



For lease

±20,100 SF available

8603 W Roosevelt Street, Tolleson, AZ 85353

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

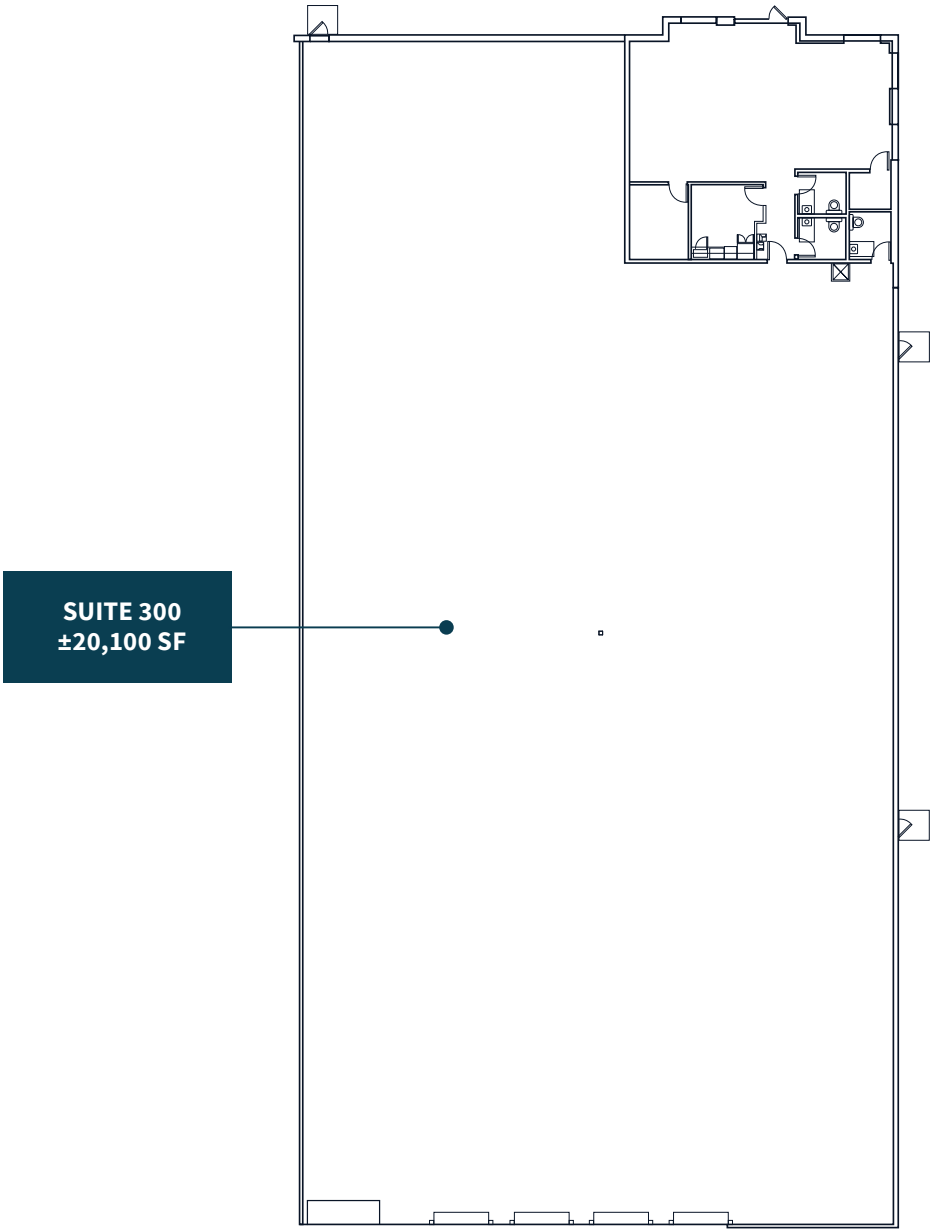
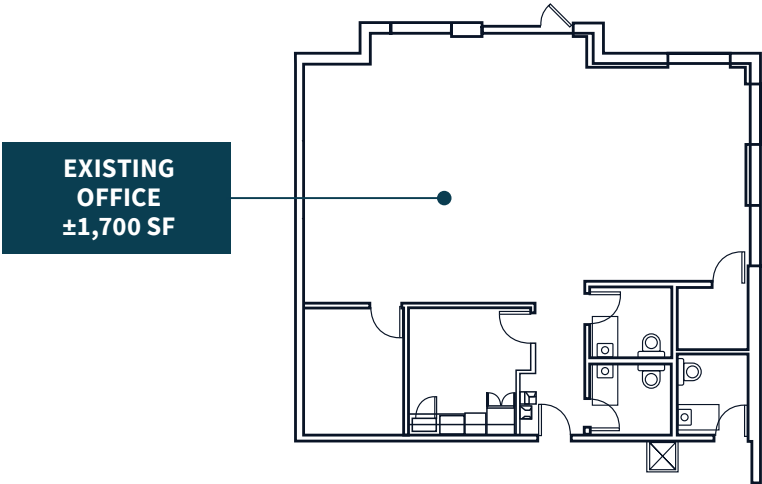
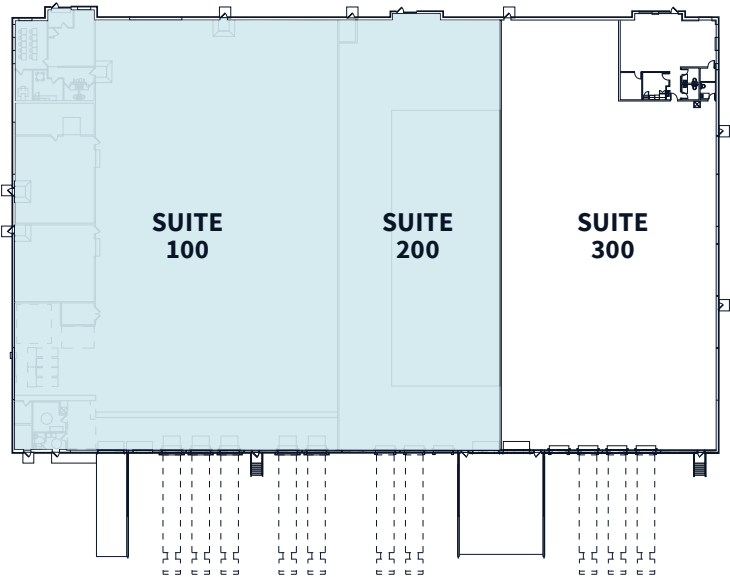
Existing improvements

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





Floorplans





Kelly Royle
Vice President
kelly.royle@jll.com
+1 602 814 1583

Nicole Marshall
Associate
nicole.marshall@jll.com
+1 951 723 0943

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.