

# LOOP 101

## PHASE I

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# ±4,847-±28,330 SF AVAILABLE

WAREHOUSE | SHOWROOM | OFFICE | INDUSTRIAL

10115-10297 W VAN BUREN ST, TOLLESON, AZ

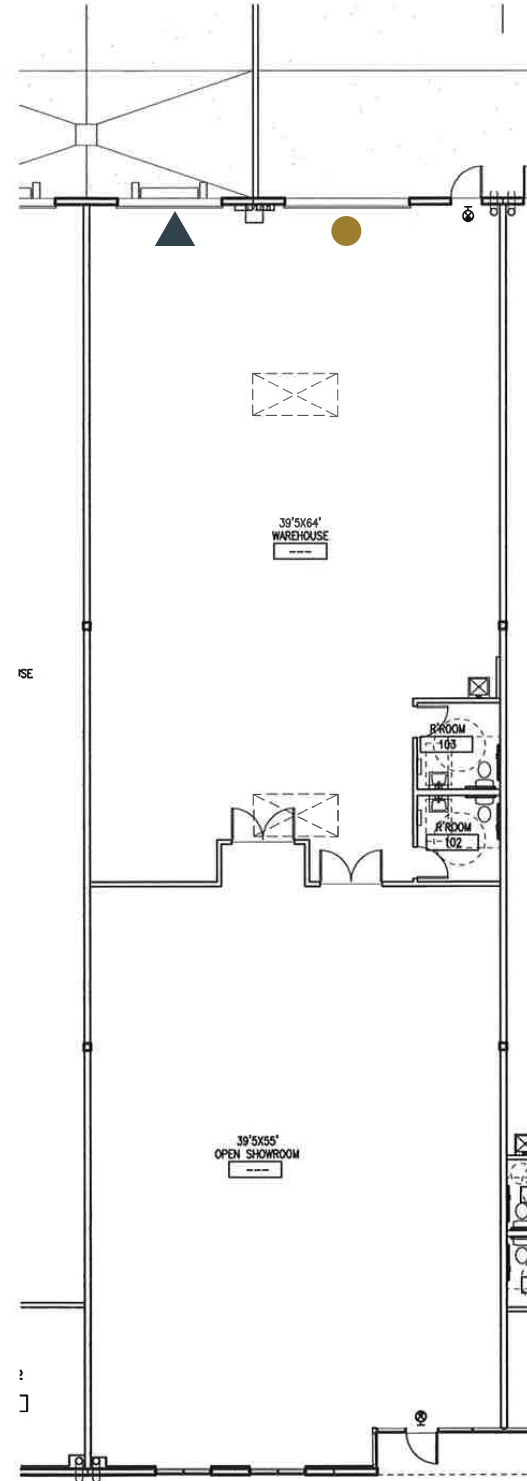
**CBRE**

# BUILDING A SUITE 8

- AVAILABLE SPACE: ±4,847 SF
- OFFICE SPACE: ±2,170 SF
- WAREHOUSE SPACE: ±2,677 SF
- CLEAR HEIGHT: ±20'
- GRADE LEVEL DOORS: 1
- DOCK HIGH DOORS: 1
- COLUMN SPACING: ±52' x ±40'
- TRUCK MANEUVERABILITY: ±170'
- EVAP COOLING
- PARKING RATIO: ±1.03/1,000
- OPEN OFFICE, SHOWROOM SPACE, 2 RESTROOMS



▲ GRADE DOORS ● DOCK DOORS

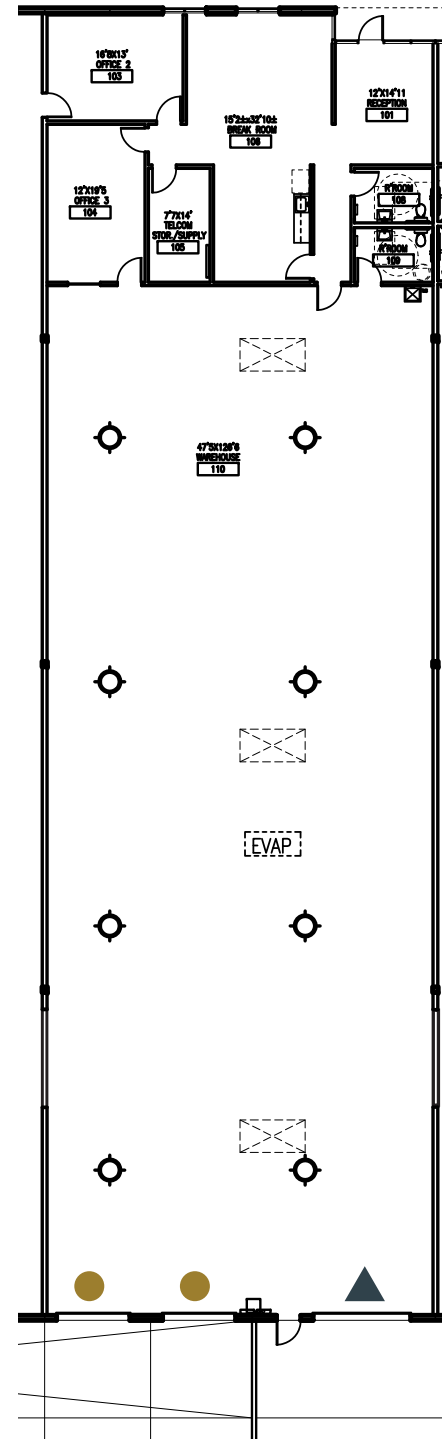


SITE PLAN NOT DRAWN TO SCALE. ALL DIMENSIONS APPROXIMATE



# BUILDING B SUITE 10

- AVAILABLE SPACE:  $\pm 7,740$  SF
- RECEPTION, OFFICES, & RESTROOMS
- OFFICE SPACE:  $\pm 1,513$  SF
- CLEAR HEIGHT:  $\pm 24'$
- GRADE LEVEL DOORS: 1
- DOCK HIGH DOORS: 2 WITH EDGE OF DOCK LEVELER
- TRUCK MANEUVERABILITY:  $\pm 170'$
- EVAP COOLING
- PARKING RATIO:  $\pm 1.03/1,000$



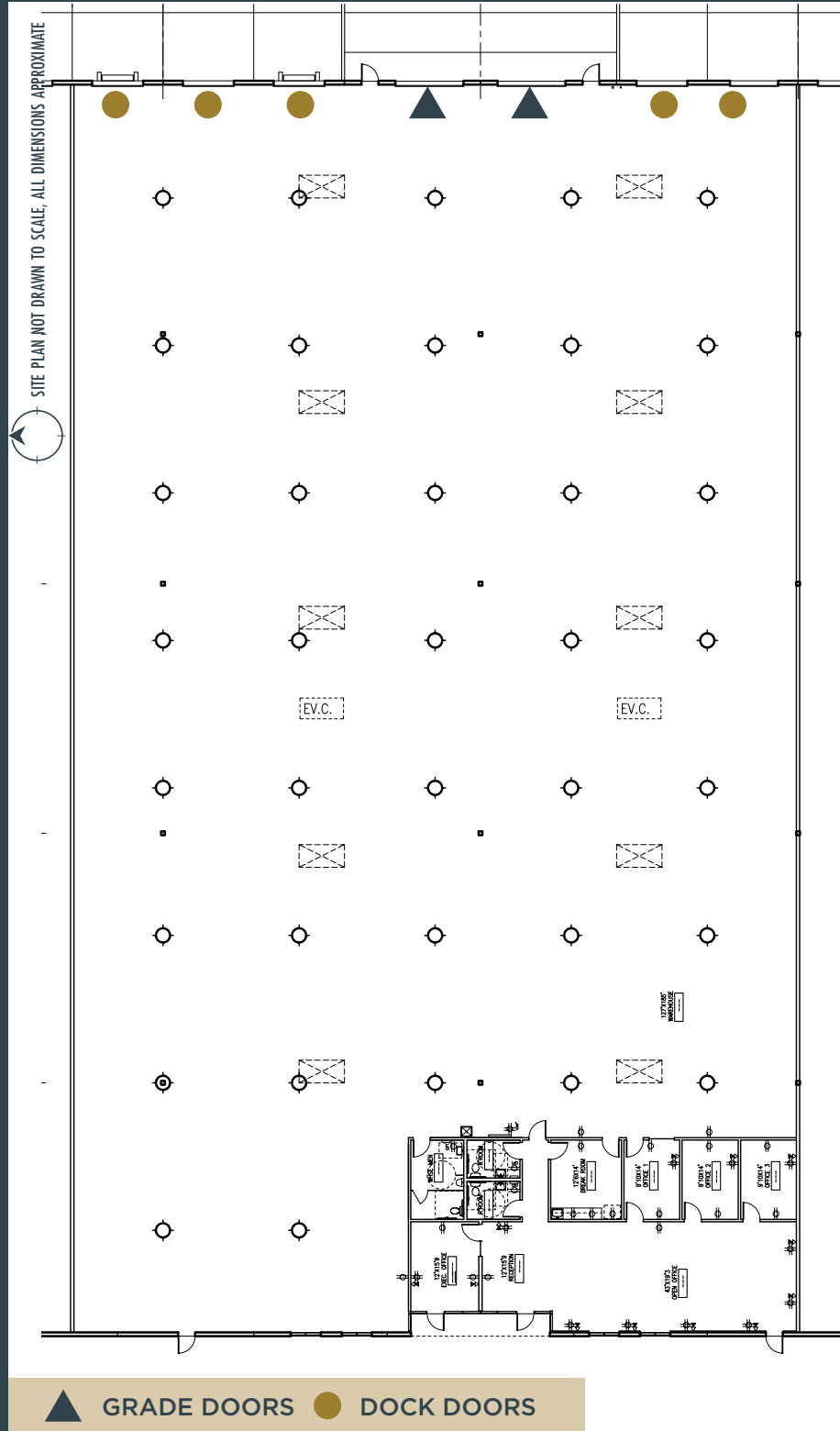
▲ GRADE DOORS ● DOCK DOORS

SITE PLAN NOT DRAWN TO SCALE. ALL DIMENSIONS APPROXIMATE



# BUILDING C SUITE 6

- AVAILABLE SPACE: ±28,330 SF
- OFFICE SPACE: ±2,202 SF
- WAREHOUSE SPACE: ±26,129 SF
- CLEAR HEIGHT: ±30'
- GRADE LEVEL DOORS: 2
- DOCK HIGH DOORS: 5
- TRAILER PARKING STALLS: ±10
- TRUCK MANEUVERABILITY: ±189'
- EVAP COOLING
- ESFR
- PARKING RATIO: ±1.03/1,000 SF

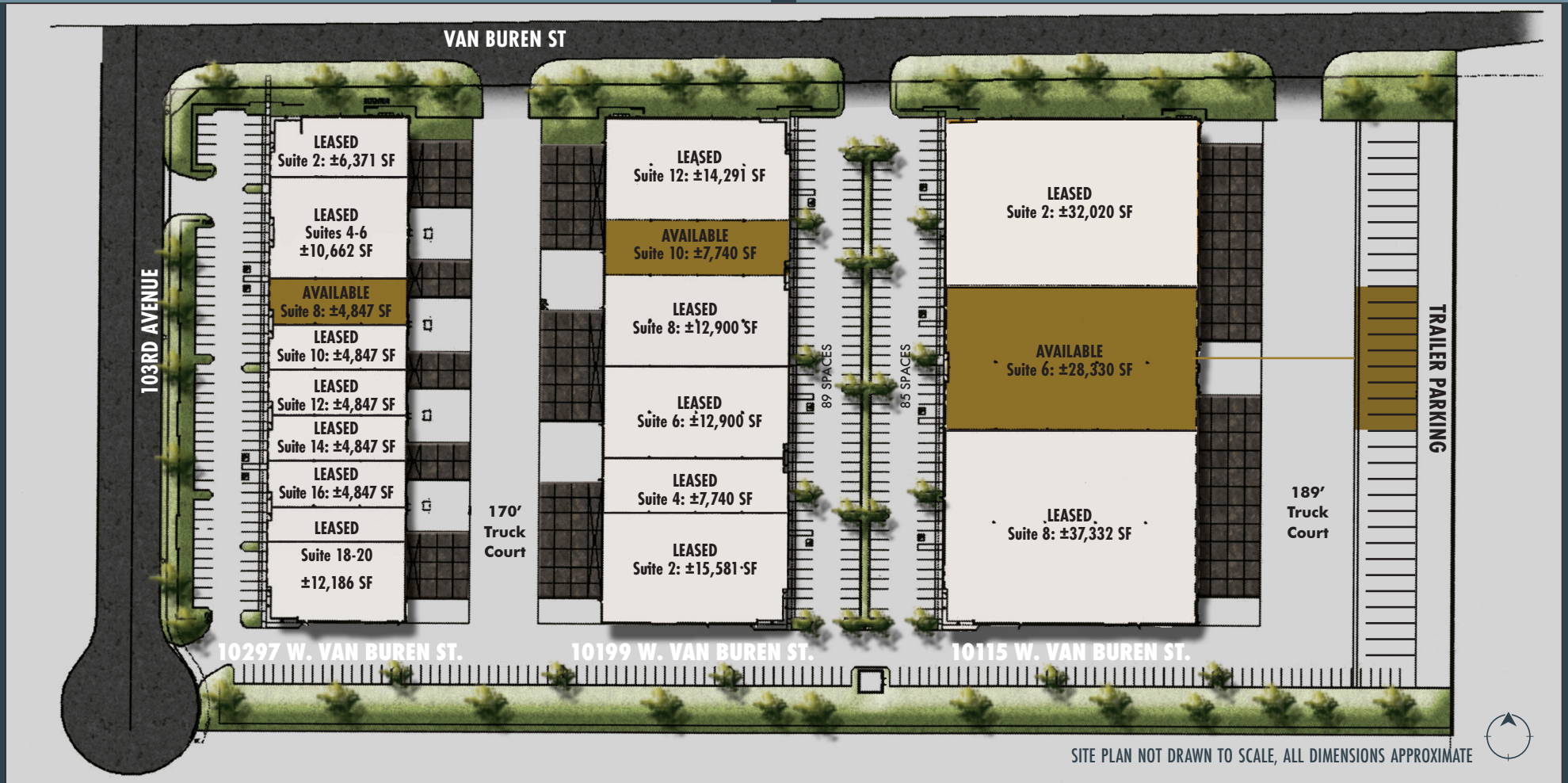


# PROPERTY FEATURES

- THREE BUILDING WAREHOUSE, SHOWROOM, OFFICE, INDUSTRIAL PROJECT
- ±222,288 TOTAL SQUARE FEET
- VAN BUREN FRONTAGE AND EXCELLENT VISIBILITY
- EXCELLENT TRUCK MANEUVERABILITY
- ZONED I-1, CITY OF TOLLESON

# LOCATION FEATURES

- GREAT LOCATION NEAR I-10 & LOOP 101 FREEWAY
- LOCATED IN THE BOOMING WEST VALLEY
- PROVIDES NUMEROUS RESTAURANTS, RETAIL AND SERVICE RELATED AMENITIES WITHIN 3 MILES INCLUDING AVONDALE AUTO MALL & GATEWAY CROSSING



# LOOP 101 PHASE I

10115-10297 W VAN BUREN ST  
TOLLESON, AZ

## TOLLESON DEMOGRAPHIC WITHIN A 5 MILE RADIUS



POPULATION  
±323,052



AVERAGE  
HOUSEHOLD INCOME  
\$102,829



MEDIAN AGE  
31.3



MEDIAN HOME VALUE  
\$388,754



2029 PROJECTED  
POPULATION  
±343,322



PROFESSIONAL  
WORKERS  
96.3%

SOURCE: ESRI, 2025

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