



**±11,400 SF OFFICE AND ±5,992 SF OF WAREHOUSE ON ±3.14 AC FOR LEASE**  
5340 W LUKE AVE GLENDALE, AZ 85301



8767 E. Via de Ventura #290  
Scottsdale, AZ 85258

RGcre.com

**MAX SCHUMACHER**, SIOR  
480.214.9403  
Max@RGcre.com

**PATRICK SHEEHAN**, SIOR  
480.214.9405  
Patrick@RGcre.com

**JACK HANSEN**  
480.214.9421  
Jack@RGcre.com

### PROPERTY OVERVIEW

**±22,952 SF**

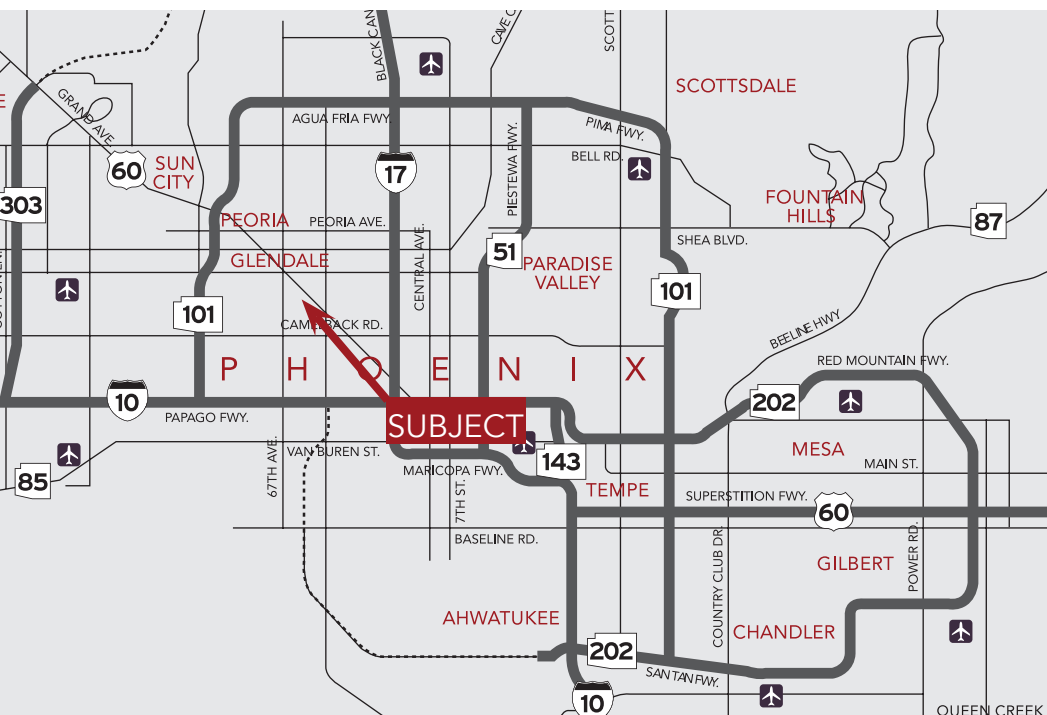
Building Size

**±3.14 AC**

Site Size

**M-2**

Zoning



### PROPERTY SUMMARY

Site Size	±3.14 Acres (136,778 SF)
Total Square Footage Under Roof	±22,952 SF
Freestanding Office Building	±11,400 SF
Air Conditioned Warehouse Square Footage	±2,992 SF
Metal Shop Building Square Footage	±3,000 SF
Modular Office Square Footage	±560 SF
Canopy Square Footage	±5,000 SF
Zoning	M-2 (Heavy Industrial, City of Glendale)
Power	Heavy, 2,000 Amps 102/208V
Yard Ground Covering	±50% Asphalt/Concrete Paved
Access	Two (2) Points of Ingress/Egress With Gates on Luke Ave, Curb Cut on Montebello Ave
Fueling Station	Yes



11,400 SF FREESTANDING OFFICE BUILDING

5,000 SF CANOPY

3,000 SF METAL SHOP BUILDING

2,992 SF AIR CONDITIONED WAREHOUSE

FUELING STATION

54TH AVE

MONTBELLO AVE

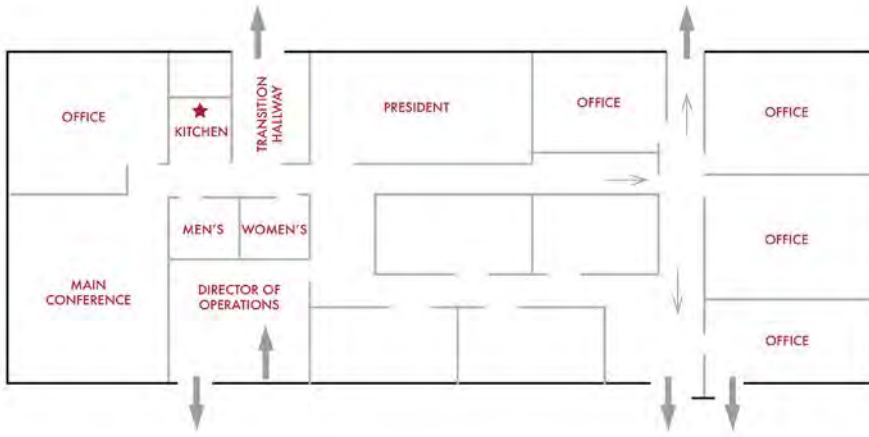
LUKE AVE

EGRESS/INGRESS

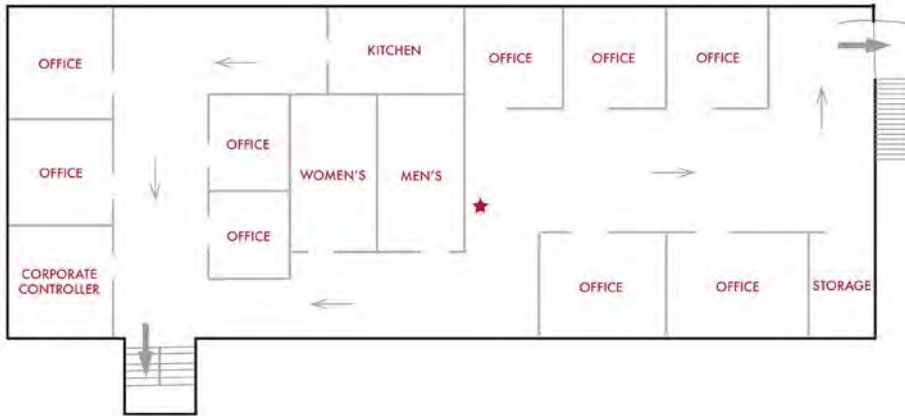
EGRESS/INGRESS

CURB CUT

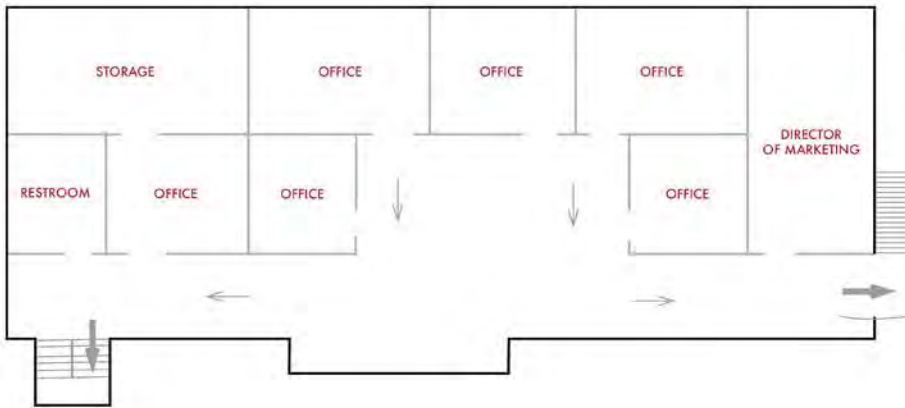
### LOWER LEVEL



### 1ST FLOOR



### 2ND FLOOR



#### AIR CONDITIONED WAREHOUSE FEATURES

Size	±2,992 SF
Clear Height	20'
Grade Level Roll Up Doors	Four (4) - 12 Feet Wide by 14 Feet High
Construction Type	Concrete Tilt
Cooling	90% Fully Air Conditioned and Balance is EVAP Cooled
Office Buildout	Two (2) Private Offices

#### METAL SHOP BUILDING FEATURES

Size	3,000 SF
Clear Height	14'
Grade Level Roll Up Doors	Four (4) - 14' Wide by 12' High
Cooling	EVAP Cooled
Office Buildout	None

#### FREESTANDING OFFICE BUILDING FEATURES

Size	11,400 SF
Stories	Three (3), Including Basement
Year Renovated	2018

#### CANOPY STRUCTURE FEATURES

Size	5,000 SF
Power	Yes
Compressed Air	Yes
Clear Height	15'
Cranes	Two (2) Overhead Cranes

