

**5%**  
CO-BROKE



## 54 NORTH 45TH AVENUE

PHOENIX, ARIZONA 85043

14,557 Square Feet, Suites A & B

\$1.08 Per Square Foot, Modified Gross

A-1 Zoning

Dock High Loading

Minimal Office

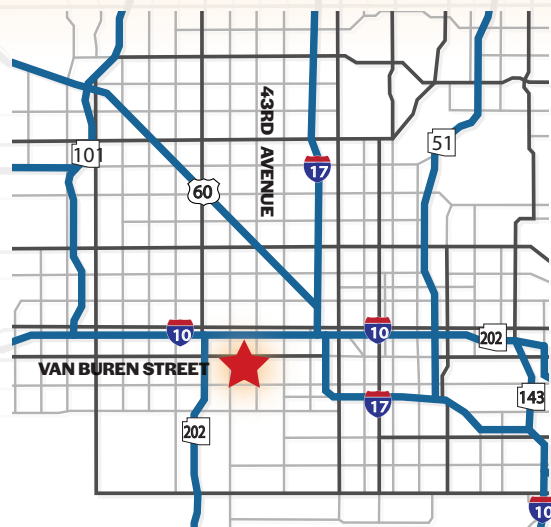
18' Clear Height

Excellent Freeway Access

Evap Cooled Warehouse

Monument Signage

5% Co-Broke to Tenant Rep Broker with Executed Lease



### Adam Shteir

Partner  
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### Todd Hamilton, SIOR, CCIM

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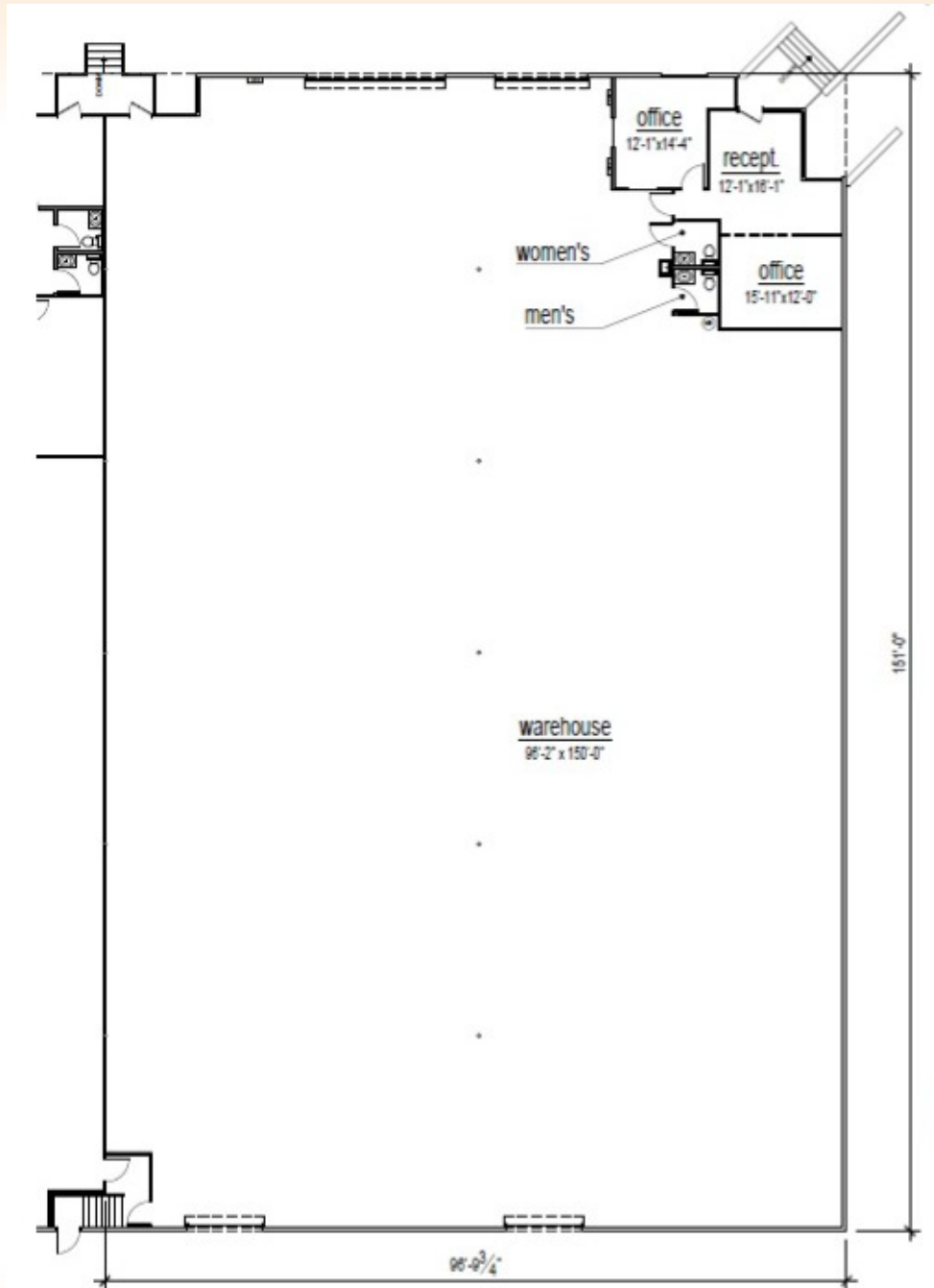
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