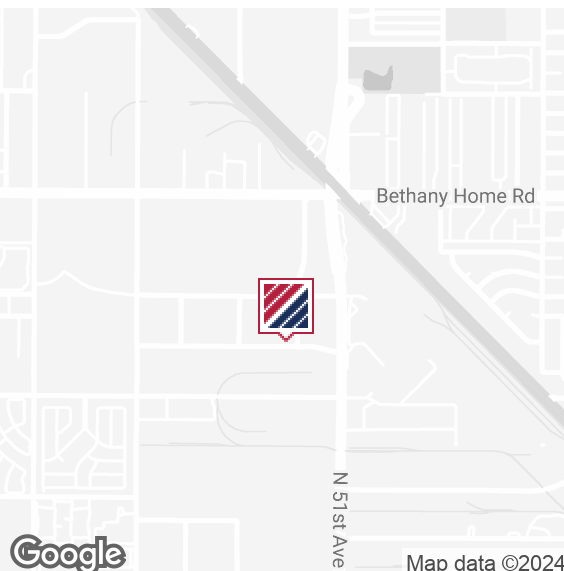




# 5214

WEST LUKE AVENUE, SUITE D-6  
GLENDALE | AZ



## FOR LEASE

### INDUSTRIAL PROPERTY



1,323 SF  
SQUARE FEET



150 SF  
OFFICE SF



14'  
CLEAR HEIGHT



1  
ROLL UP DOOR

### PROPERTY HIGHLIGHTS

- \$0.90 / SF / Month Modified Gross
- 14' Clear Height
- 1,323 SF Available
- 3 Phase Power
- Sublease Through 11/30/24
- Zoned M-2, Glendale
- Office, Restroom, and Warehouse (EVAP)
- Minutes to US 60

FOR MORE INFORMATION PLEASE CONTACT:

**JEFF HAMBRO**

ASSOCIATE

P: 602.575.2316 | M: 480.540.8996

[jhambro@daumcommercial.com](mailto:jhambro@daumcommercial.com)

AZDRE #SA670834000

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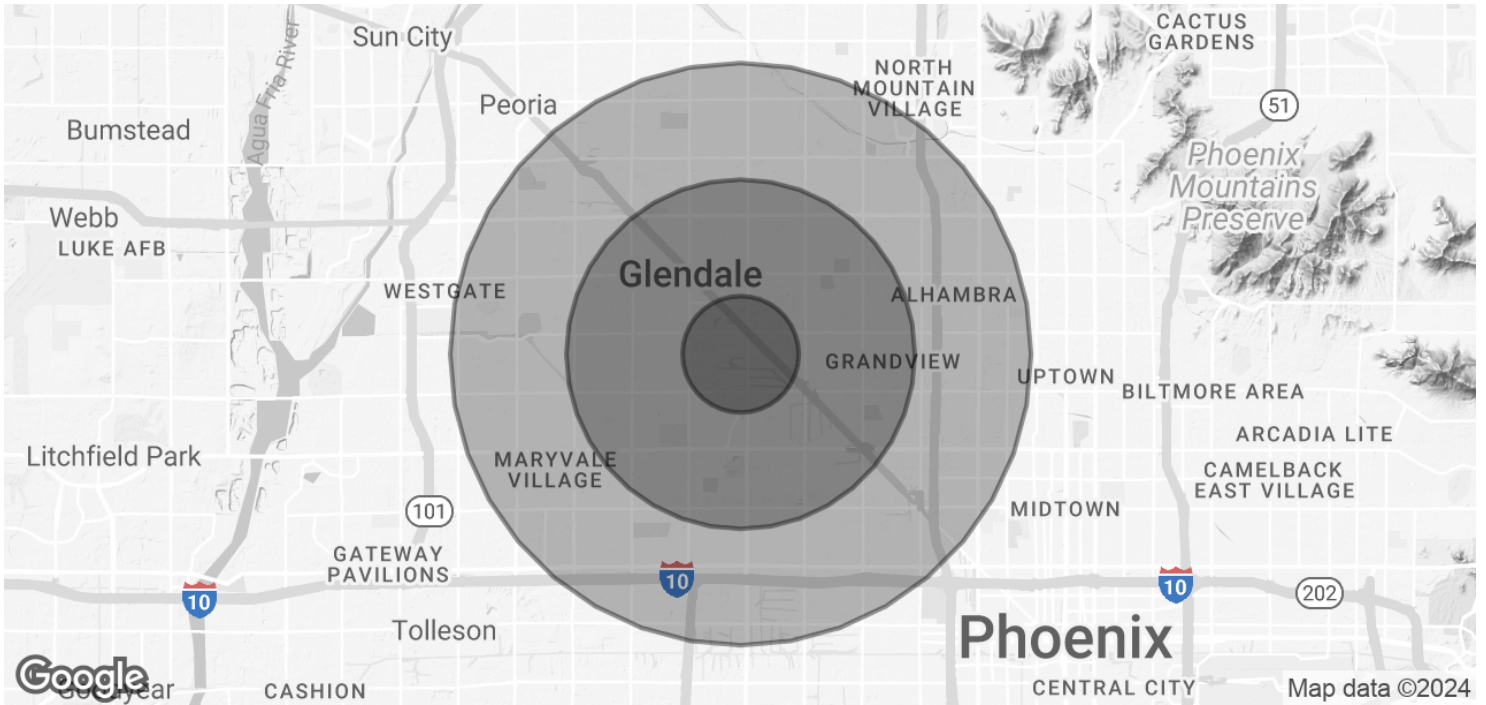
**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# 5214

## WEST LUKE AVENUE, SUITE D-6 GLENDALE | AZ 85301

# FOR LEASE

INDUSTRIAL PROPERTY



### DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	19,430	231,141	582,243
Median age	26.3	30.1	30.7
Median age (Male)	25.4	29.5	30.2
Median age (Female)	27.1	30.5	31.5

\* Demographic data derived from 2020 ACS - US Census

### TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
N 51st Ave	W Bethany Home Rd N	22,177
W Bethany Home Rd	52nd Ave E	24,127
N 51st Ave	W Colter St S	22,831
W Bethany Home Rd	N Mobile Home Park E	25,814

\* Enter Traffic Count Disclaimer Here

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