

±36' CLEAR HEIGHT

# TOLLESON CORPORATE PARK

NWC BUCKEYE RD & 75<sup>TH</sup> AVENUE TOLLESON, AZ



## FOR LEASE

Building B: ±153,721 SF - Now Available

Building E: ±464,669 SF - Permit Ready

Building F: ±319,858 SF - Permit Ready

Building E & F may be combined and expanded

DEVELOPED & MANAGED BY

LEASING BY



**CBRE**

# UNDER CONSTRUCTION



## BUILDING ATTRIBUTES

### BUILDING B

Building Size:	±253,348 SF
Available SF:	±153,721 SF
Office:	Build to Suit
Clear Height:	±36'
Trailer Parking:	42 Stalls
Dock Doors:	45
Rail Served:	UP Approved
Use:	Rail Served Manufacturing or Warehouse/ Distribution
Power:	3600 AMP
Zoning:	I-1, City Tolleson

### BUILDING E

Building Size:	±464,669 SF
Available SF:	±464,669 SF
Divisible:	±232,349 SF
Office:	Build to Suit
Clear Height:	±40'
Loading:	Cross Dock
Trailer Parking:	204 Stalls
Use:	Warehouse/ Distribution
Power:	3600 AMP (Expandable)
Zoning:	I-1, City Tolleson
Expansion:	Up to ±933,237 SF

### BUILDING F

Building Size:	±319,858 SF
Available SF:	±319,858 SF
Divisible:	±159,929 SF
Office:	Build to Suit
Clear Height:	±36'
Loading:	Cross Dock
Trailer Parking:	94 Stalls
Use:	E-Commerce
Power:	3600 AMP (Expandable)
Zoning:	I-1, City Tolleson
Expansion:	Up to ±933,237 SF





## PARK ATTRIBUTES

- NWC Buckeye Rd & 75th Ave
- Class A Industrial Park
- Corporate Neighbors
- Excellent Access to I-10 Freeway
- Full Diamond Interchange at 75th Avenue & 83rd Avenue
- "Best in Class" Build-to-Suit Options
- New Construction
- Truck Service, Fuel and Truck Rental close by
- Lighted Intersection Planned at Two Entries to the Park
- Institutional Owner





Not to scale  
All measurements are approximate



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