



For lease

±20,100 SF available

8603 W Roosevelt Street, Tolleson, AZ 85353

8603 W Roosevelt St / Tolleson, AZ

Property highlights

- 65,000 SF warehouse on $\pm$ 4.86 acres
- 0.5 miles from I-10 freeway with full diamond interchange
- Built in 2021
- Insulated concrete tilt wall construction
- Clear height: 28'
- (4) dock-high doors
- (1) ramp to drive-in door
- Power: 400amps, 277/480v
- Parking: 25 and 2 ADA accessible spaces
- Trailer parking
- Fully secured shared truck court

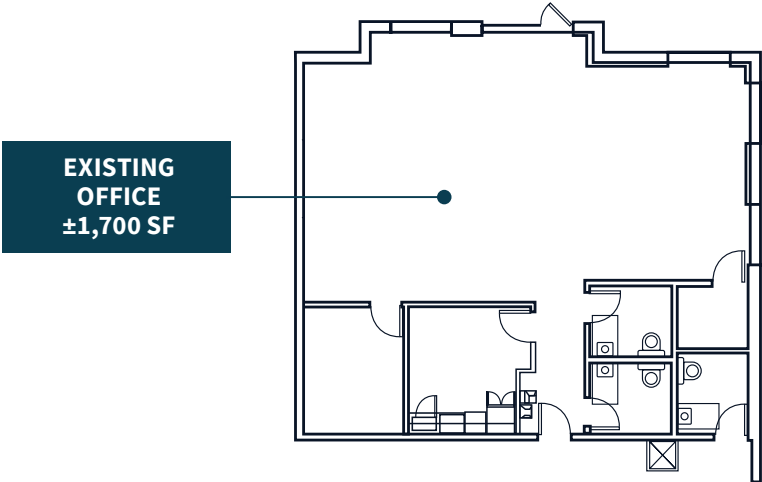
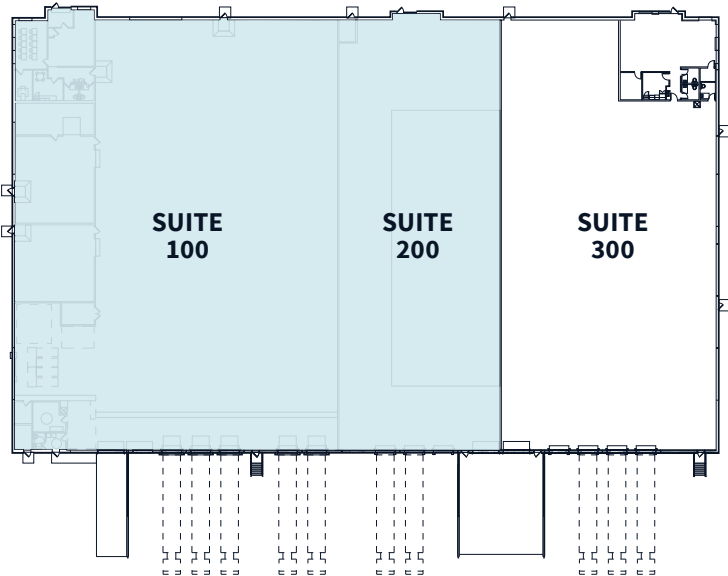
Existing improvements

- $\pm$ 1,700 SF office
- LED lighting
- (2) docks with automatic levelers + (1) edge of dock
- (1) HVLS fan

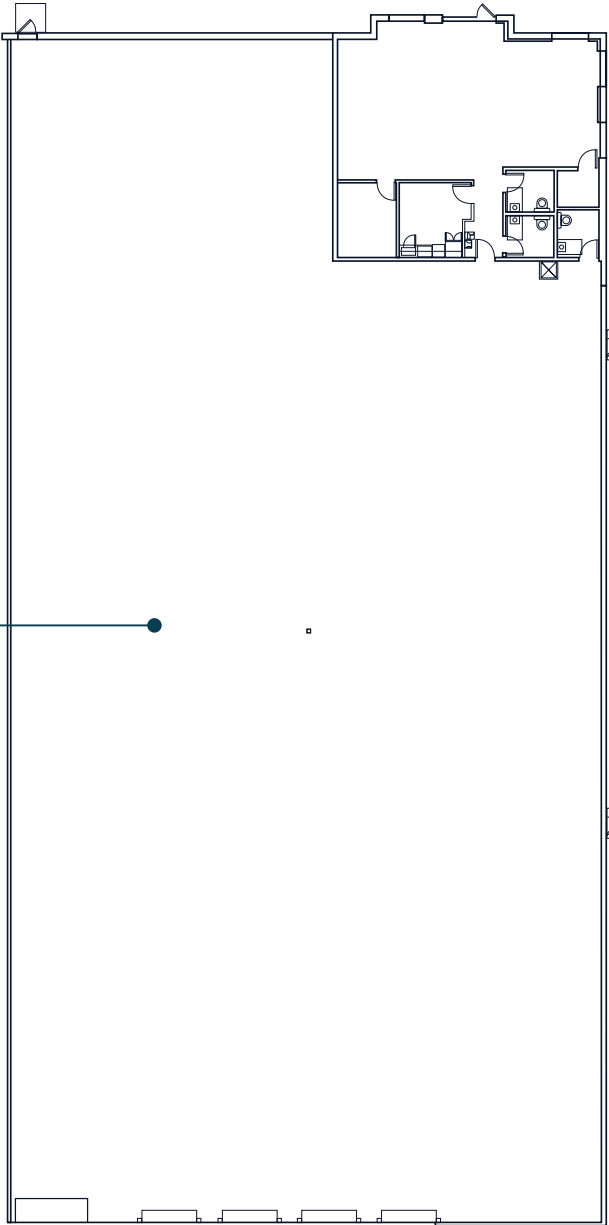




Floorplans



SUITE 300
±20,100 SF





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