

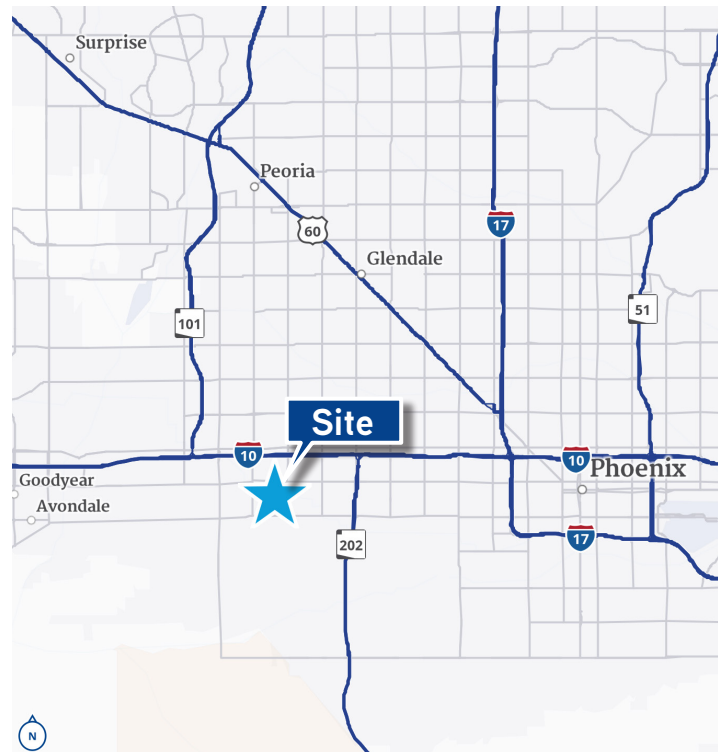


For Sublease - ±48,158 SF

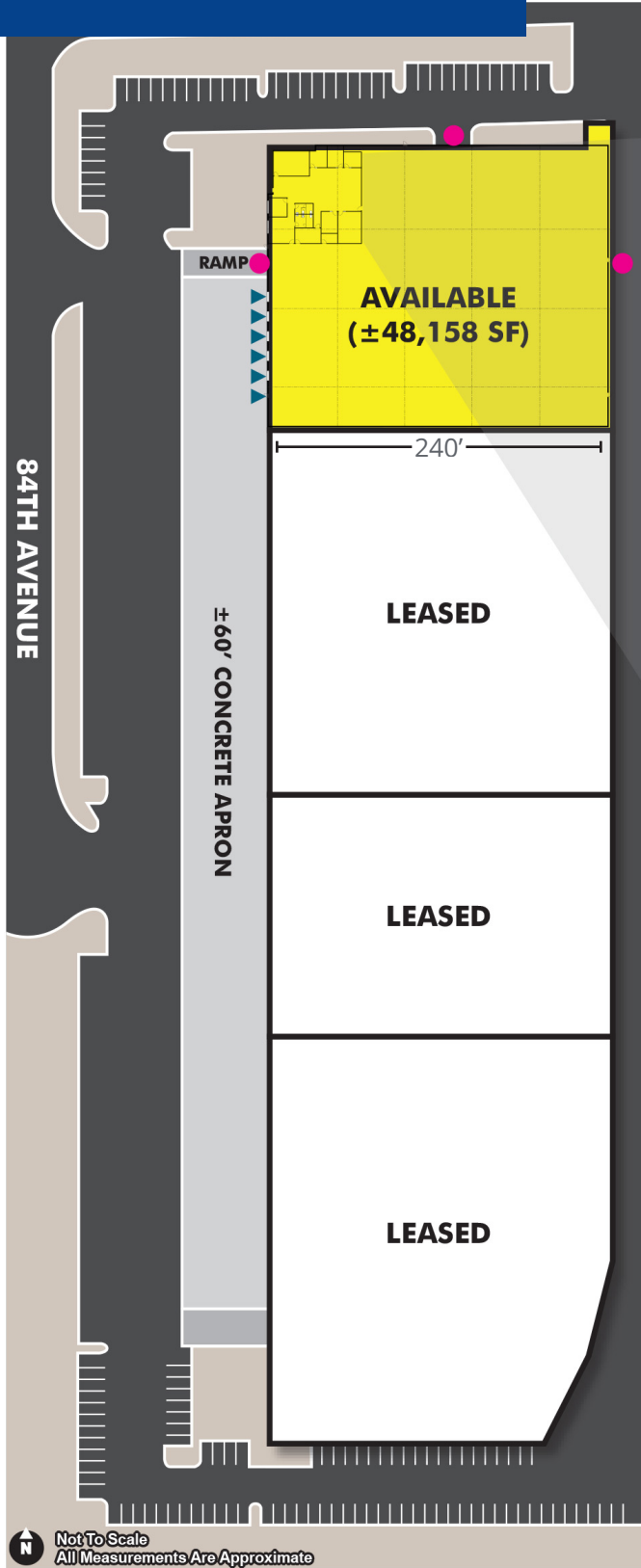
\$0.60 NNN, Class A Industrial Building

5 S. 84th Avenue Tolleson, AZ

- > Building Size: ±217,422 SF
- > Available Size: ±48,158 SF
- > ±4,468 SF office
- > 30' clear height
- > Six (6) dock-high loading doors with six (6) pit levelers
- > Three (3) grade-level loading doors
- > Concrete truck court
- > ESFR sprinkler system
- > 48' x 56' column spacing
- > A-1 zoning, City of Tolleson
- > Evaporative cooling
- > 2 years remaining on the sublease
Expires 10/31/2026



For Sublease



▲ Dock High Door ● Grade Level Door

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