




# For lease

## Buckeye Business Center

8585 W. Buckeye Road, Tolleson, AZ 85353

395,161 SF Available

 **JLL** SEE A BRIGHTER WAY



**8585 W. Buckeye Road / Tolleson, AZ**

# Property specifications

## Total building square footage

+698,853 SF

## Available space

+395,151 SF

## Divisible to

+250,000 SF

## Bay size

+20,457 SF

## Minimal front office

**(2) +/- 2,500 SF Shipping & receiving offices with restrooms**

## Column spacing

56' x 50' with 60' speed bays

## Clear height

32'

## Fire suppression

ESFR

## Electrical power

277/480v/3 Phase

## Trailer court depth

180' deep with secured truck court and automatic gates

## Dock & drive-up ramp loading

1 (12' x 14')

## Trailer parking available

## Existing warehouse lighting

High efficiency T-8 florescent lighting with motion sensors

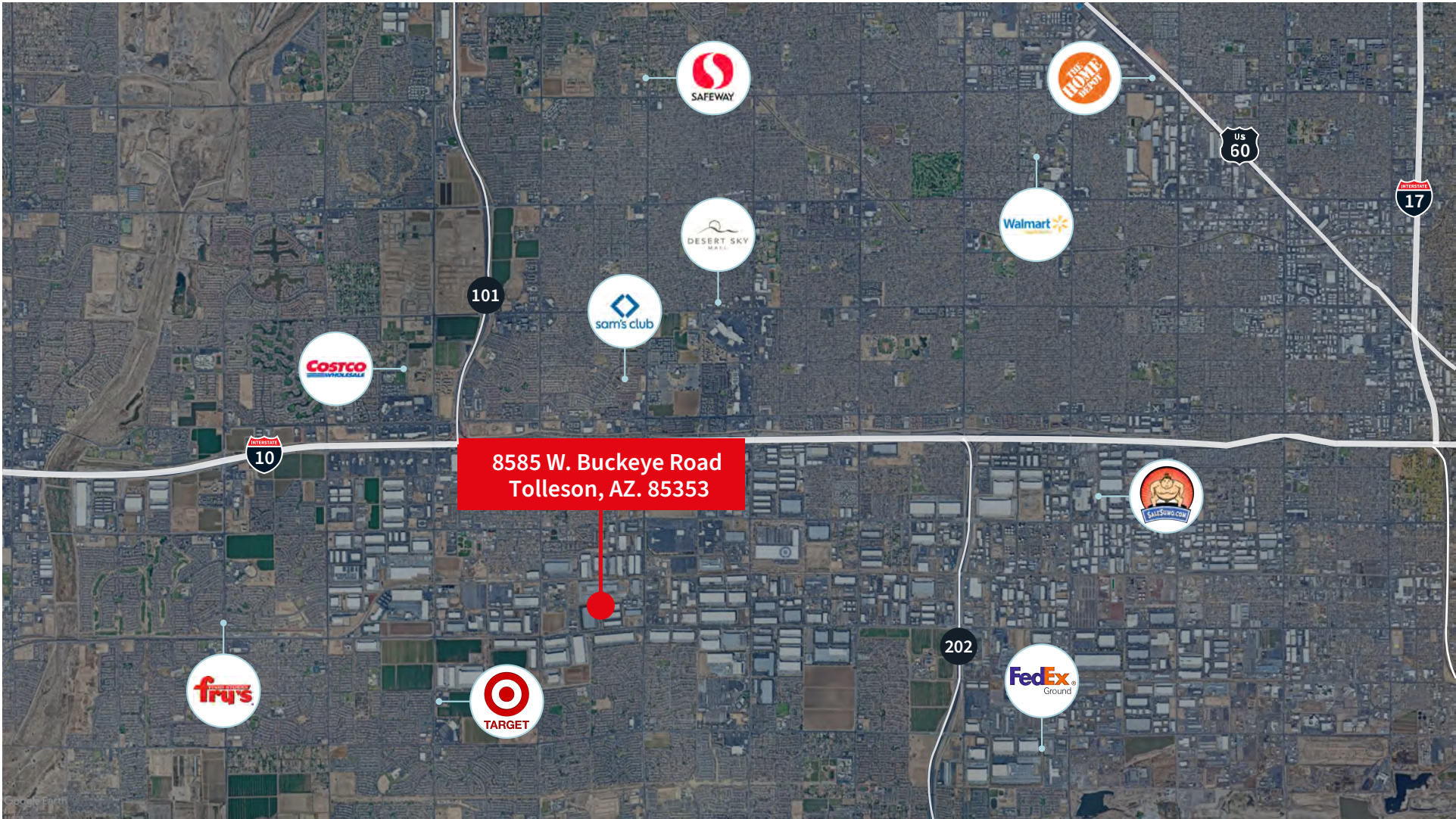
## Warehouse cooling

Ambient with Big Ass Fans





# Property regional map





## Property location aerial



## Property site plan

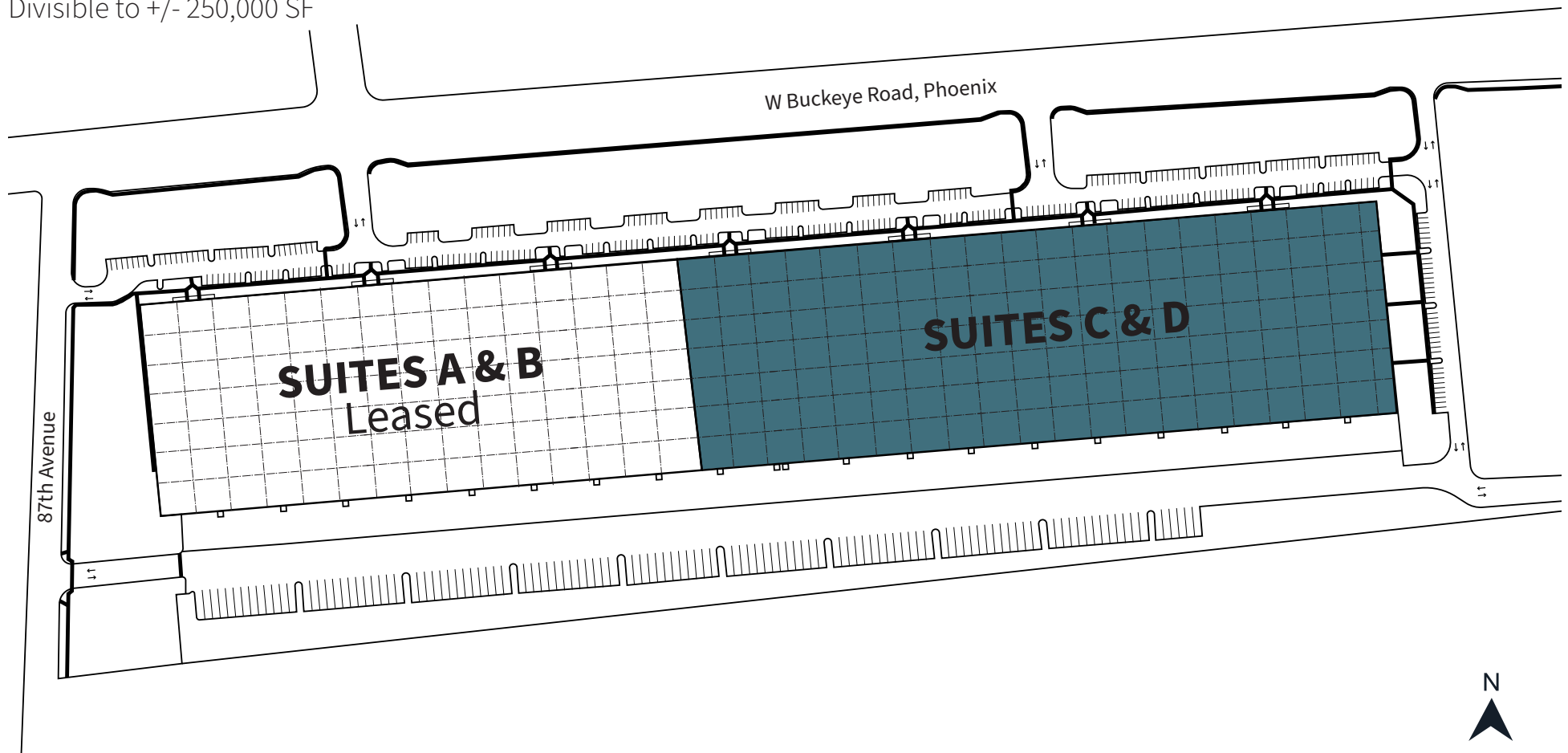
First generation class A

698,853 SF + warehouse

Total available for lease

Approx. 395,161 SF

Divisible to +/- 250,000 SF



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