

# LUKE AVENUE BUSINESS PARK

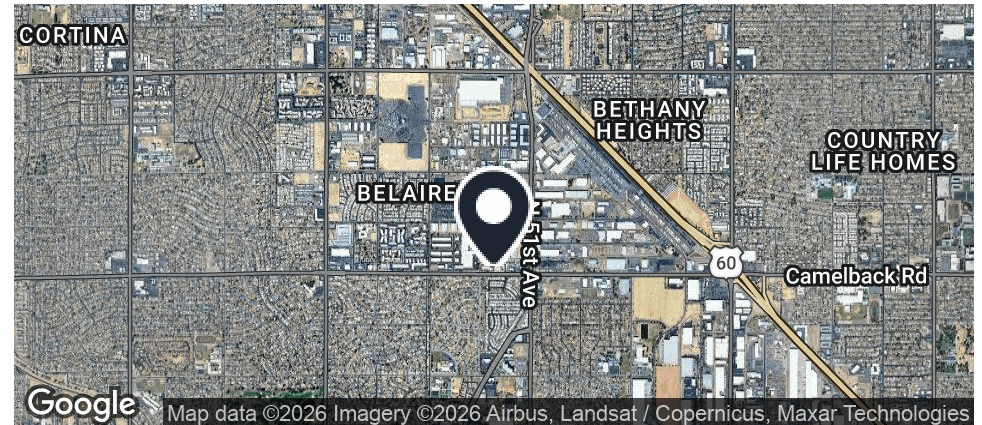
5205-A, 5221-B, 5237-C W Montebello, 5622-DA N 52nd Ave & 5214-D, 5220-E & 5230-F W Luke Ave, Glendale, AZ 85301

## INDUSTRIAL PROPERTY FOR LEASE



### PROPERTY HIGHLIGHTS

- Total of 6 Buildings
- Attractively Landscaped
- A/C Offices & Evap Cooled Warehouses
- ±12' - 14' Clear Height
- Grade Level Overhead Doors (± 10' x 10')
- 3 Phase Power
- M-2, Industrial Zoning



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## INDUSTRIAL PROPERTY FOR LEASE



**5221 W MONTEBELLO AVE- B-2- ±1,725 SF (SUBLEASE THROUGH JANUARY 31, 2027)**

- LARGE RECEPTION, TWO (2) PRIVATE OFFICES, RESTROOM, GRADE LEVEL DOOR, BAL EVAP COOLED WAREHOUSE

**5221 W MONTEBELLO AVE- SUITE B-4- ±1,189 SF (AVAILABLE SEPTEMBER 1ST)**

**5221 W MONTEBELLO AVE- SUITE B-14- ±1,418 SF (AVAILABLE SEPTEMBER 1ST)**

**5237 W MONTEBELLO AVE- SUITE C-11- ±1,197 SF**

- RECEPTION, RESTROOM, EVAPCOOLED WAREHOUSE

**5214 W LUKE AVE- SUITE D-6 - ±1,323 SF**

- RECEPTION, ONE (1) RESTROOM, 10'X10' GRADE LEVEL DOOR, EVAP COOLED WAREHOUSE

**5230 W LUKE AVE- SUITE F-8/11 - ±1,933 SF (AVAILABLE THROUGH JULY 31, 2026)**

- DRIVE THRU BAY, ONE (1) OFFICE, ONE (1) RESTROOM, TWO (2) OVER HEAD DOORS AND 100% AIR-CONDITIONED

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