

AVAILABLE FOR LEASE
5,000 SF - 92,000 SF Warehouse / Light Manufacturing

Washington
Business Park
Phoenix, AZ

WBP



WASHINGTON BUSINESS PARK

5324-5330 E. Washington St., Phoenix, AZ

SITE SOURCE



GABE ORTEGA

DIR: (480) 561-0189

gortega@camcre.com

CHRIS GEROW

DIR: (602) 491-1041

cgerow@camcre.com

SHELBY TWOREK

DIR: (602) 491-1030

stworek@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



PROPERTY DETAILS

Address	5328 & 5330 E. Washington St., Phoenix, AZ 85034
Building C	±15,303 SF (divisible to 5,000 SF)
Building D	±92,241 SF (divisible to 24,152 SF)
Type	Warehouse / Light Manufacturing
Zoning	A-1, Phoenix
Rate	\$1.00 PSF + \$0.26 PSF NNN

PROPERTY HIGHLIGHTS

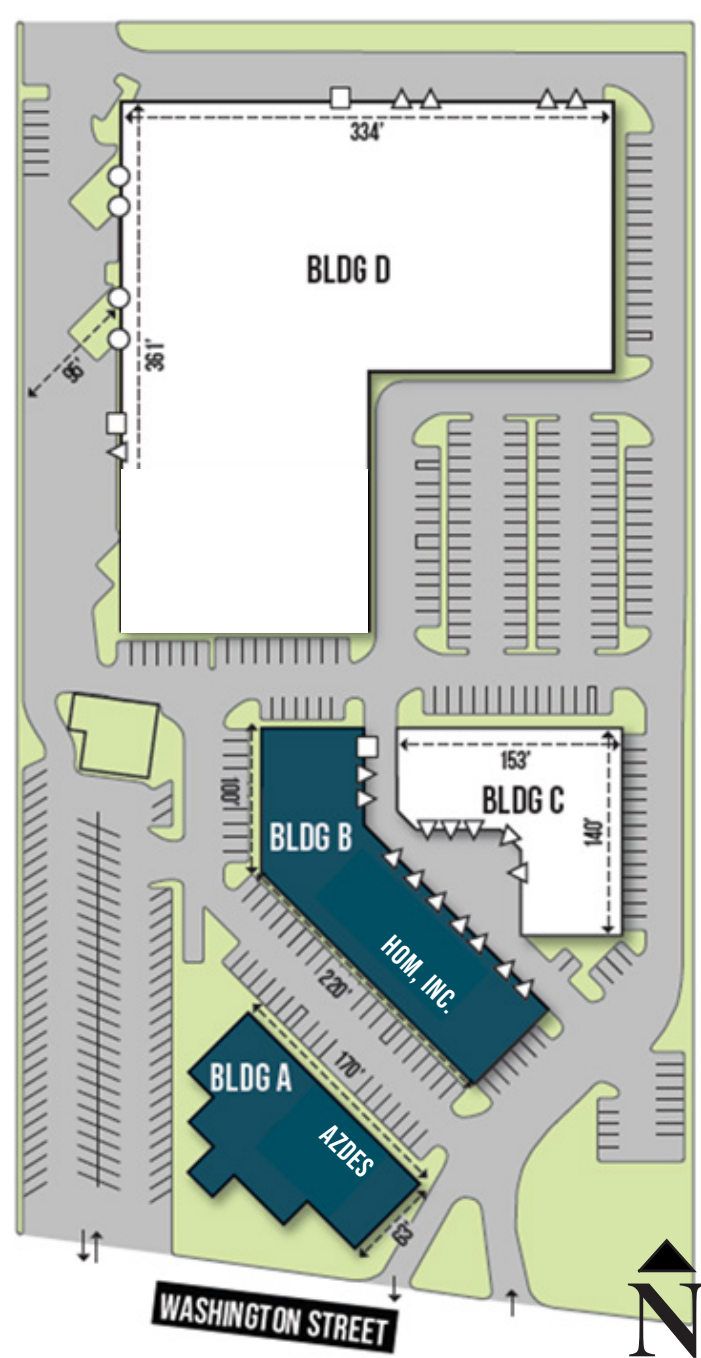
- HVAC Cooled Warehouse
- Truckwell & Ground Level Loading
- 16' - 20' Clear Height
- 1,100 amps electrical service (Bldg C)
- 6,200 amps electrical service (Bldg D)
- Monument Signage on Washington Street
- ±1.5 miles from Sky Harbor Airport
- ±5 minute travel time to I-10 and Loop 202
- Parking ratio of 2.85 / 1,000 SF



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SITE PLAN



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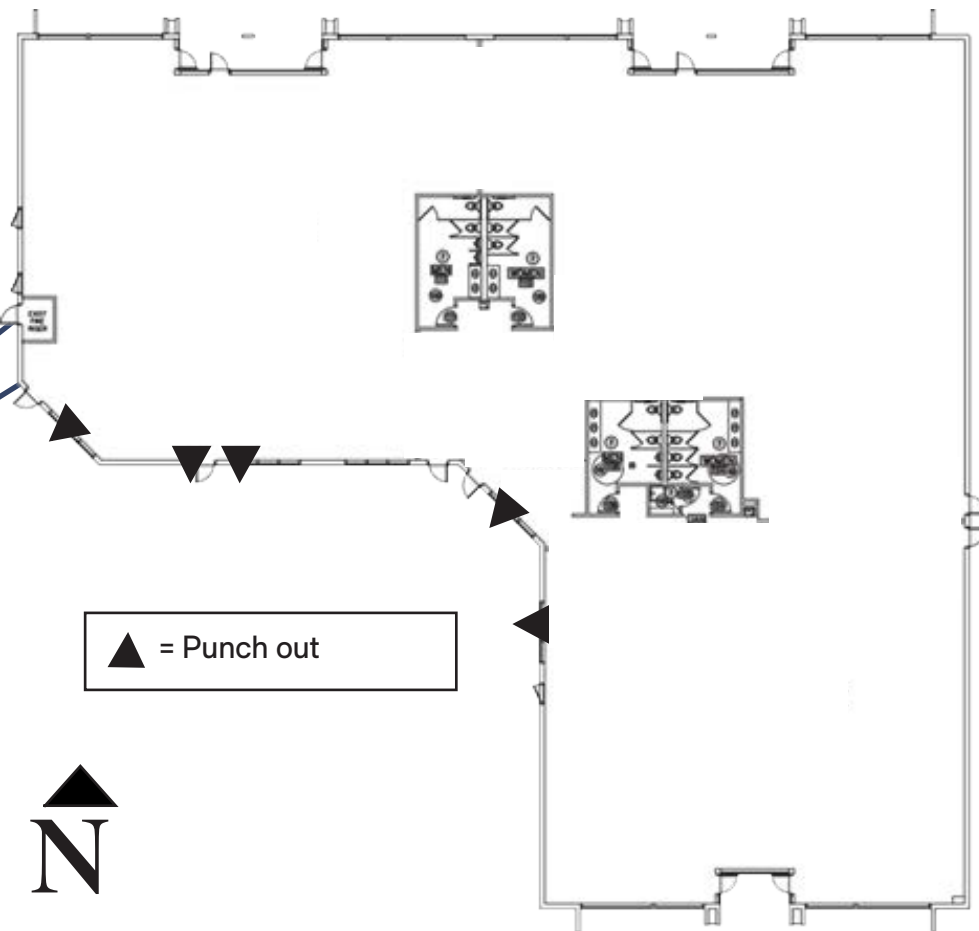
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BUILDING C



- Size: ±15,303 SF (divisible to 5,000 SF)
- Clear Height: 16 feet
- Rate: \$1.00 PSF, NNN



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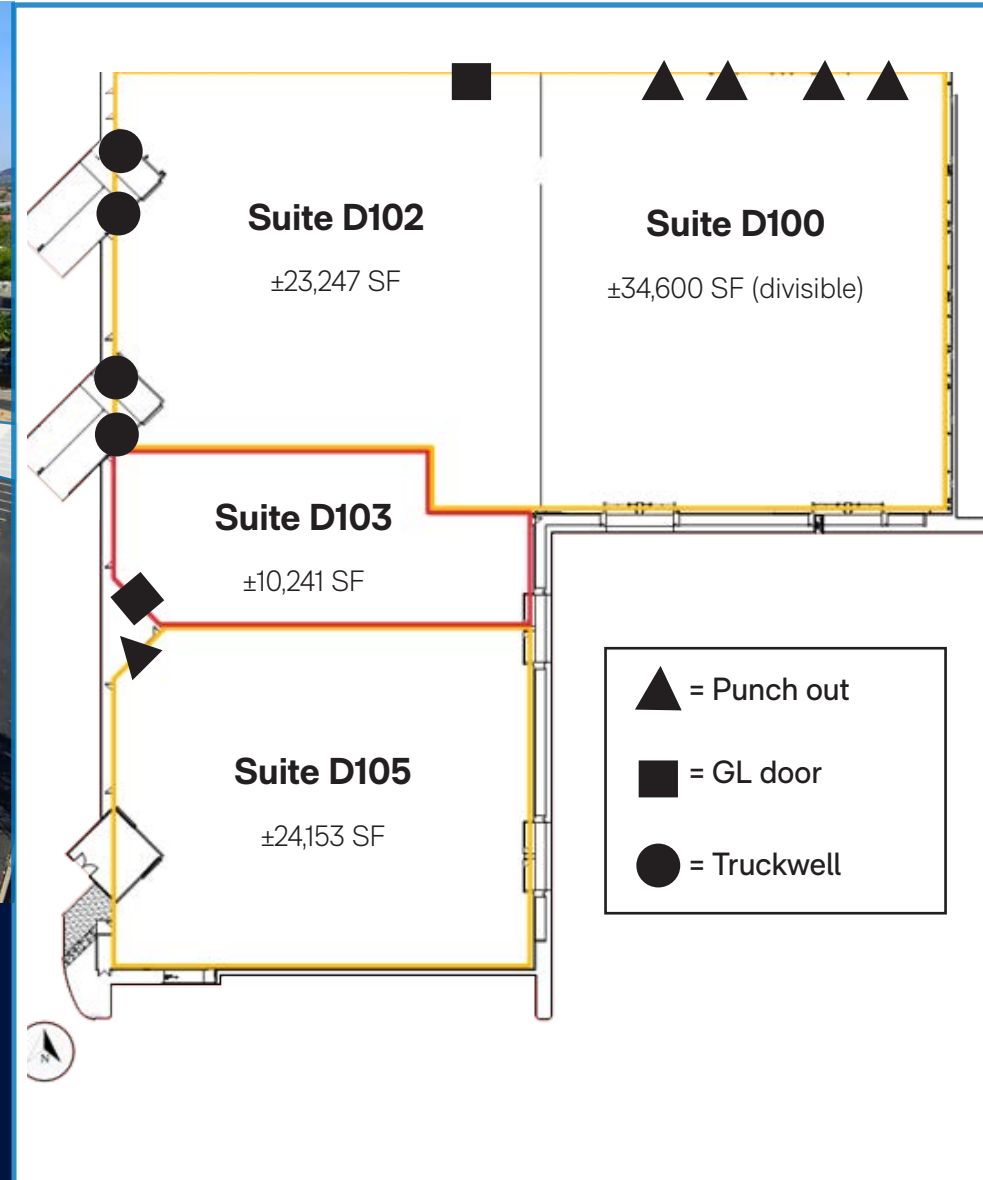
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BUILDING D



Clear Height: 20 Feet

Rate: \$1.00 PSF, NNN



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BUILDING D



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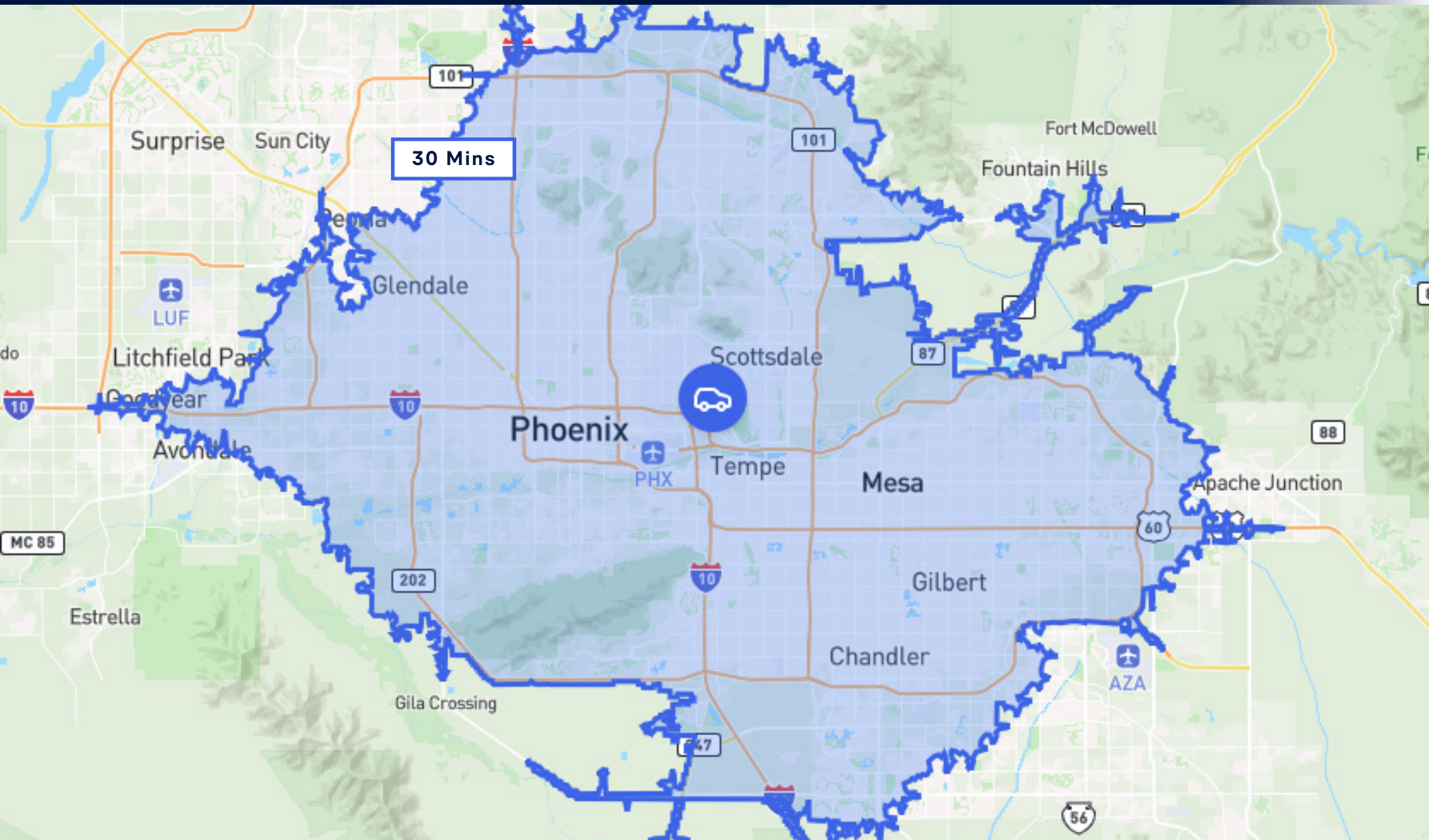
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DRIVE TIME MAP (30 Minutes)



Capital
Asset
Management

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CONTACT BROKERS FOR LEASING INQUIRIES

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