



**For lease
±20,100 SF available**

8603 W Roosevelt Street, Tolleson, AZ 85353

Property highlights

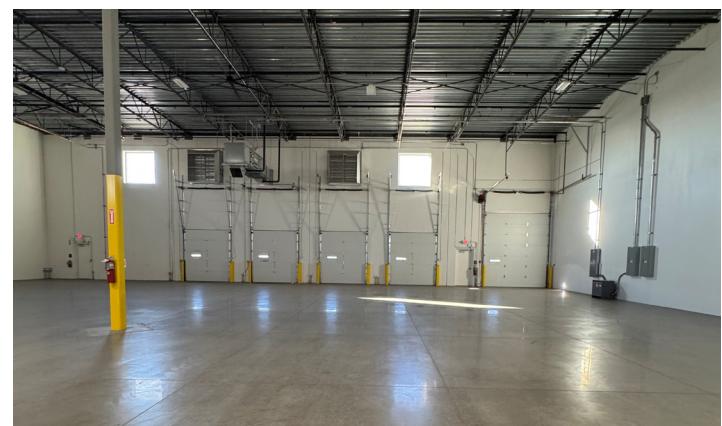
- 65,000 SF warehouse on ±-4.86 acres
- 0.5 miles from I-10 freeway with full diamond interchange
- Built in 2021
- Insulated concrete tilt wall construction
- Clear height: 28'
- (4) dock-high doors
- (1) ramp to drive-in door
- Power: 400amps, 277/480v
- Parking: 25 and 2 ADA accessible spaces
- Trailer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

Existing improvements

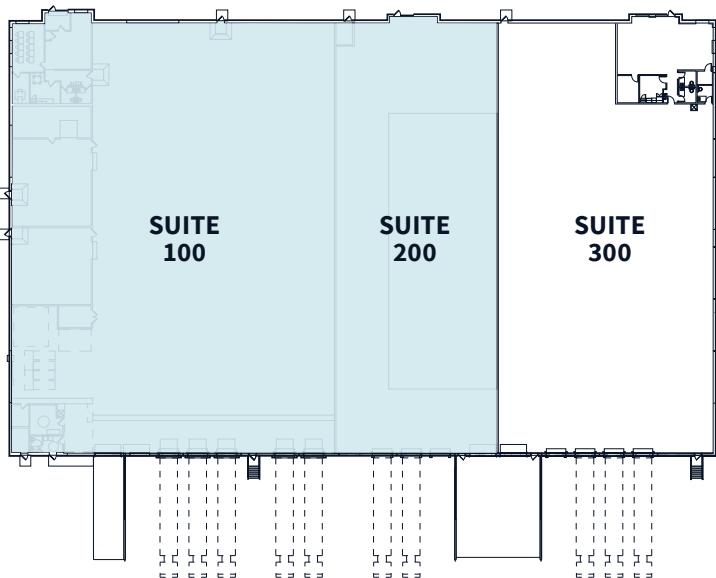
- ±-1,700 SF office
- LED lighting
- (2) docks with automatic levelers + (1) edge of dock
- (1) HVLS fan



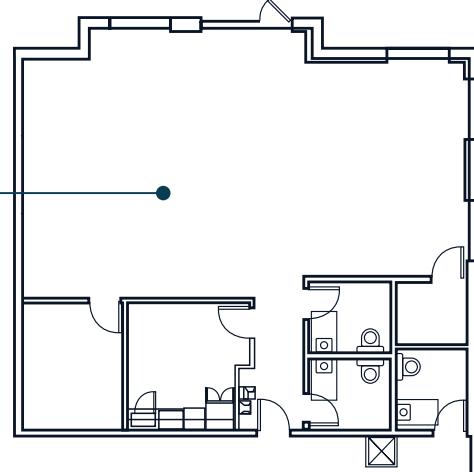
8603 W Roosevelt St / Tolleson, AZ



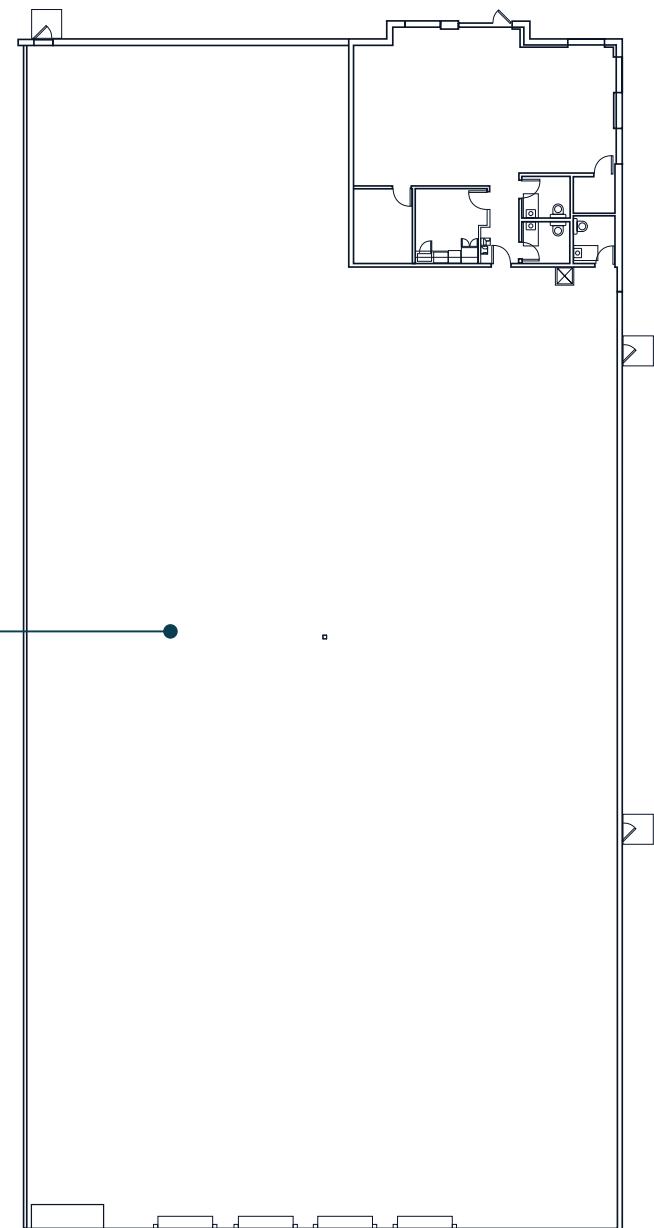
Floorplans

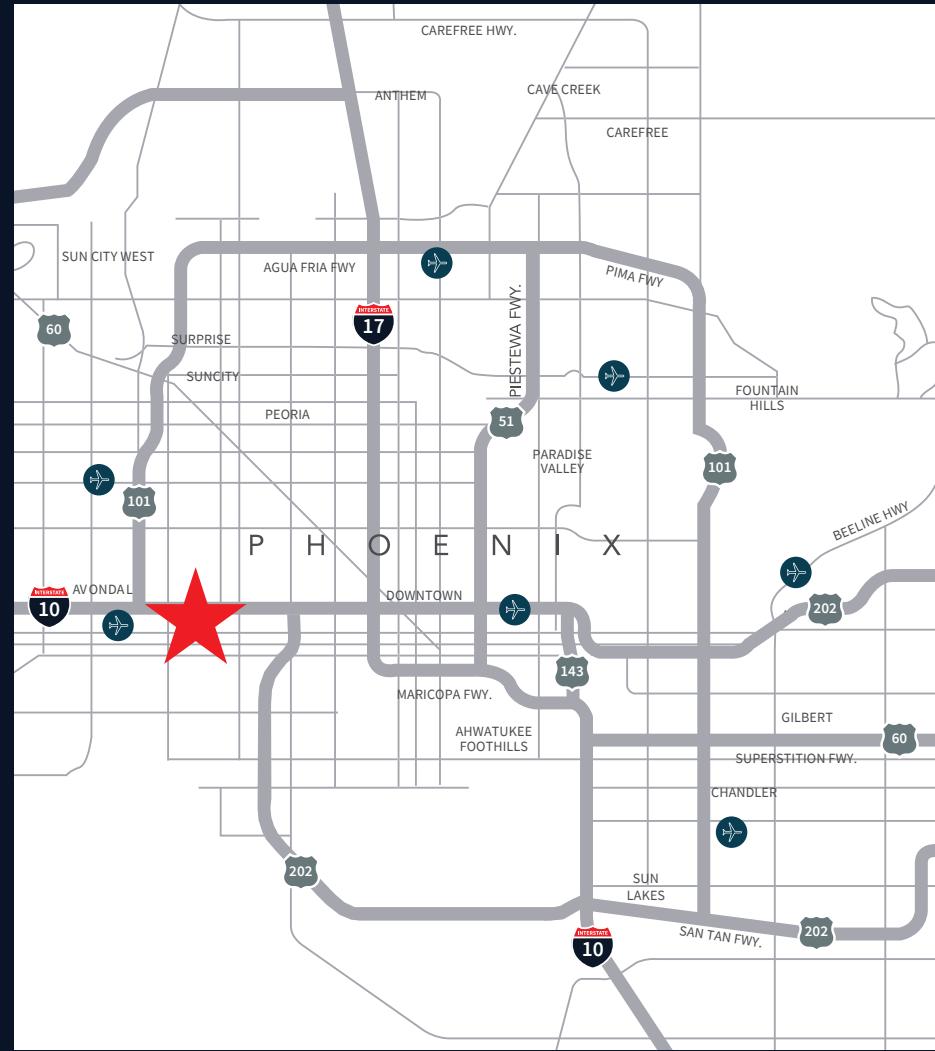
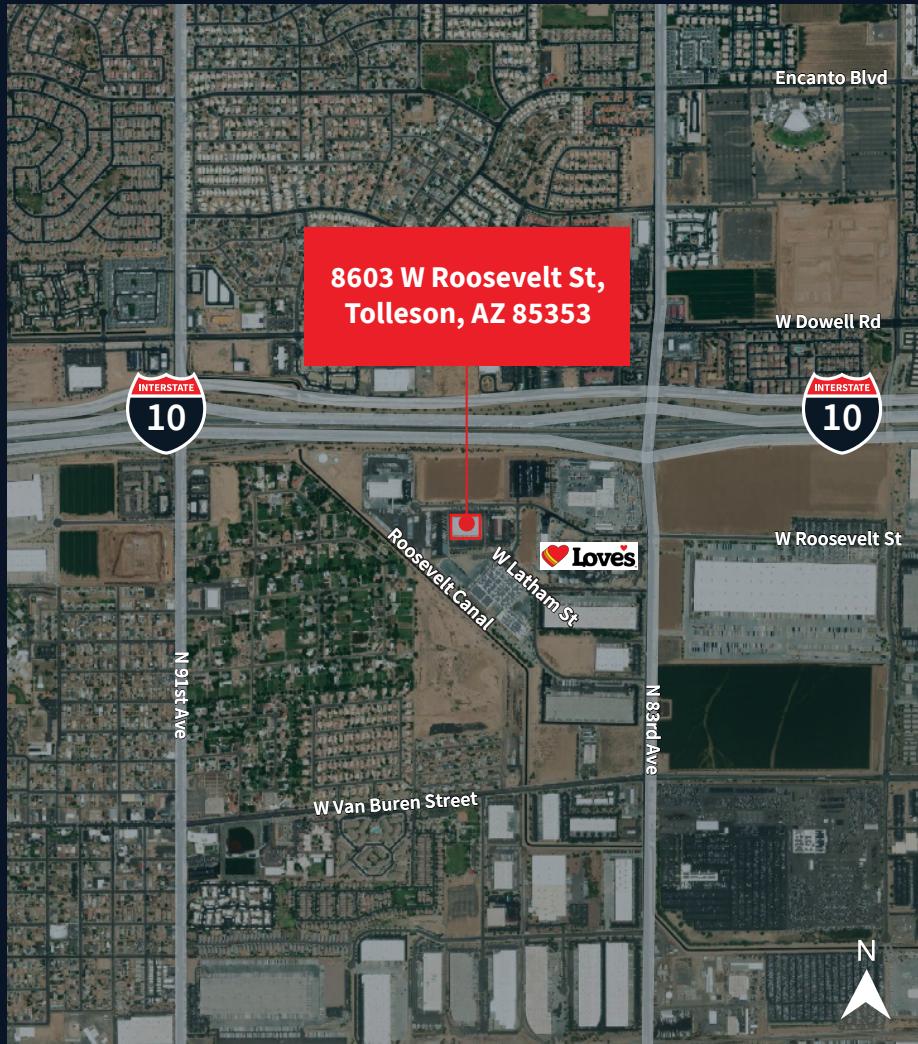


**EXISTING
OFFICE
±1,700 SF**



**SUITE 300
±20,100 SF**





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