

Westside Business Park Building 2

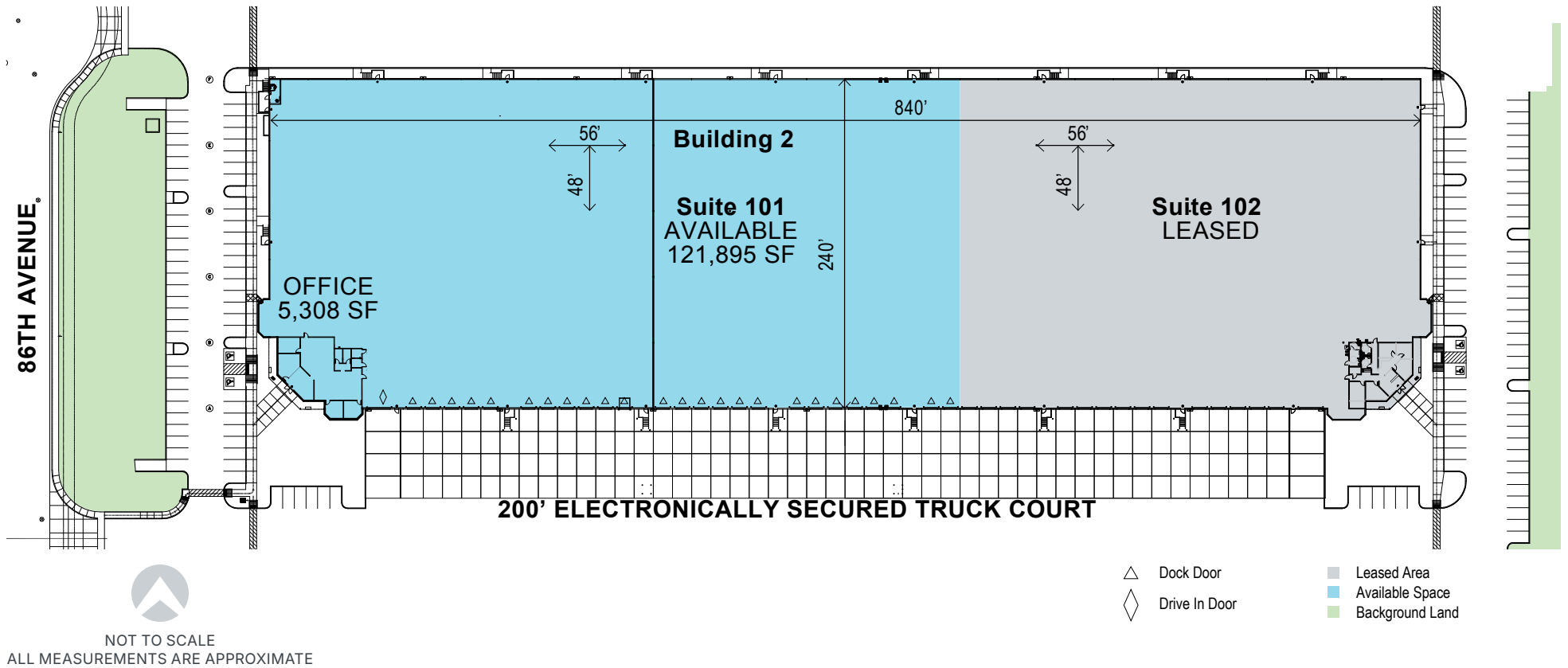
901 S 86TH AVENUE | SUITE 101 | TOLLESON, AZ 85353



INDUSTRIAL SPACE FOR LEASE Q4 2026

±121,895 SF





Property Features

Industry-leading features to empower your business.

Available Space
±121,895 SF

Office SF
±5,308 SF

Dock Doors
25

Drive-in Doors
1

Available Timing
Q4 2026

Electrical Service
400 amps, 277/480v

Sprinkler
ESFR (K-17 heads)

Pit Levels
3

Truck Court Depth
±200'

Clear Height
±30' minimum

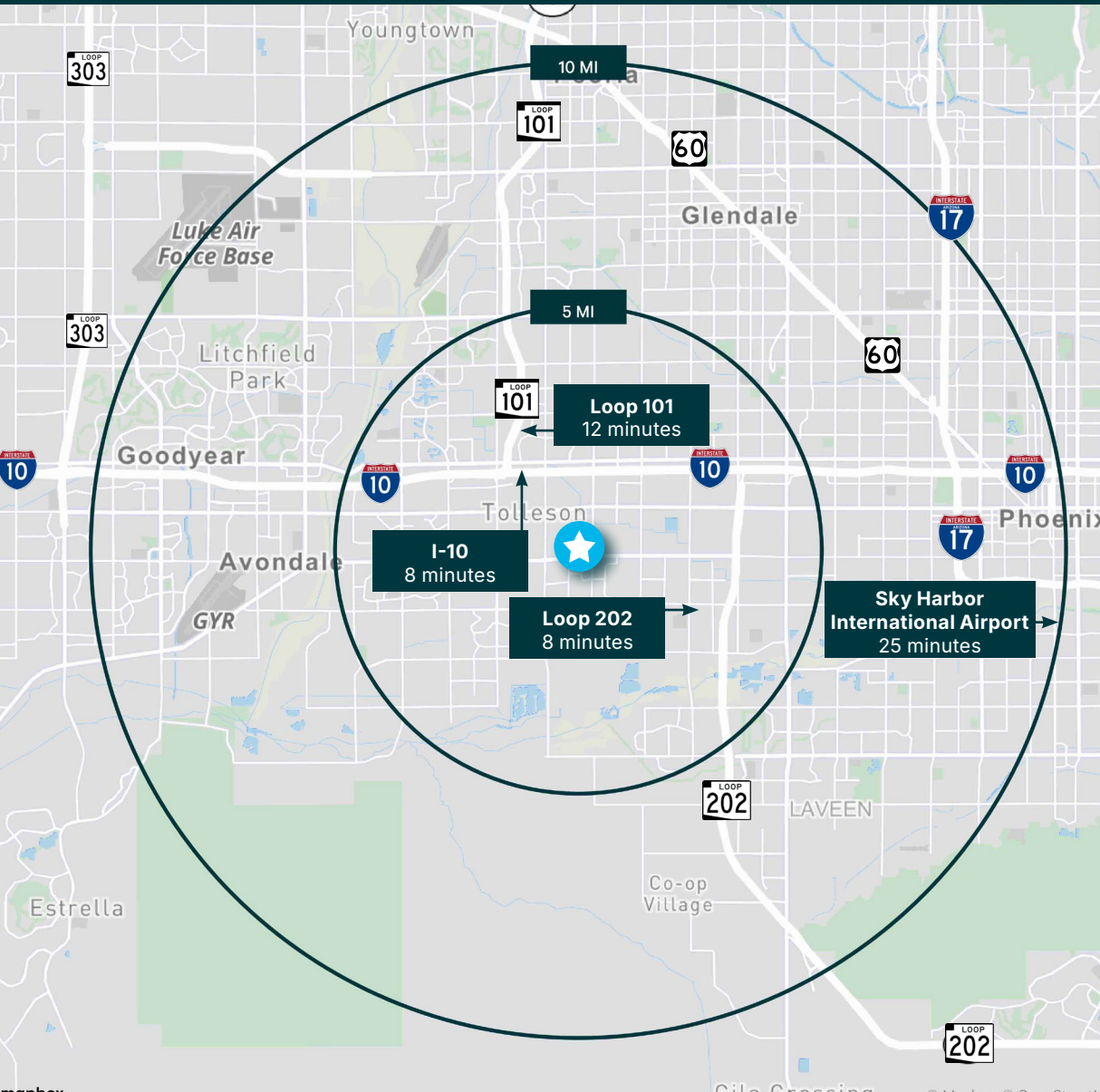
Column Spacing
±48' (d) x ±56' (l)

Site Security
Secured Truck Court

Warehouse Cooling
EVAP

Lighting
LED

Talent + Consumer Access



	5 MILES	10 MILES
Population	318,321	1,027,868
Businesses	3,849	20,318
Median Household Income	\$80,892	\$75,852
Median Age	30.3	32.2
Employed Population- Manufacturing	13,179	38,299
Employed Population- Transportation and Warehousing	13,608	35,889



Proximity to full diamond interchanges at 83rd Avenue /I-10 and 91st Avenue/I-10



I-1 Zoning, City of Tolleson



16 miles to Sky Harbor International Airport

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