

PALO VERDE DISTRIBUTION CENTER

FOR LEASE

±100,018 SF
Unit 200



Phoenix

9704 West Roosevelt
Tolleson, AZ 85353



OVERVIEW

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Tolleson, AZ 85353

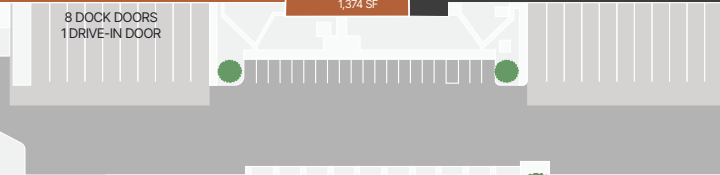
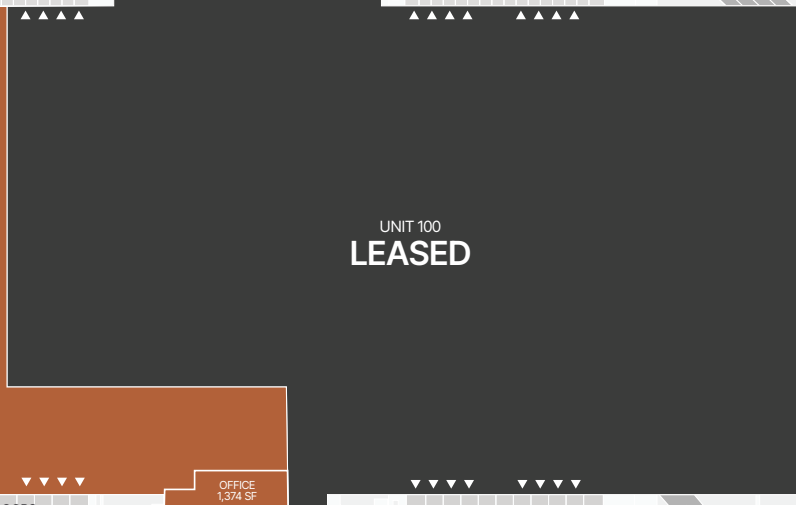
Phoenix



PROPERTY SPECIFICATIONS

Available SF	±100,018 SF
Office SF	±1,374 SF
Column Spacing	40' x 40'
Clear Height	30'
Dock Doors	12 (Expandable)
Drive-In Doors	2 (9' x 14')
Interior Dock Door	Lights/Fans
Fire Protection	ESFR Sprinkler System
LED Lighting	Upgrade in Progress
Auto Parking	15
EVAP	Cooled
"Big Ass Fans"	2
Truck Court Depth	139'
Full Concrete Onsite Trailer Drops	

WEST ROOSEVELT STREET





FIRE LANE NO PARKING



Full concrete onsite trailer drops



Immediate access to I-10



Cross dock facility

N LITCHFIELD RD

N 99TH AVE

43RD AVE



Phoenix Sky Harbor
International Airport



Phoenix Goodyear
Airport

202

REGIONAL ACCESS

LAS VEGAS
289 MILES

LOS ANGELES
360 MILES

SANTA FE
490 MILES

SALT LAKE CITY
668 MILES

RENO
730 MILES

SAN FRANCISCO
740 MILES

DENVER
826 MILES

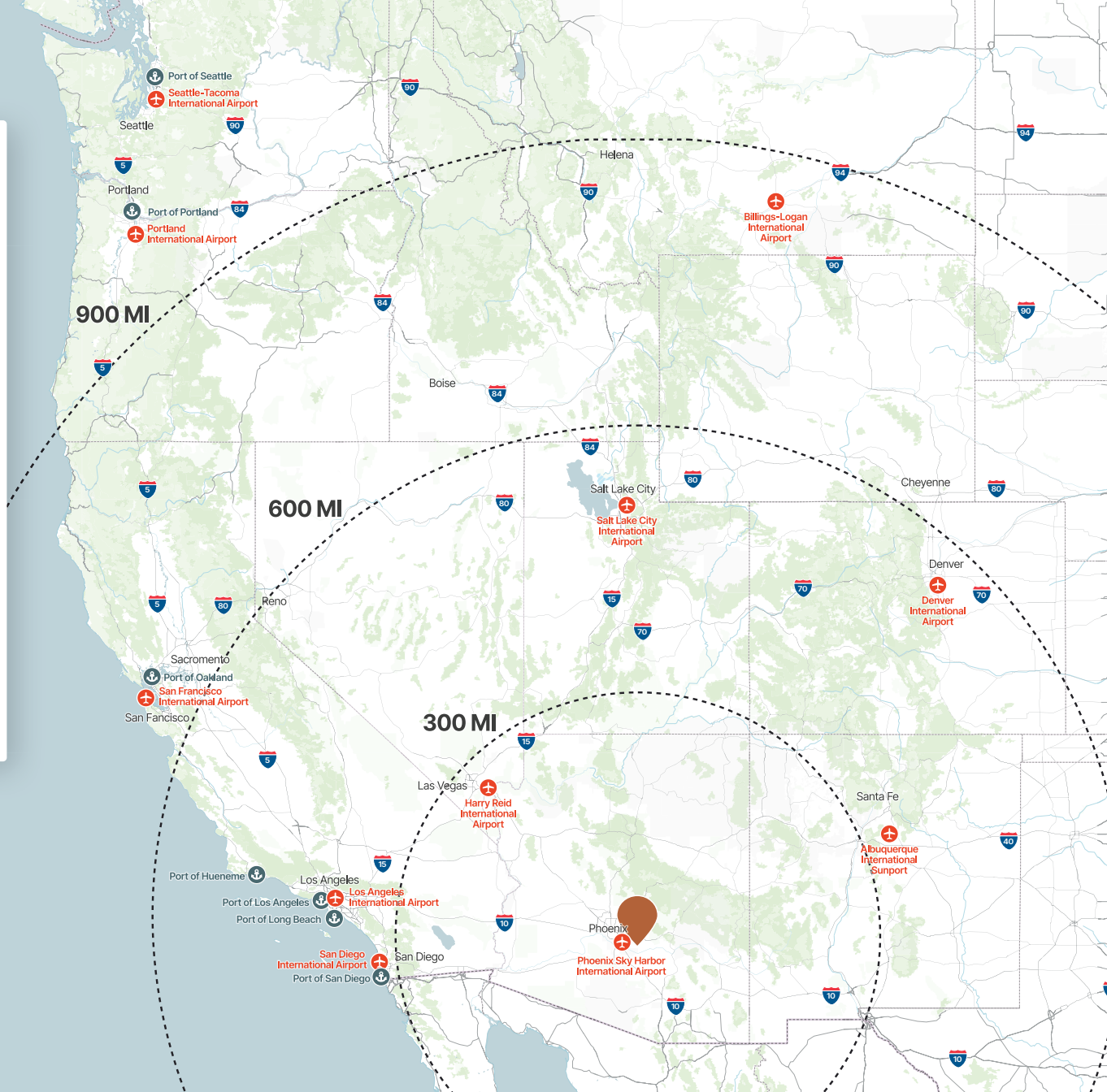
CHEYENNE
829 MILES

BOISE
913 MILES

HELENA
1,900 MILES

PORTLAND
1,257 MILES

SEATTLE
1,413 MILES



CONTACT INFORMATION



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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.