

5125 EAST MADISON STREET
PHOENIX, ARIZONA

FOR LEASE



3200 E. Camelback Rd.
Suite #100
Phoenix, Arizona, 85018
ph: 602.956.7777
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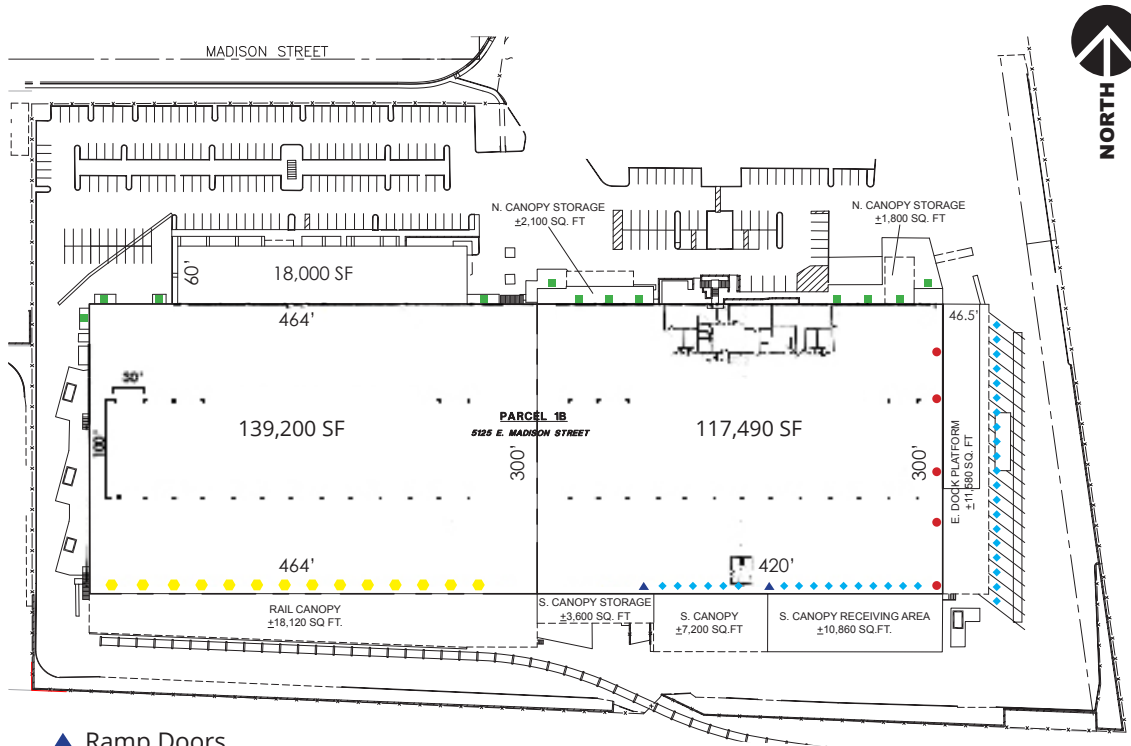
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- ▲ Ramp Doors
- Grade Doors to Concrete Staging Area
- ◆ Truck Docks
- Grade Level
- Rail Doors

Total Square Feet: ±351,935 SF Total Building (Distribution/Manufacturing)

Office Areas: ±39,985 SF Air Conditioned

West Side: ±18,000SF	Rail Canopy: ±18,120 sq. ft.
East Side: ±21,985 SF	S. Canopy Storage: ±3,600 sq. ft
1st Floor: ±8,510 SF	S. Canopy: ±7,200 sq.ft
2nd Floor: ±8,465 SF	S. Canopy Receiving area: ±10,860 sq.ft.
3rd Floor: ±5,010 SF	E. Dock Platform: ±11,580 sq. ft
	N. Canopy Storage: ±2,100 sq. ft
	N. Canopy Storage: ±1,800 sq. ft

Site Area: 15.75 AC

Loading: 37 Dock High, 11 Grade Level, 1 Drive-in Ramp - ±14,100 SF, 20 Bay, Covered Dock

Rail Capable: 9 Single Wide, 4 Double Wide and 1 Triple Wide

Parking: ±264 Spaces (Expandable)

Clear Height: 30'

Power: 6,000 Amps; 277/480 V Two 3,000 Amp Sections

Cooling: Evaporative Cooled Warehouse

Fire: Fully Fire Sprinklered

Utilities: 8" Water Line (City of Phoenix) 8" Sewer Line (City of Phoenix) Electric: APS Gas: Southwest Gas

Year Built: Phase I: 1993 - 1994, Phase II: 2005

Column Spacing: 30' x 100'

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LOOP 202 & WASHINGTON STREET



DEMOGRAPHICS

	1 Mi	3Mi
Population	5,646	93,261
Households	3,120	35,043
Average Age	30.00	31.40
Median HH Income	\$30,815	\$37,237
Daytime Employees	8,498	136,742
Population Growth '14 - '19	▲ 10.0%	▲ 7.4%
Household Growth '14 - '19	▲ 10.0%	▲ 7.8%

TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE
Loop 202	Grand Canal	128,528	0.17 mi
E Washington St.	S. 51st St.	29,575	0.26 mi
S. 48th St.	E. Madison St.	4,149	0.53 mi
Hohokam Expy	Grand Canal	126,172	0.50 mi
E. Van Buren St.	N. 52nd St.	21,522	0.53 mi

PUBLIC TRANSPORTATION

Transit/Subway - Walk Distance

Priest Dr/Washington St Transit Stop (METRO Light Rail) 18 min | 0.9 mi
 44th St/Washington Transit Stop (METRO Light Rail) 20 min | 1.0 mi

Airport - Drive Distance

Phoenix Sky Harbor International Airport | 8 min, 3.2 mi



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DELIVERY TIMES



ONE DAY DELIVERY AREA

Tucson - 125 miles - 1.75 hours
 Riverside/Inland Empire - 310 miles - 4.10 hours
 San Diego - 350 miles - 4.75 hours
 Las Vegas - 285 miles - 5.25 hours

TWO DAY DELIVERY AREA

El Paso - 440 miles - 6 hours
 Albuquerque - 475 miles - 6.25 hours
 Salt Lake City - 635 miles - 11 hours
 Bay Area - 750 miles - 12 hours
 Denver - 920 miles - 12.25 hours
 Dallas - 1,120 miles - 15.50 hours
 Houston - 1,185 miles - 17.50 hours



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