

**FOR LEASE | MOVE IN READY**

1950 AND 2150 S 91ST AVE TOLLESON, AZ 85353

DEVELOPED BY:



91

P

PARK 91

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

100% AIR CONDITIONED

SPEC OFFICE | WAREHOUSE COOLING

MOVE IN READY SPACES

**GARY ANDERSON**

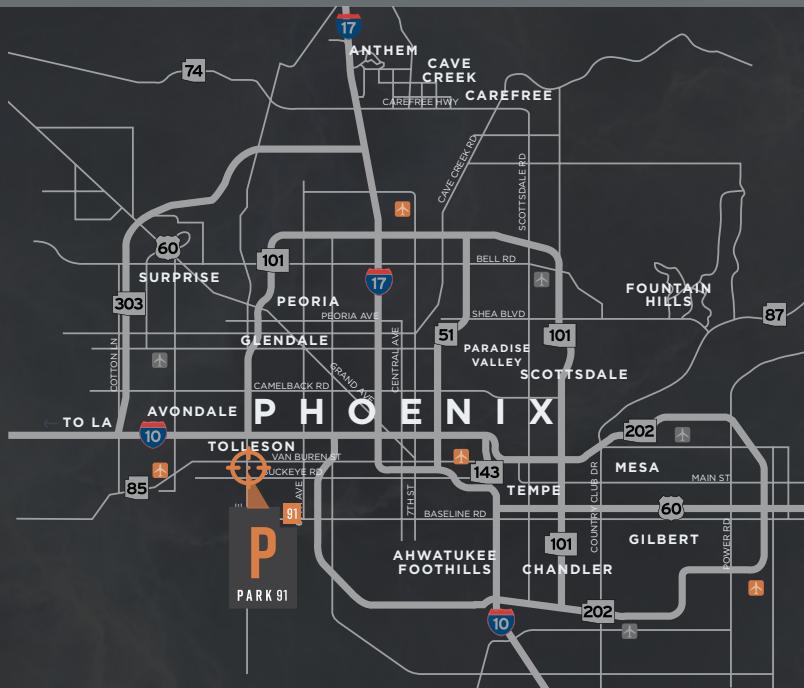
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# PROJECT OVERVIEW

## BUILDING 1

2150 S 91ST AVE

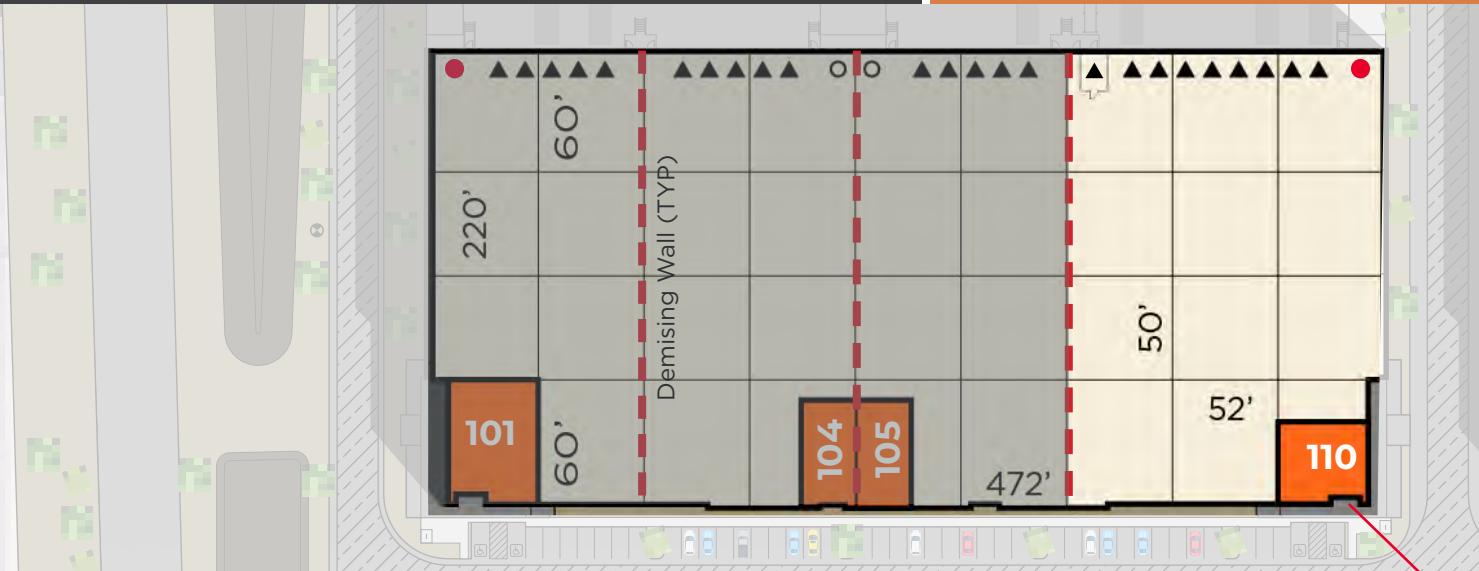
<b>TOTAL SF:</b>	102,695 SF	<b>COLUMN SPACING:</b>	50' & 60' x 52'
<b>DIVISIBLE SF:</b>	±20,000 SF	<b>SPEED BAY:</b>	60'
<b>OFFICE:</b>	±1,500 SF to ±2,600 SF	<b>BUILDING DEPTH:</b>	220'
<b>DOCK-HIGH DOORS:</b>	23	<b>TRUCK COURT DEPTH:</b>	183'
<b>RAMP TO GRADE:</b>	4	<b>AUTO PARKING:</b>	87
<b>SPRINKLERS: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

## BUILDING 2

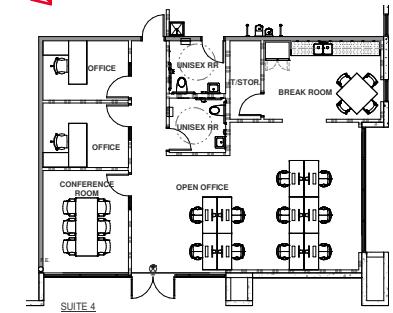
1950 S 91ST AVE

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





**Suite 110**



**TOTAL RSF** **34,050 RSF**

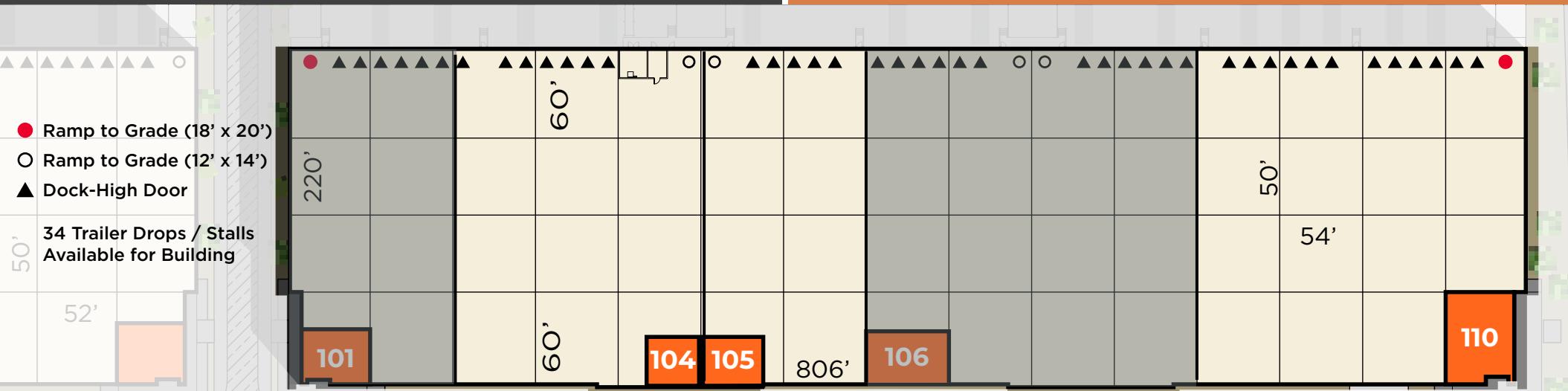
**OFFICE SPACE:** 1,564 SF

**DOCKS/RAMPS:** 8/1

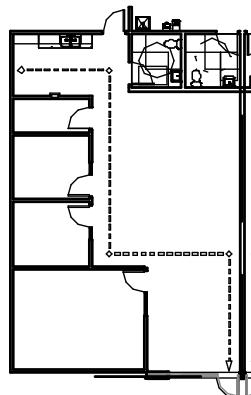
**WAREHOUSE COOLING:** FULL AC

# BUILDING 2 | 1950 S 91ST AVE

## DIVISIBILITIES



**Suite 104**



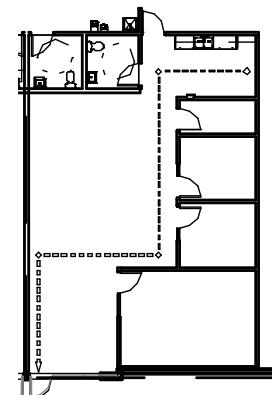
**TOTAL SF** **35,188 RSF**

**OFFICE SPACE:** 1,614 SF

**DOCKS/RAMPS:** 5/1

**WAREHOUSE COOLING:** FULL AC

**Suite 105**



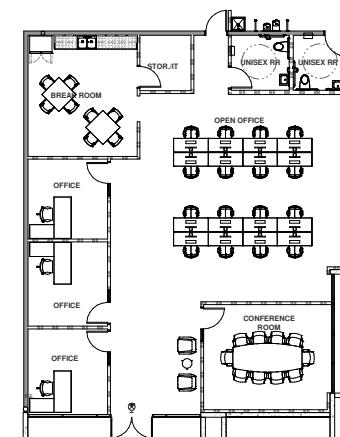
**TOTAL SF** **23,850 RSF**

**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