

5301 W Madison St

STREET ADDRESS	<u>5301 W Madison St</u>	BUILDING SIZE	<u>+/- 67,000 SF ** Divisible **</u>
CITY/STATE/ZIP	<u>Phoenix AZ, 85043</u>	AVAILABLE SQ.FT.	<u>+/- 67,000 SF ** Divisible **</u>
MAJOR X-ROADS	<u>51st Ave & W Van Buren St</u>	LAND SIZE (ACRES)	<u>9.8 Acres</u>
YEAR BUILT	<u>1973</u>	ZONING	<u>A-2 (Phoenix)</u>

BUILDING SPECIFICATIONS

CONSTRUCTION	<u>Metal</u>	AMP	<u>2,200 Amps</u>	GRND. LEVEL	<u>NA</u>
CLEARANCE	<u>15' – 30' (23' Crane Height)</u>	VOLT	<u>277/480 Volt</u>	DOCK HI(#)	<u>NA</u>
ROOF TYPE	<u>Metal</u>	PHASE	<u>Three</u>	TRUCKWELL	<u>NA</u>
SKYLIGHTS	<u>NA</u>	SPRINKLERS	<u>NA</u>	CRANES	<u>*** See Features</u>
RESTROOMS	<u></u>	AIR CONDS	<u></u>	RAIL	<u>NA</u>
DIMENSIONS	<u></u>				

FEATURES

(1) 20 Ton Crane
(2) 5 Ton Cranes
(2) 3 Ton Cranes

OFFICE SPECIFICATIONS

SQ. FT.	<u>4,000 SF New Office</u>	# OFFICES	<u></u>	MEZZANINE	<u></u>
AIR COND	<u></u>	HEAT	<u></u>	RESTROOMS	<u></u>

LAND

DIMENSIONS	<u>728' x 676' x (Half Circle)</u>
YARD	<u>8.26 Acres (Fenced)</u>
PARKING	<u>188 (20 covered)</u>

UTILITIES

POWER CO	<u>SRP</u>
GAS CO	<u></u>
WATER CO	<u>City of Phoenix</u>
SEWER CO	<u>City of Phoenix</u>

LEASE INFO

PRICE	<u>\$14,000.00 /Mo.</u>
TYPE	<u>Modified Gross</u>

TAXES

AMOUNT	<u>\$49,056.60</u>
YEAR	<u>2009</u>

PARCEL # 104-03-010

INSPECTION & POSSESSION

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