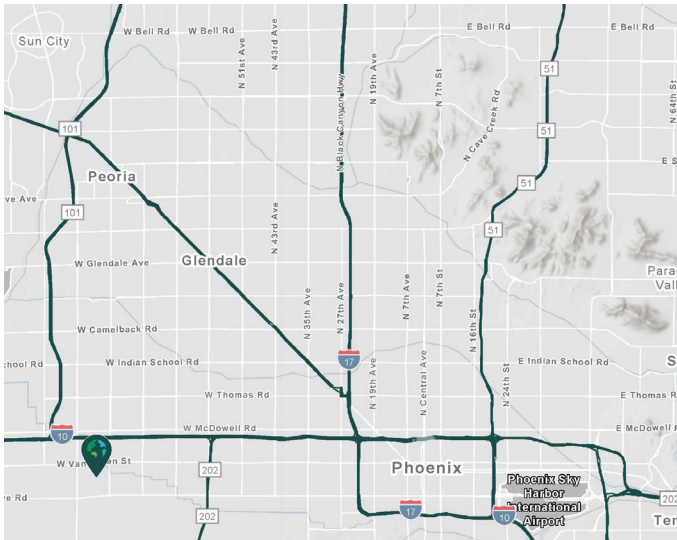


INDUSTRIAL SPACE FOR LEASE

±62,194 SF

**8601 W Jefferson Street
Suite 101
Tolleson, AZ 85353-3211**



- 2-3 Miles from I-10 and 12 Miles from Loop 202
- Approximately 16 Miles from Phoenix Sky Harbor Airport
- Located in the established Industrial Core of the West Valley



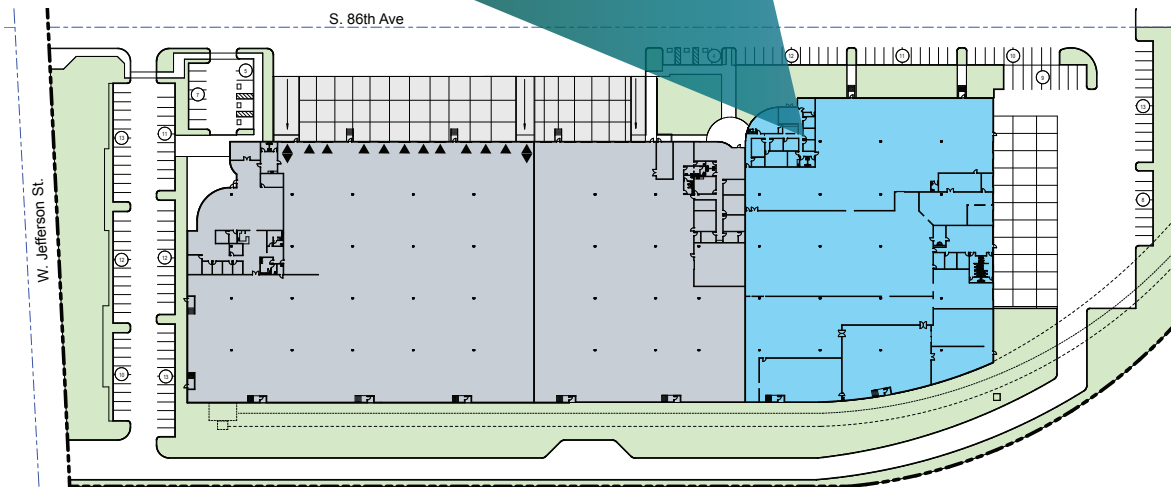
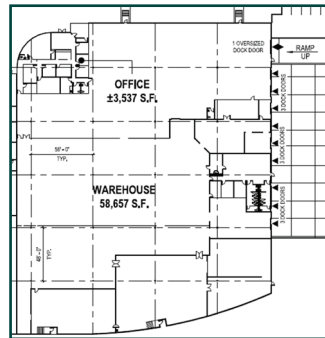
Property Features

Warehouse Area	±58,657 SF
Office Area	±3,537 SF
Clear Height	30' Minimum
Dock-High Doors	4
Drive-in-Door	1
Pit-Levelers	1
Edge Dock-Levelers	2

Truck Court Depth	233'
Typical Column Spacing	48' (D) x 56' (L)
Warehouse Cooling	Air Conditioned
ESFR	K-25.2
Power (SRP)	2,000A 277/480V
Lighting	LED



Unlock the full potential of your warehouse with one strategic, single-source partner.



- Leased
- Available
- Land
- ▲ Dock High Doors
- ◆ Drive-In Doors

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