

FOR LEASE | MOVE IN READY

1950 AND 2150 S 91ST AVE TOLLESON, AZ 85353

DEVELOPED BY:



91

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PARK 91

2 BUILDING PROJECT 102,695 SF & 176,130 SF

100% AIR CONDITIONED

SPEC OFFICE | WAREHOUSE COOLING

MOVE IN READY SPACES

GARY ANDERSON

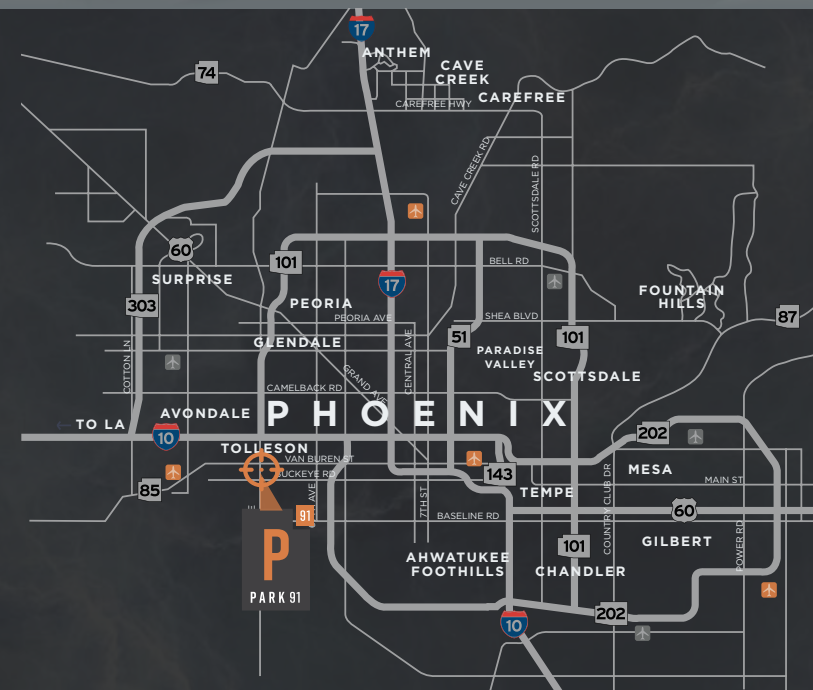
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PROJECT OVERVIEW

BUILDING 1

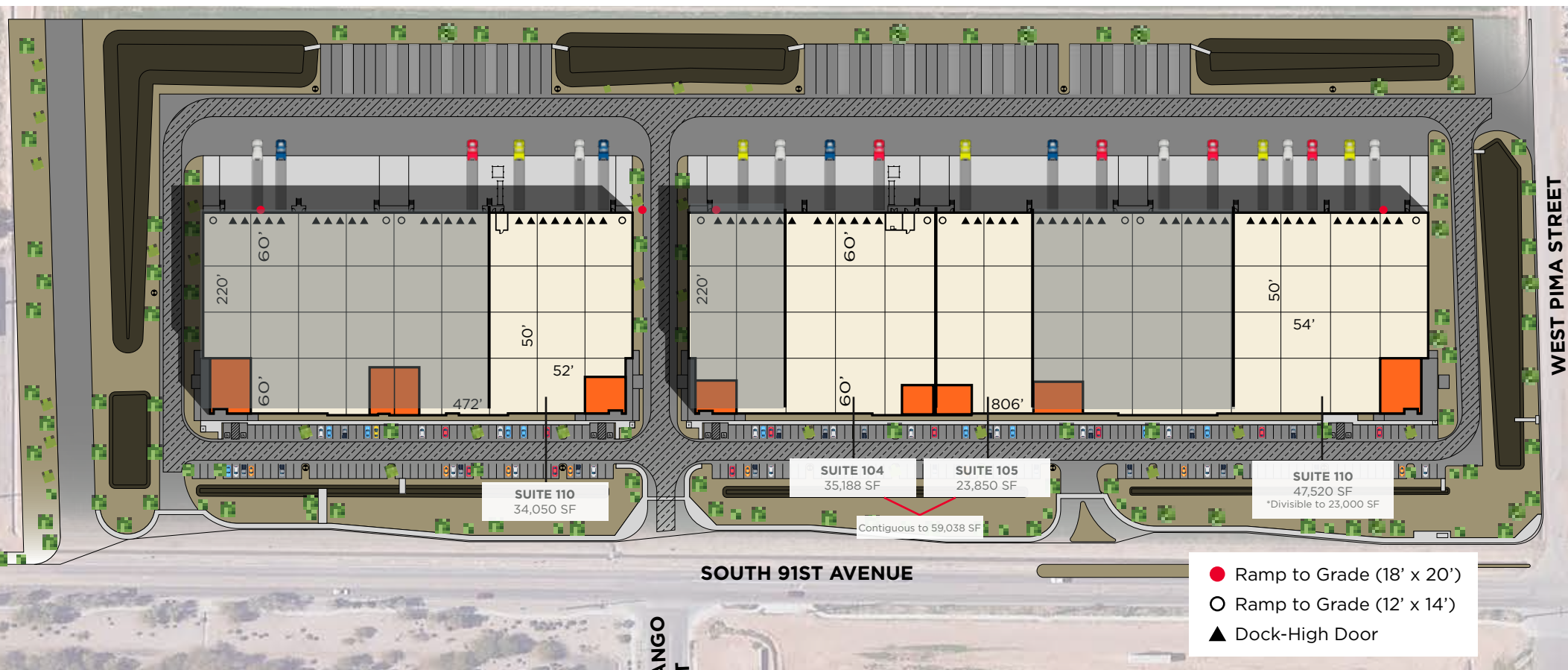
2150 S 91ST AVE

TOTAL SF:	102,695 SF	COLUMN SPACING:	50' & 60' x 52'
DIVISIBLE SF:	±20,000 SF	SPEED BAY:	60'
OFFICE:	±1,500 SF to ±2,600 SF	BUILDING DEPTH:	220'
DOCK-HIGH DOORS:	23	TRUCK COURT DEPTH:	183'
RAMP TO GRADE:	4	AUTO PARKING:	87
SPRINKLERS:	ESFR	TRAILER DROPS:	21
CLEAR HEIGHT:	32'	POWER:	3000 Amps 277/480v

BUILDING 2

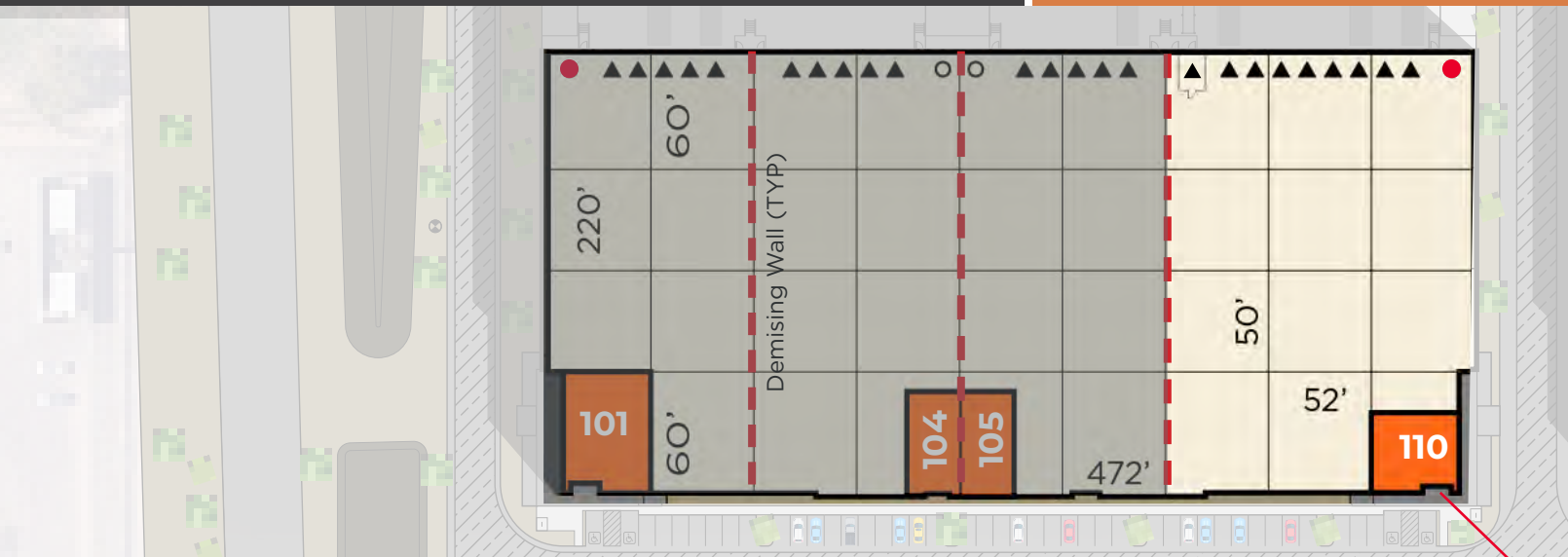
1950 S 91ST AVE

TOTAL SF:	176,130 SF	COLUMN SPACING:	50' & 60' x 54'
DIVISIBLE SF:	±45,000 SF	SPEED BAY:	60'
OFFICE:	±1,500 SF to ±2,600 SF	BUILDING DEPTH:	220'
DOCK-HIGH DOORS:	42	TRUCK COURT DEPTH:	185'
RAMP TO GRADE:	6	AUTO PARKING:	146
SPRINKLERS:	ESFR	TRAILER DROPS:	34
CLEAR HEIGHT:	32'	POWER:	6000 Amps 277/480v



BUILDING 1 | 2150 S 91ST AVE

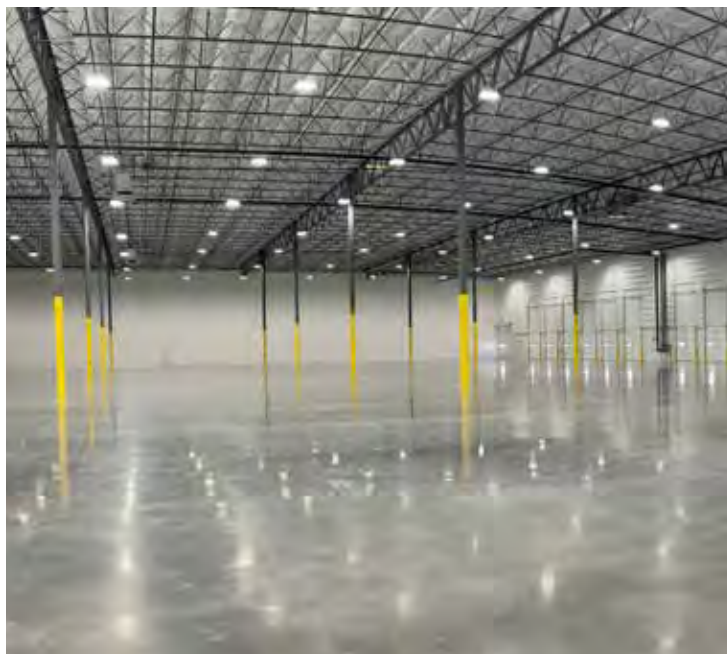
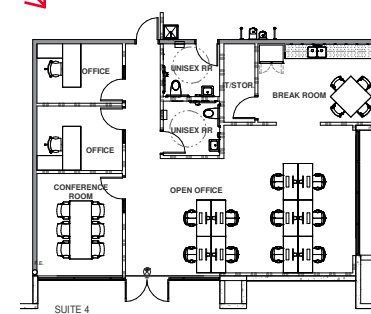
DIVISIBILITIES



- Ramp to Grade (18' x 20')
- Ramp to Grade (12' x 14')
- ▲ Dock-High Door
- Offices

21 Trailer Drops / Stalls
Available for Building

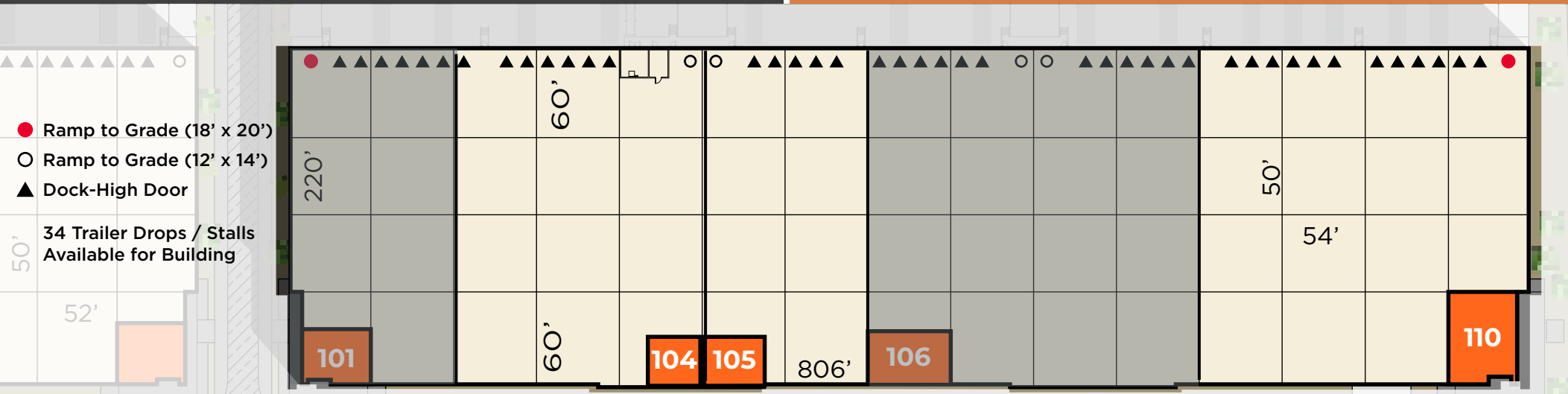
Suite 110



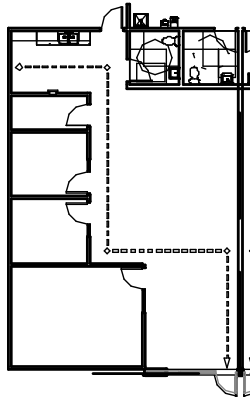
TOTAL RSF	34,050 RSF
OFFICE SPACE:	1,564 SF
DOCKS/RAMPS:	8/1
WAREHOUSE COOLING:	FULL AC

BUILDING 2 | 1950 S 91ST AVE

DIVISIBILITIES



Suite 104



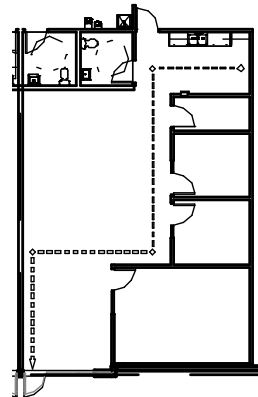
TOTAL SF 35,188 RSF

OFFICE SPACE: 1,614 SF

DOCKS/RAMPS: 5/1

WAREHOUSE COOLING: FULL AC

Suite 105



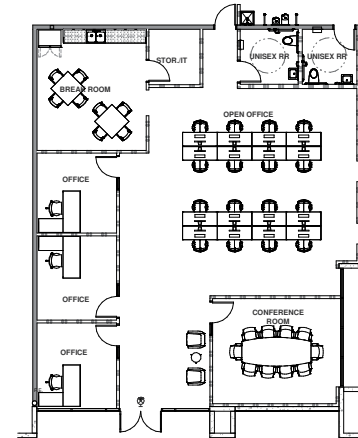
TOTAL SF 23,850 RSF

OFFICE SPACE: 1,612 SF

DOCKS/RAMPS: 5/1

WAREHOUSE COOLING: FULL AC

Suite 110



TOTAL SF: 47,520 RSF

OFFICE SPACE: 2,651 SF

DOCKS/RAMPS: 18/2

WAREHOUSE COOLING: FULL AC