

INDUSTRIAL SPACE FOR LEASE

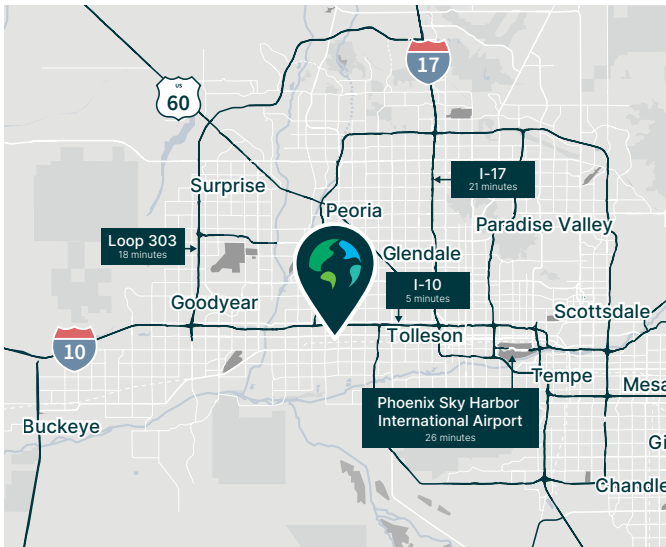
± 219,225 SF

**8591 W Jefferson Street
Suite 200
Tolleson, AZ 85353**



Property Features

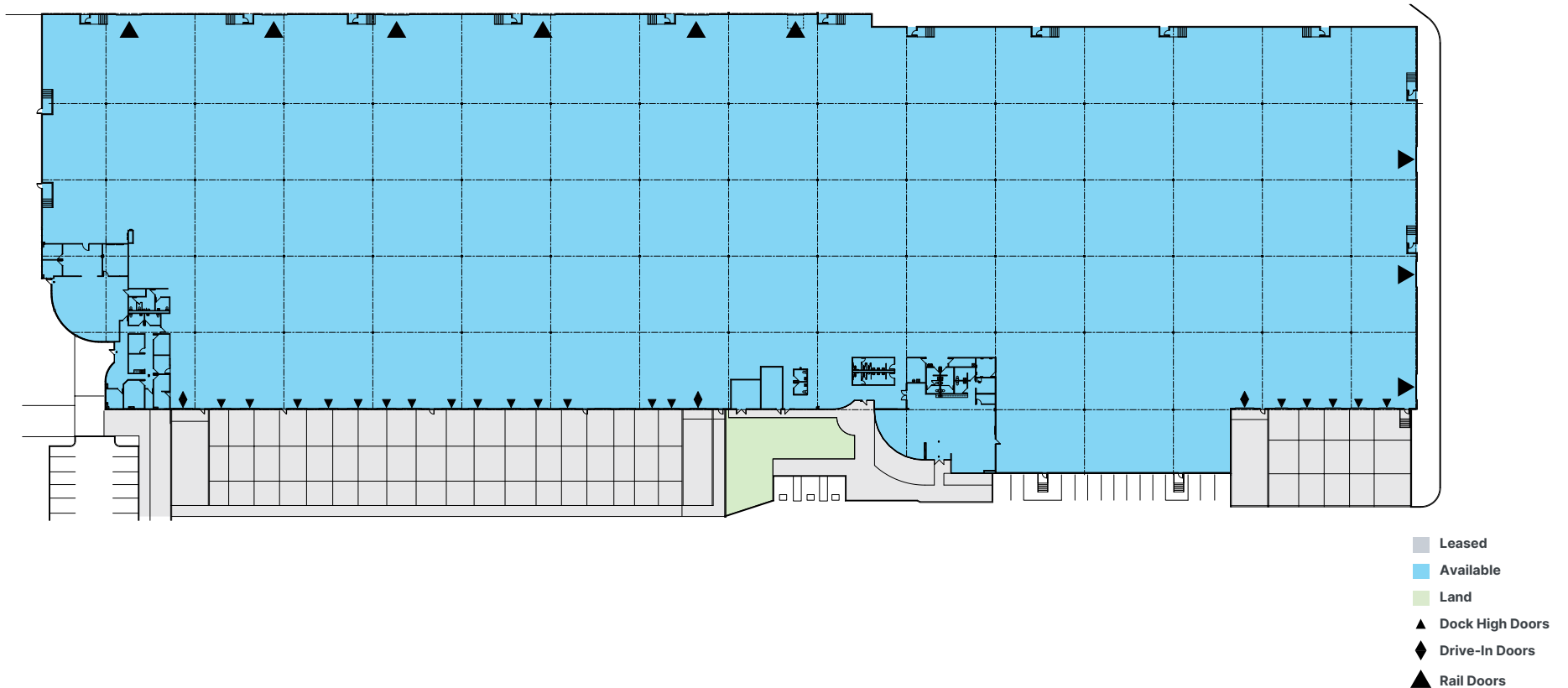
Warehouse Area	±208,074 SF Divisible	Lighting	LED
Office Area	±11,151 SF	Power (SRP)	2,800 amps, 277/480v
Clear Height	30' Minimum	Building Size	251' (D) x 864' (L)
Dock-High Doors	24	Typical Column Space	48' (D) x 56' (L)
Edge of Dock Levelers	11	Truck Court Depth	233'
Pit Levelers	2	Car Parking	191
Drive-in Doors	3	Rail Served (Union Pacific)	Yes
Warehouse Cooling	EVAP	Rail Doors	9
Fire System	ESFR		



- 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



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



JLL

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