

Tolleson Business Center

8399 W Van Buren Street, Tolleson, AZ

Suite 103: 20,711 SF Available For Lease

Available March 1, 2025



JAMES COHN

james.cohn@streamrealty.com
602.635.0624

JACK GILBERTSON

jack.gilbertson@streamrealty.com
602.370.3159

NICK ANDERSON

nick.anderson@streamrealty.com
651.558.1817

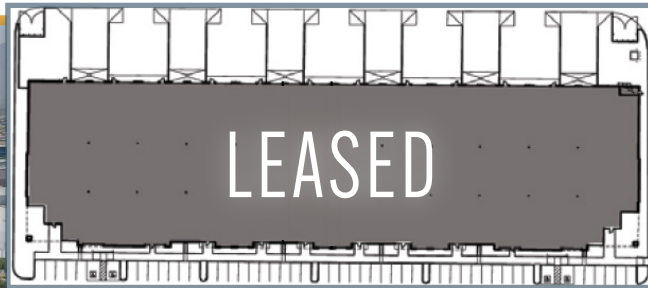
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BUILDING FEATURES

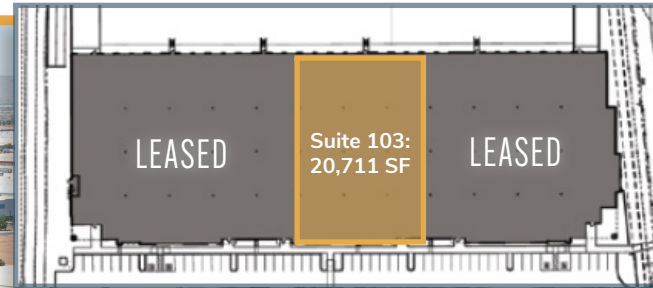
Building 2

- ±67,015 SF Building
- ±24' Clear Height
- ESFR Sprinkler System
- 2000 Amps Power
- ±40' x ±40' Column - Interior
- ±40' x ±50' Column - Loading area
- LOADING:
 - ±12' x ±14' Grade-Level Doors
 - ±9' x ±10' Dock High Doors
- 1.6/1000 Parking Ratio
- I-1 Zoning
- 130' Building Depth
- 110' Truck Court Depth



Building 1

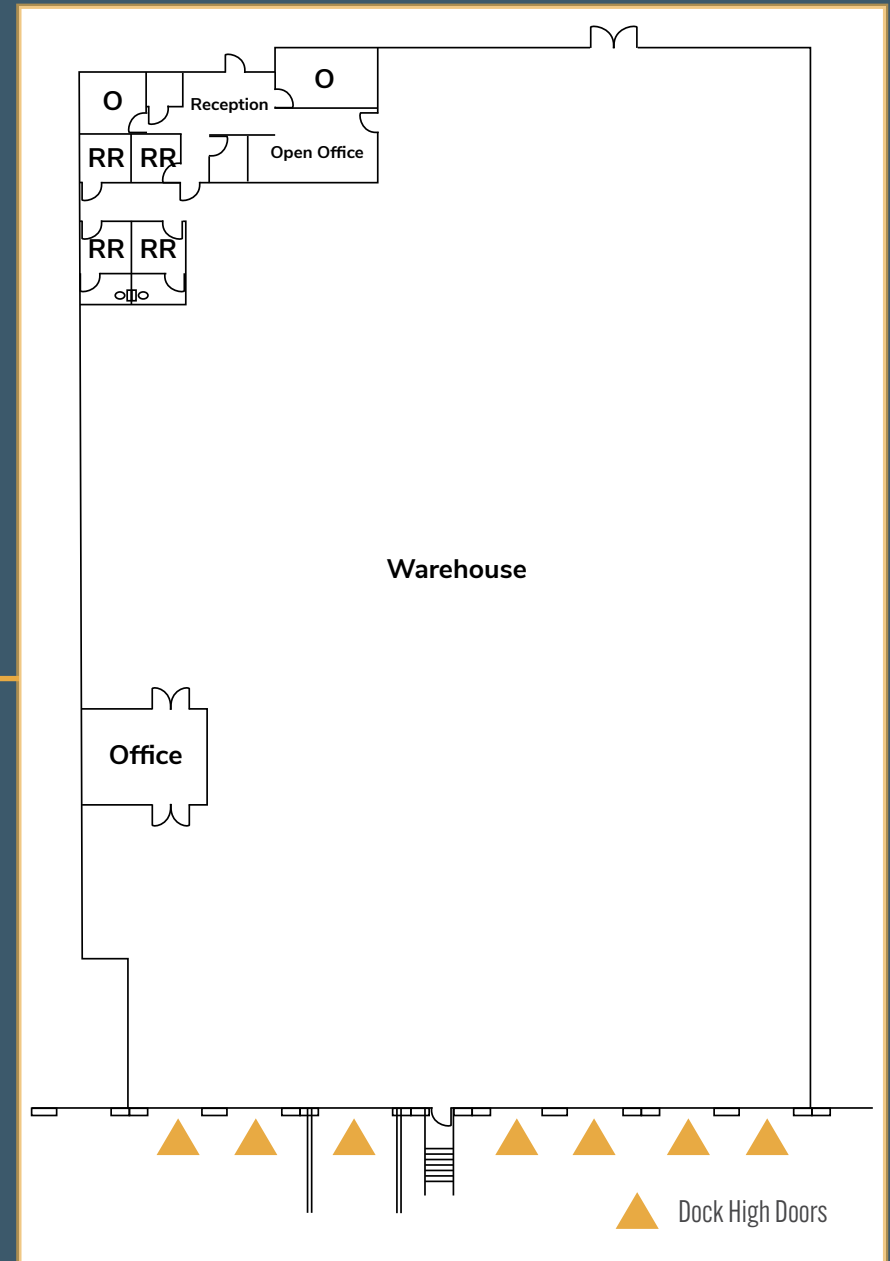
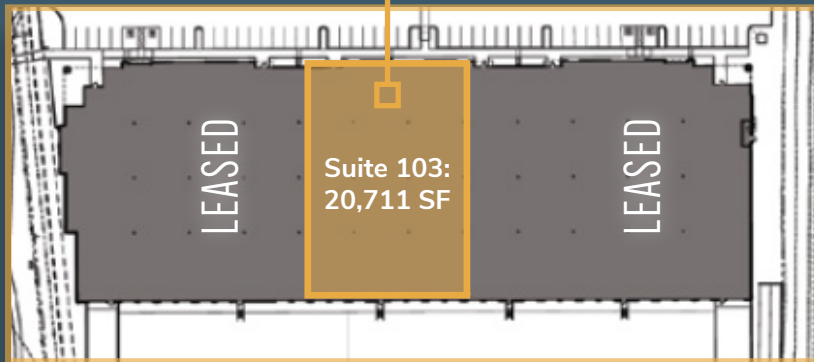
- ±86,913 SF Building
- ±24' Clear Height
- ESFR Sprinkler System
- 2500 Amps Power
- ±40' x ±40' Column - Interior
- ±40' x ±50' Column - Loading Area
- LOADING:
 - ±12' x ±14' Grade-Level Doors
 - ±5-9' x ±10' Dock-High Doors
- 1.6/1,000 Parking Ratio
- I-1 Zoning
- 170' Building Depth
- 115' Truck Court Depth



SUITE 103 FEATURES

Suite 103: 20,711 SF

- Available March 1st, 2025
- Size: 20,711 SF Total
- Office: 1,365 SF
- Evaporative Cooled Warehouse
- Loading: Six (6) 9'x10' Dock High Doors & One (1) 12'x14' Dock High Door
- 24' Clear Height



BUILDING PHOTOS





Location Features

- SWC 83rd Avenue and Van Buren Street
- Full Diamond Interchange at 83rd Avenue and Interstate 10
- Van Buren Street Frontage
- Located near Interstate 10, Loop 202, Loop 101, and Loop 303.
- ± 8.5 Miles from Phoenix-Goodyear Airport. ±16 miles from Phoenix Sky Harbor International Airport.

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