

FOR LEASE

1950 AND 2150 S 91ST AVE TOLLESON, AZ 85353

MOVE IN READY



91

P

PARK 91

2 BUILDING PROJECT
102,695 SF & 176,130 SF

100% AIR CONDITIONED
SPEC OFFICE | WAREHOUSE COOLING
MOVE IN READY SPACES

BUILDING 1 | 102,695 SF

22,780 SF | 2,652 SF OFFICE
~~22,926 SF | 1,605 SF OFFICE~~
~~22,939 SF | 1,604 SF OFFICE~~
34,050 SF | 1,564 SF OFFICE

BUILDING 2 | 176,130 SF

57,916 SF | 1,566 SF OFFICE
47,687 SF | 1,631 SF OFFICE
70,527 SF | 2,651 SF OFFICE



GARY ANDERSON
+1 602 418 6570
gary.anderson@cushwake.com

NIK VALLENS
+1 602 586 5929
nik.vallens@cushwake.com

DEVELOPED BY:



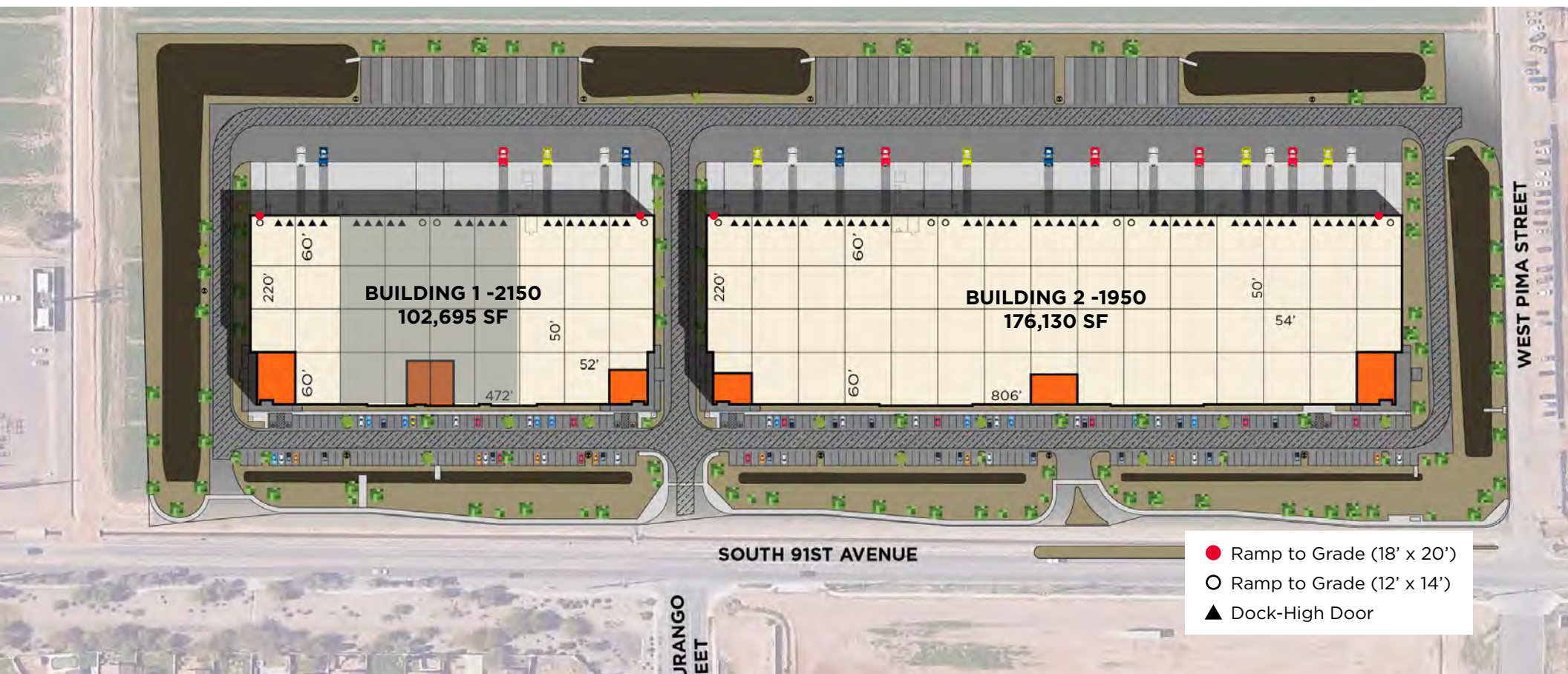
PROJECT OVERVIEW

BUILDING 1 2150 S 91ST AVE

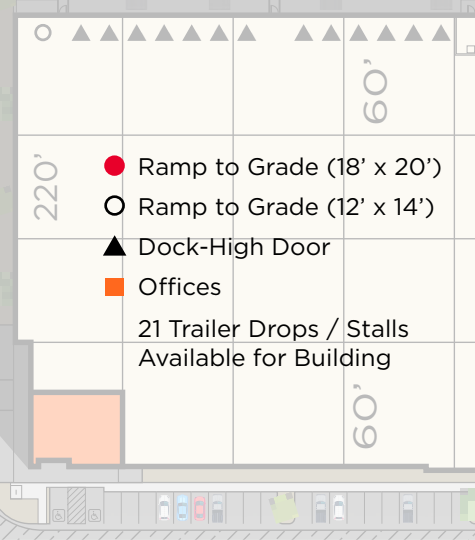
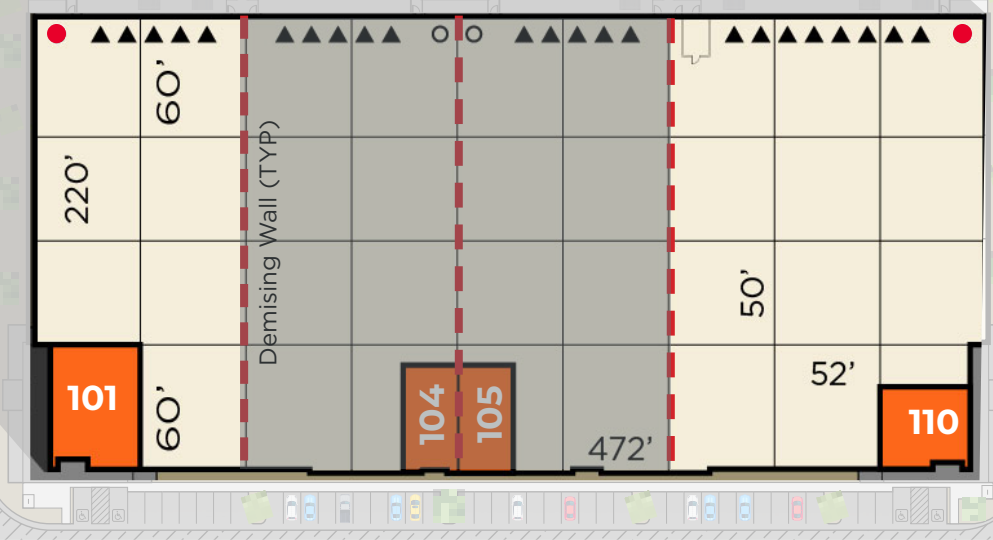
TOTAL SF:	102,695 SF	COLUMN SPACING:	50' & 60' x 52'
DIVISIBLE SF:	±20,000 SF	SPEED BAY:	60'
OFFICE:	±1,500 SF to ±2,600 SF	BUILDING DEPTH:	220'
DOCK-HIGH DOORS:	23	TRUCK COURT DEPTH:	183'
RAMP TO GRADE:	4	AUTO PARKING:	87
SPRINKLERS:	ESFR	TRAILER DROPS:	21
CLEAR HEIGHT:	32'	POWER:	3000 Amps 277/480v

BUILDING 2 1950 S 91ST AVE

TOTAL SF:	176,130 SF	COLUMN SPACING:	50' & 60' x 54'
DIVISIBLE SF:	±45,000 SF	SPEED BAY:	60'
OFFICE:	±1,500 SF to ±2,600 SF	BUILDING DEPTH:	220'
DOCK-HIGH DOORS:	42	TRUCK COURT DEPTH:	185'
RAMP TO GRADE:	6	AUTO PARKING:	146
SPRINKLERS:	ESFR	POWER:	6000 Amps 277/480v
CLEAR HEIGHT:	32'	TRAILER DROPS:	34



- Ramp to Grade (18' x 20')
- Ramp to Grade (12' x 14')
- ▲ Dock-High Door



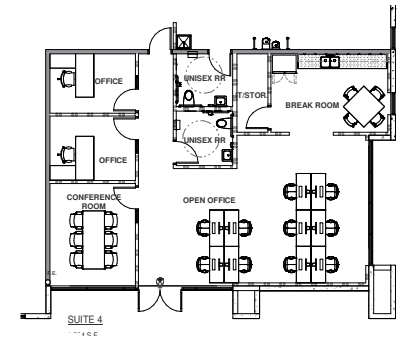
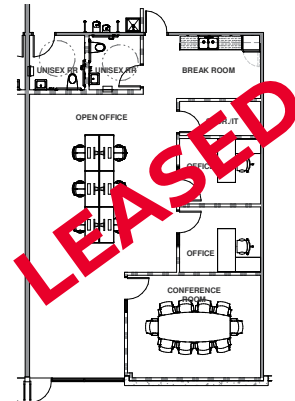
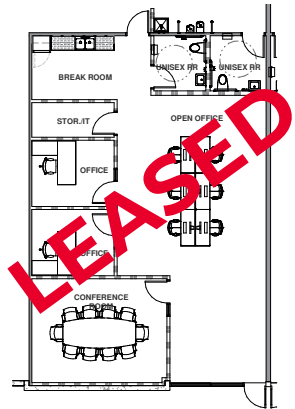
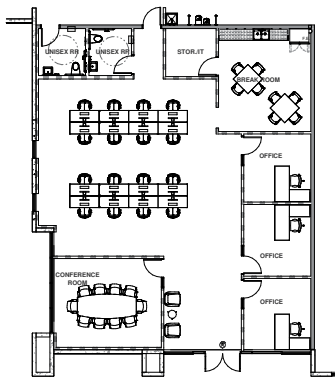
- Ramp to Grade (18' x 20')
 - Ramp to Grade (12' x 14')
 - ▲ Dock-High Door
 - Offices
- 21 Trailer Drops / Stalls Available for Building

Suite 101

Suite 104

Suite 105

Suite 110



TOTAL RSF: 22,780 RSF

TOTAL RSF: 22,926 RSF

TOTAL RSF: 22,939 RSF

TOTAL RSF: 34,050 RSF

OFFICE SPACE: 2,652 SF

OFFICE SPACE: 1,605 SF

OFFICE SPACE: 1,604 SF

OFFICE SPACE: 1,564 SF

DOCKS/RAMPS: 5/1

DOCKS/RAMPS: 5/1

DOCKS/RAMPS: 5/1

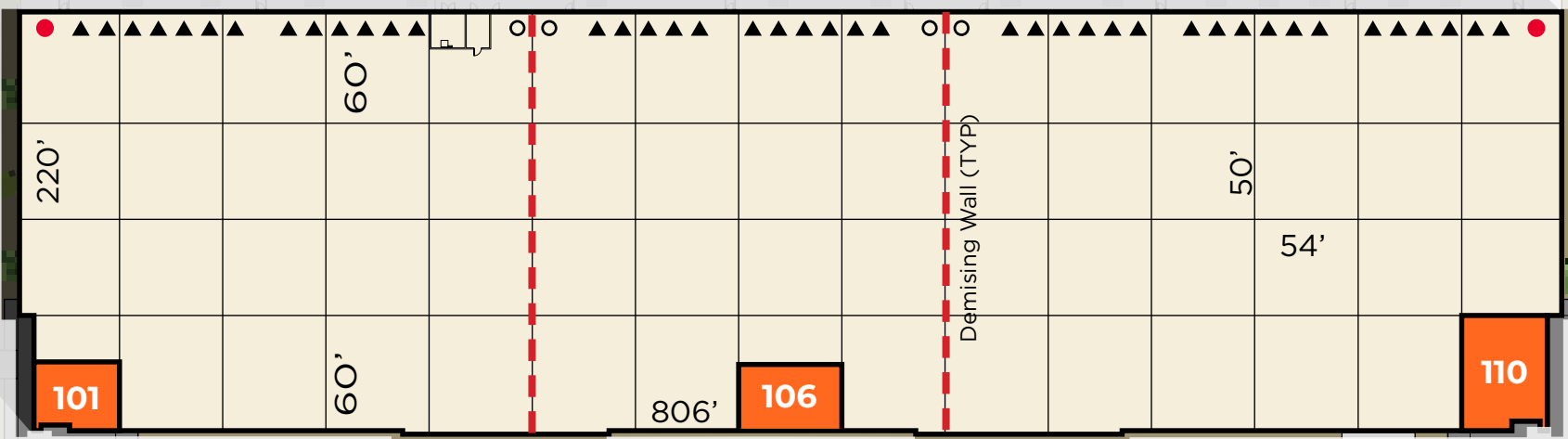
DOCKS/RAMPS: 8/1

WAREHOUSE COOLING: FULL AC

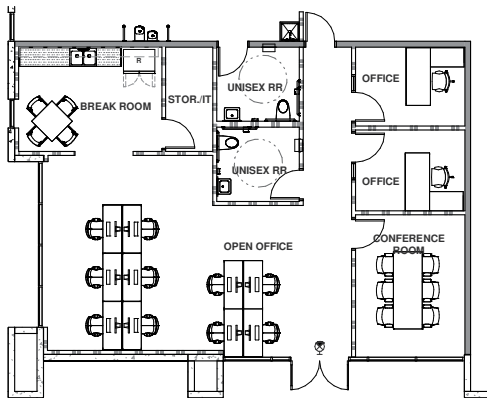
WAREHOUSE COOLING: FULL AC

WAREHOUSE COOLING: FULL AC

WAREHOUSE COOLING: FULL AC



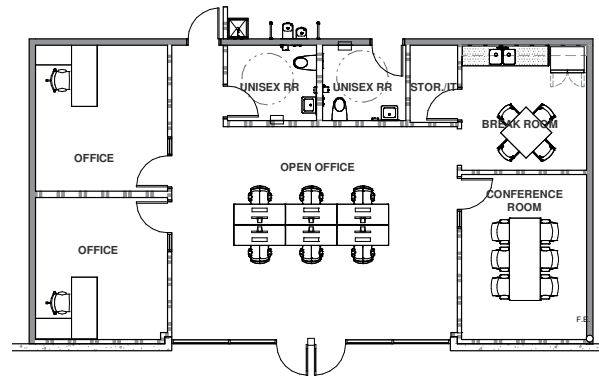
Suite 101



TOTAL RSF: 57,916 RSF

OFFICE SPACE: 1,566 SF
DOCKS/RAMPS: 13/2
WAREHOUSE COOLING: FULL AC

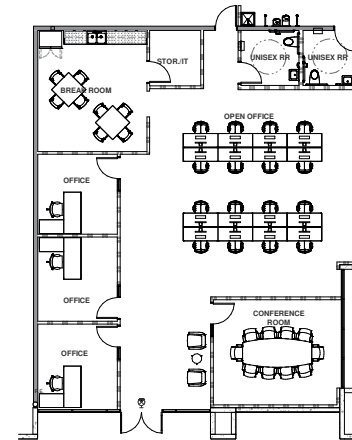
Suite 106



TOTAL RSF: 47,687 RSF

OFFICE SPACE: 1,631 SF
DOCKS/RAMPS: 11/2
WAREHOUSE COOLING: FULL AC

Suite 110



TOTAL RSF: 70,527 RSF

OFFICE SPACE: 2,651 SF
DOCKS/RAMPS: 18/2
WAREHOUSE COOLING: FULL AC

- Ramp to Grade (18' x 20')
 - Ramp to Grade (12' x 14')
 - ▲ Dock-High Door
- 34 Trailer Drops / Stalls Available for Building

LOCATION ACCESS

FREEWAY PROXIMITIES

- 1.7 Miles to I-10 Interchange
- 2 Miles to Loop 101 Interchange
- 4 Miles to Loop 202 Freeway

LOCAL PROXIMITIES

- 10 Minutes to Goodyear Airport
- 15 Minutes to Central Phoenix Business District (Downtown)
- 20 Minutes to Sky Harbor
- 35 Minutes to Deer Valley Airport
- 40 Minutes to TSMC
- 50 Minutes to Mesa Gateway Airport



1950 AND 2150 S 91ST AVE, TOLLESON, AZ 85353



91
P
PARK 91



GARY ANDERSON

+1 602 418 6570

gary.anderson@cushwake.com

NIK VALLENS

+1 602 586 5929

nik.vallens@cushwake.com

DEVELOPED BY:



MARTENS
DEVELOPMENT COMPANY

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST- 11/04/24