

Sublease Available

cresa



## 101 N 103<sup>rd</sup> Ave, Suite 400 Tolleson, AZ 85353



### Property Information & Building Features

<b>Space Size:</b>	86,715 SF
<b>Office:</b>	1,240 SF
<b>Warehouse:</b>	85,475 SF
<b>Clear Height:</b>	32' Clear
<b>Loading:</b>	Drive-In Doors: Two 12' x 14' Dock-high Doors: Sixteen 9' x 10' (9 Pit Levelers) - Partial Cross Dock
<b>Column Spacing:</b>	60' x 40'
<b>Power:</b>	1,000 Amps   480V   3 Phase
<b>Lighting:</b>	T-5 Lighting with Motion Sensors
<b>Fire Suppression:</b>	ESFR
<b>Sublease Rate:</b>	\$0.50 PSF NNN
<b>Sublease Expiration:</b>	December 31, 2026

### Highlights

- Forklift Charging stations in warehouse
- EVAP (Throughout the Warehouse)

For More Information



**Ted Liles, SIOR**  
(562) 756-8359  
tliles@cresa.com



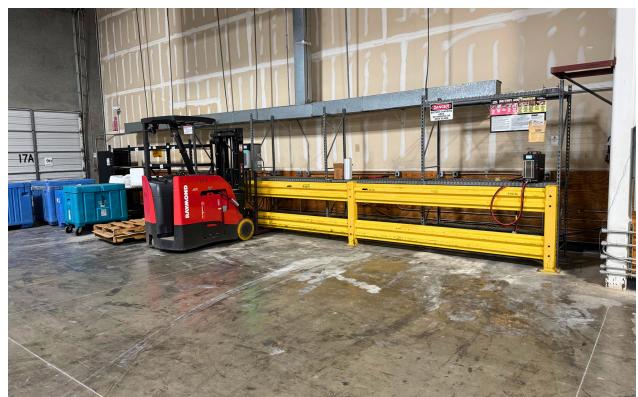
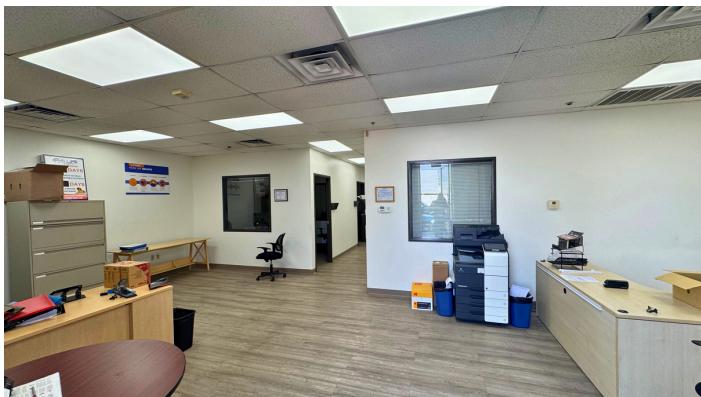
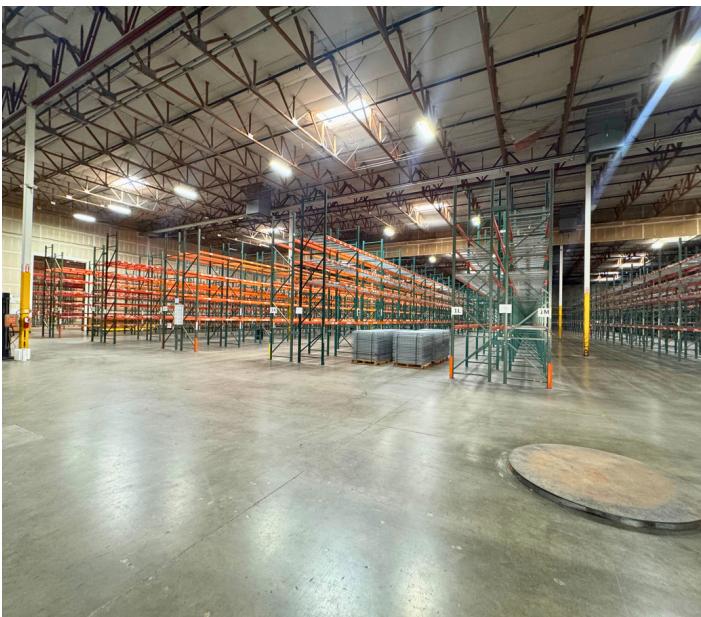
**Cory DeLong, SIOR**  
(913) 206-6396  
cdelong@cresa.com

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