzanine in Warehouse New Roof in 2023 New Mechanical in 2023
LEASE RATE:	\$17,500/month NNN
SALES PRICE:	\$4,250,000



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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