

10401 WEST VAN BUREN STREET | TOLLESON, AZ



# 95,180 SF FOR LEASE

FULLY RACKED FREEZER / COOLER / DRY WAREHOUSE

Jones Lang LaSalle Americas, Inc. License #: CO508577000



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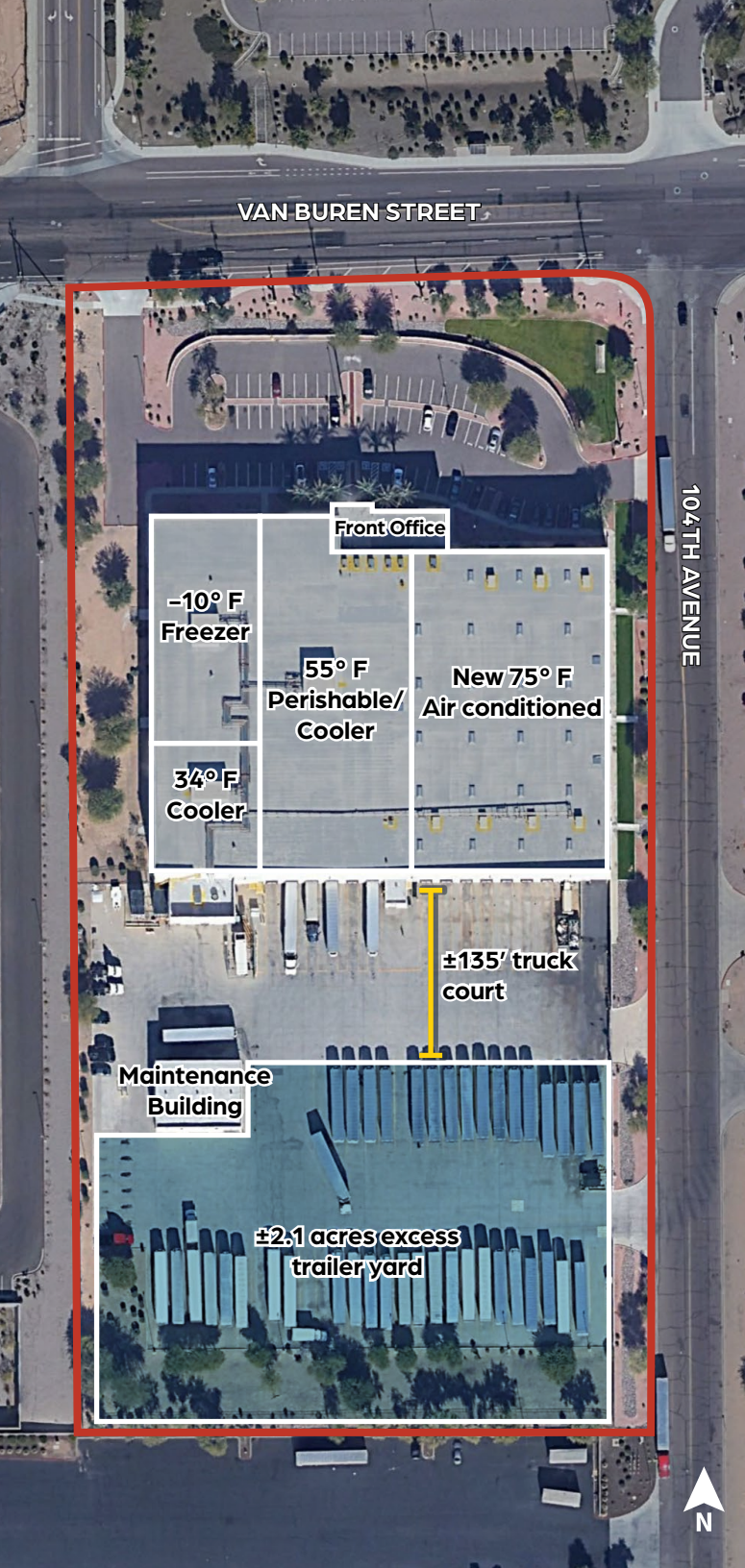


# PROPERTY OVERVIEW

Total square feet	95,180 SF
Total acreage	8.12 acres (27% FAR)
Office	6,426 SF
Clear height	32'
Dock high doors	13
Grade level doors	1
Auto stalls	77
Trailer stalls	44
Tractor stalls	14
Sprinklers	ESFR

Freezer (-10°F)	±14,500 SF
Cooler (34°F)	±8,500 SF
Perishable/Cooler (55°F)	±28,500 SF
Air conditioned (75°F)	±37,500 SF

- ±135' truck court
- 3,200 SF truck maintenance building
- ±2.1 acres secured concrete truck/trailer/outside storage area





4 MINUTES / 1.2 MILES  
to Interstate 10



101

107TH AVENUE

105TH AVENUE

10401 W VAN BUREN ST

VAN BUREN STREET

104TH AVENUE

±135' truck  
court

±2.1 acres excess  
trailer yard





**4 MINUTES / 1.3 MILES**

to Interstate 10 via 107th Avenue or 99th Avenue

**20 MINUTES / 17.4 MILES**

to Phoenix Sky Harbor International Airport

**4.5 HOURS / 315 MILES**

to Inland Empire, California

**5.5 HOURS / 367 MILES**

to Ports of Long Beach / Los Angeles



## CONTACT

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