

FOR LEASE
±276,336 SF AVAILABLE



10397 West Van Buren Street
TOLLESON, ARIZONA

For more information contact:

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BUILDING FEATURES

Available: +276,336 SF (Divisible)

Office: +1,927 SF of office

Clear Height: 30'

Loading: 40 dock high doors (north facing & expandable)

- 14 mechanical pit levelers
- 2 ramp to grade doors
- Cross dock capable

Power: 3600 amps 277/480V, 3 phase

Column Spacing: 60' x 48'

Sprinklers: Fully sprinklered, ESFR capable

Lights: T-5 lighting

Trailer Parking: +40 spots

Roof: New roof installed (2008)

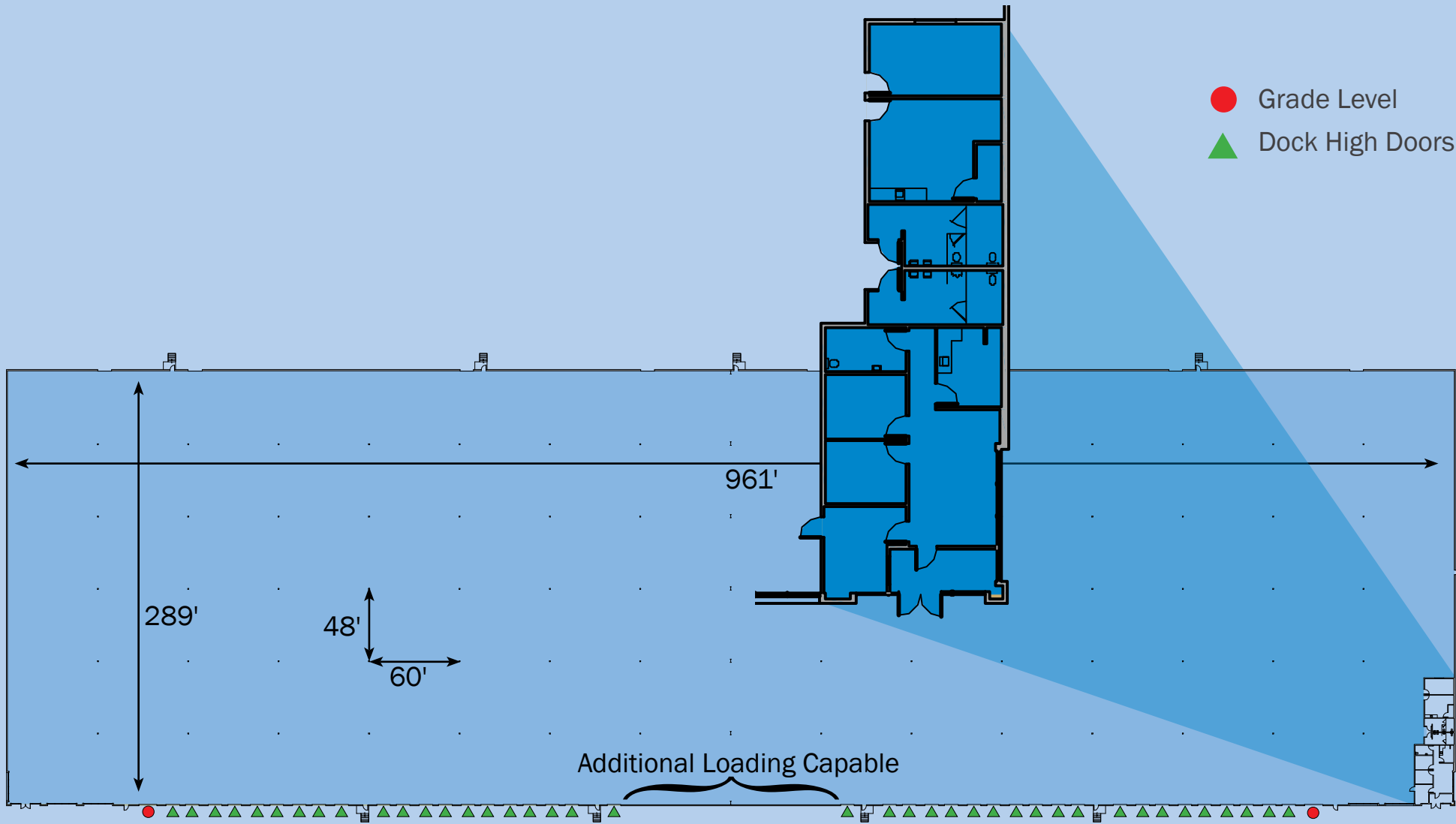
Frontage: Van Buren

Concrete Apron: 50'

LOCATION FEATURES

- I-1 Zoning, City of Tolleson
- Van Buren Street frontage
- Immediate access to I-10 & 101 freeways
- One mile from full diamond interchange





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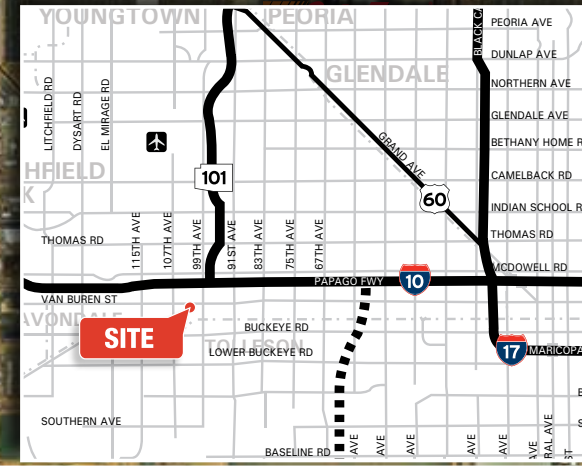
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