

AVAILABLE FOR LEASE

±9,926 SF WITH ±0.75 ACRE SECURED YARD

ARROWHEAD FLEX CENTER

5811 W TALAVI BLVD, GLENDALE, AZ

±24,951 SF CLASS-A FLEX/INDUSTRIAL WITH LARGE SECURED YARD

NEWMARK

Rendering of Secured Yard. Dimensions not exact and subject to change

FOR MORE INFORMATION

KERI SCOTT, SIOR
Sr. Managing Director
t 602-386-7153
keri.scott@nmrk.com

NICO BURGARELLO
Associate
t 602-952-3857
nico.burgarello@nmrk.com



PROPERTY HIGHLIGHTS



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Flex/Industrial (40% Office/60% Warehouse)



Large (± 0.75 Acre) Secured Outdoor Yard Area



2 (12'x14') oversized grade level doors



1,200 amps of heavy 3p power



100% HVAC warehouse



PAD Zoning (Business Park - City of Glendale)



$\pm 18'$ warehouse clear height

SITE AERIAL

N 59th AVE

Suite 1
±14,945 SF
(Leased)

**2 Oversized (12'x14')
grade level doors**



W TALAVI BLVD

Suite 2
±9,926 SF
[Immediately Available]

±0.75 Acre
Secured Yard
Installation in Progress

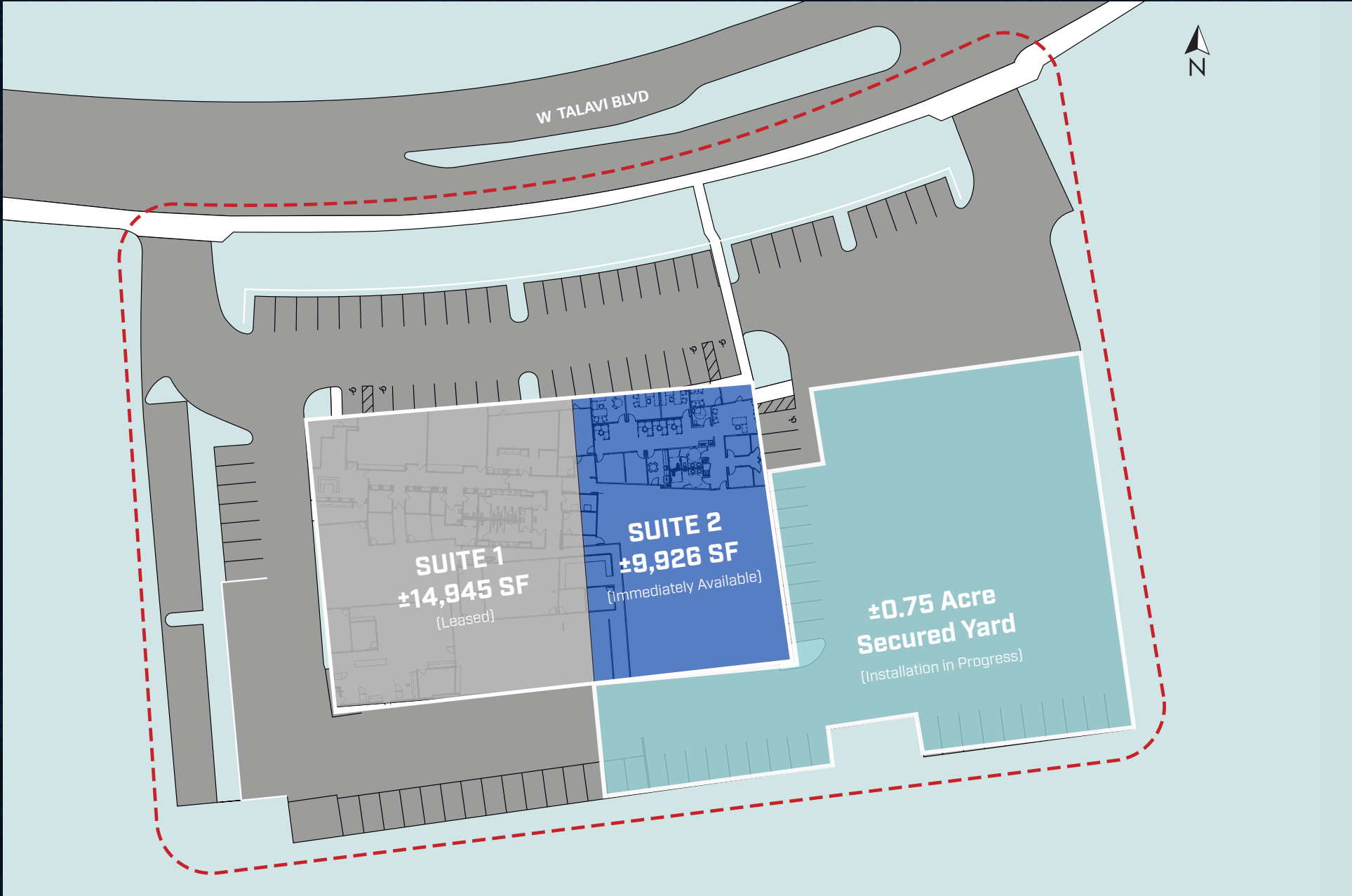
HIGHWAY MAP



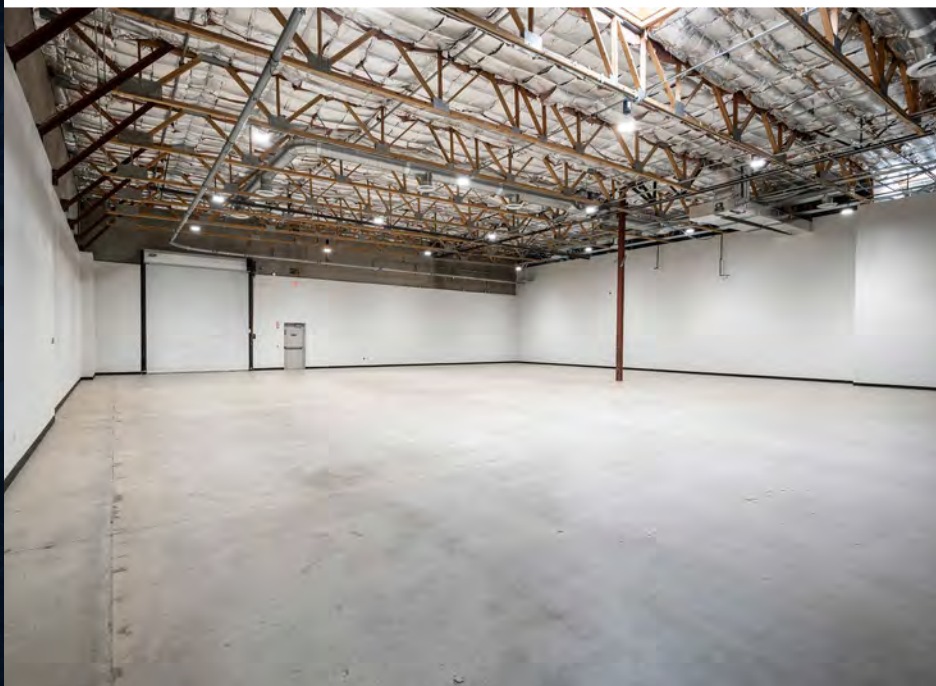
AERIAL VIEW MAP



SITE PLAN



PROPERTY PHOTOS

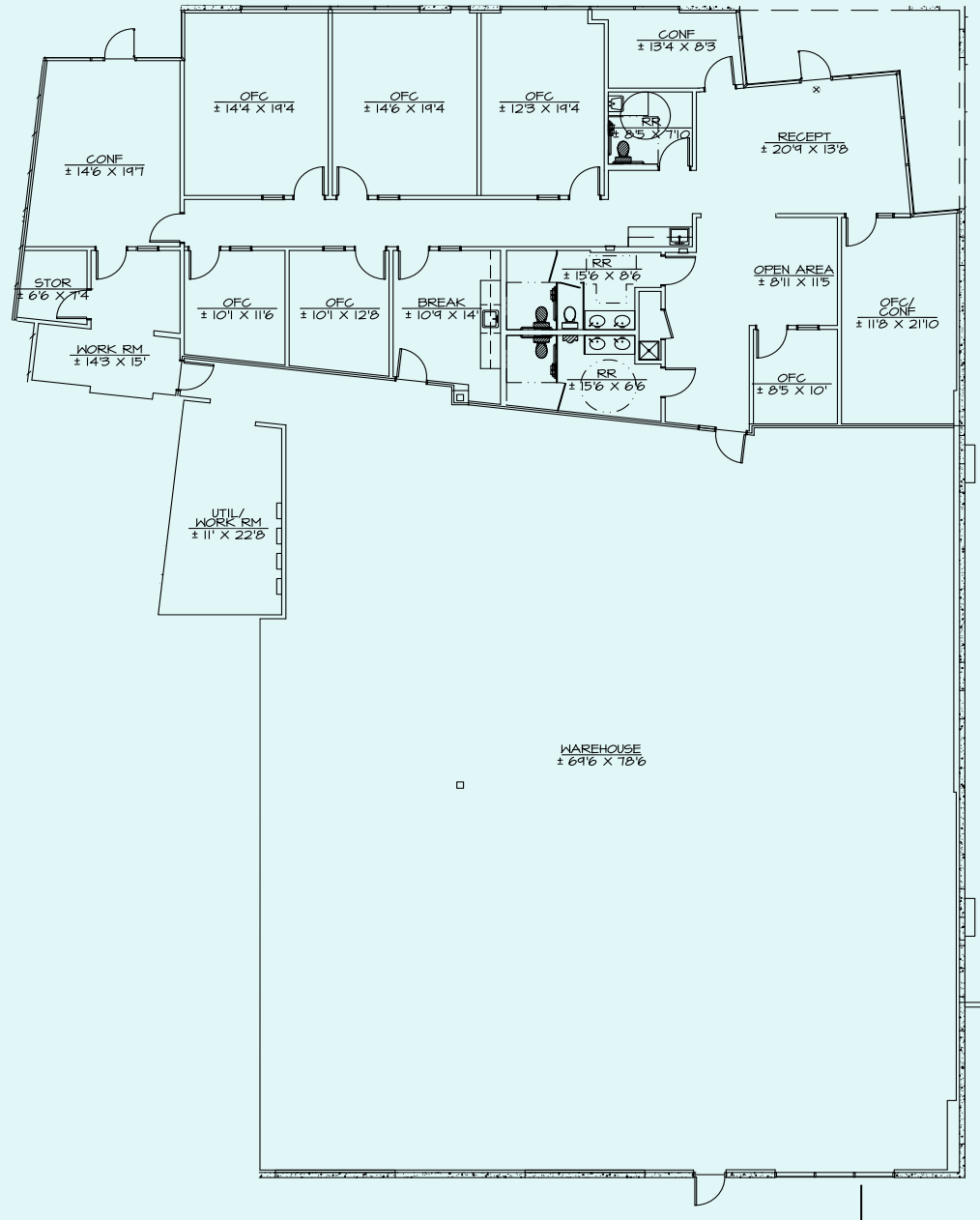
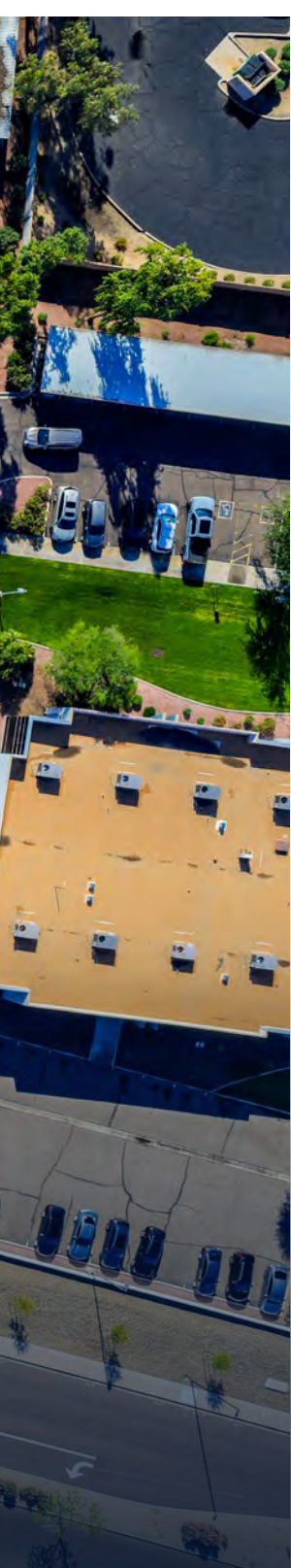


**±0.75 Acre
Secured Yard**
(Installation in Progress)

SUITE 2
±9,926 SF
(Immediately Available)

SUITE 1
±14,945 SF
(Leased)

FLOOR PLAN



[Click Here!
For Virtual Tour](#)

**Oversized [12'x14']
grade level door**

Suite 2 [9,926 SF]

40% Office [±3,922 SF] | 60% Warehouse [±6,004 SF] | 600 Amps [heavy 3p] | ±18' Clear Height

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