

**FOR LEASE**

1950 AND 2150 S 91ST AVE TOLLESON, AZ 85353

**AVAILABLE AUGUST 2024**



91

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**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**

22,777 SF | 2,600 SF OFFICE  
22,963 SF | 1,567 SF OFFICE  
22,981 SF | 1,573 SF OFFICE  
33,974 SF | 1,515 SF OFFICE

**BUILDING 2 | 176,130 SF**

57,909 SF | 1,527 SF OFFICE  
47,763 SF | 1,558 SF OFFICE  
70,458 SF | 2,564 SF OFFICE



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DEVELOPED BY:





# PROJECT OVERVIEW

## BUILDING 1

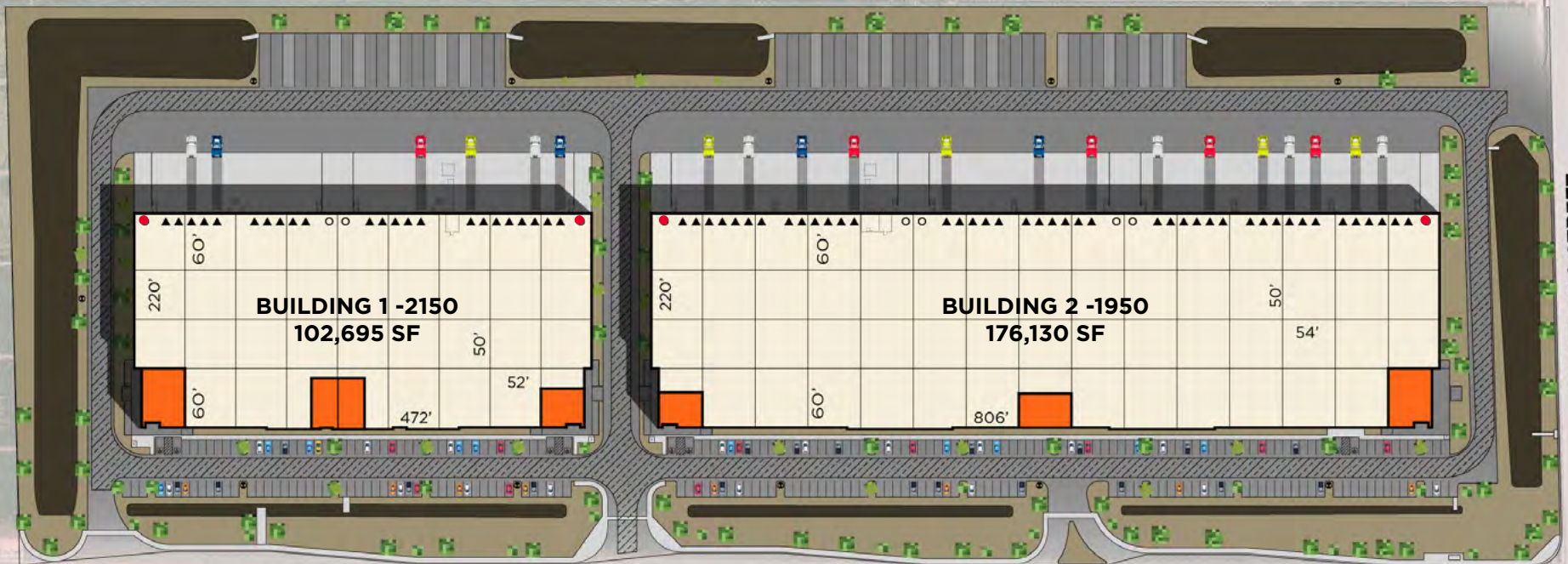
2150 S 91ST AVE

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

## BUILDING 2

1950 S 91ST AVE

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

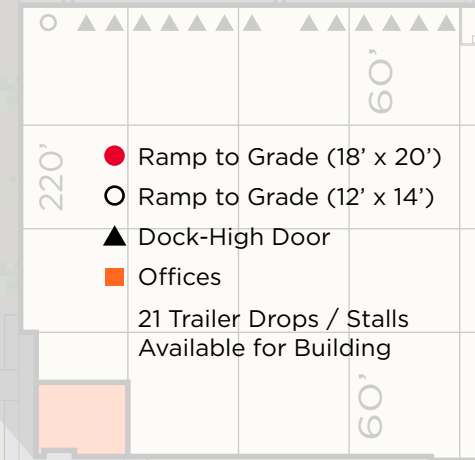
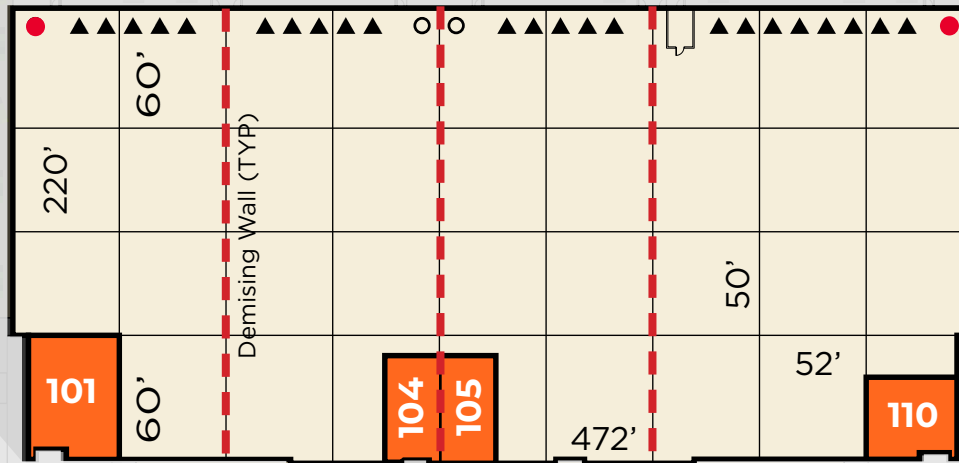


SOUTH 91ST AVENUE

WEST PIMA STREET

DURANGO STREET

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



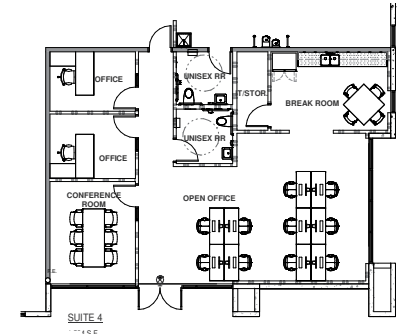
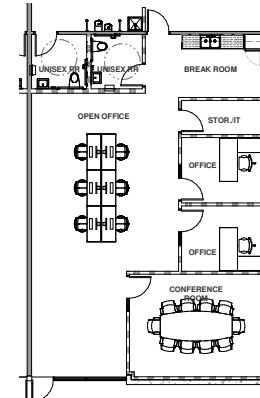
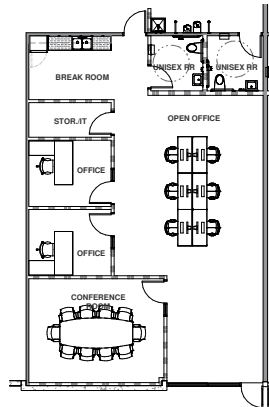
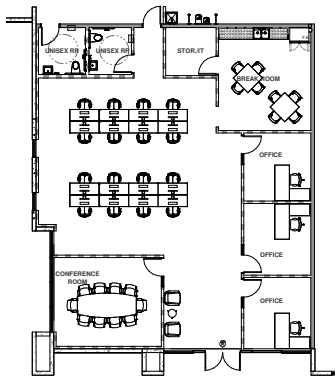
- Ramp to Grade (18' x 20')
  - Ramp to Grade (12' x 14')
  - ▲ Dock-High Door
  - Offices
- 21 Trailer Drops / Stalls Available for Building

## Suite 101

## Suite 104

## Suite 105

## Suite 110



**TOTAL RSF:** 22,777 RSF

**TOTAL RSF:** 22,963 RSF

**TOTAL RSF:** 22,981 RSF

**TOTAL RSF:** 33,974 RSF

**OFFICE SPACE:** 2,600 SF

**OFFICE SPACE:** 1,567 SF

**OFFICE SPACE:** 1,573 SF

**OFFICE SPACE:** 1,515 SF

**DOCKS/RAMPS:** 5/1

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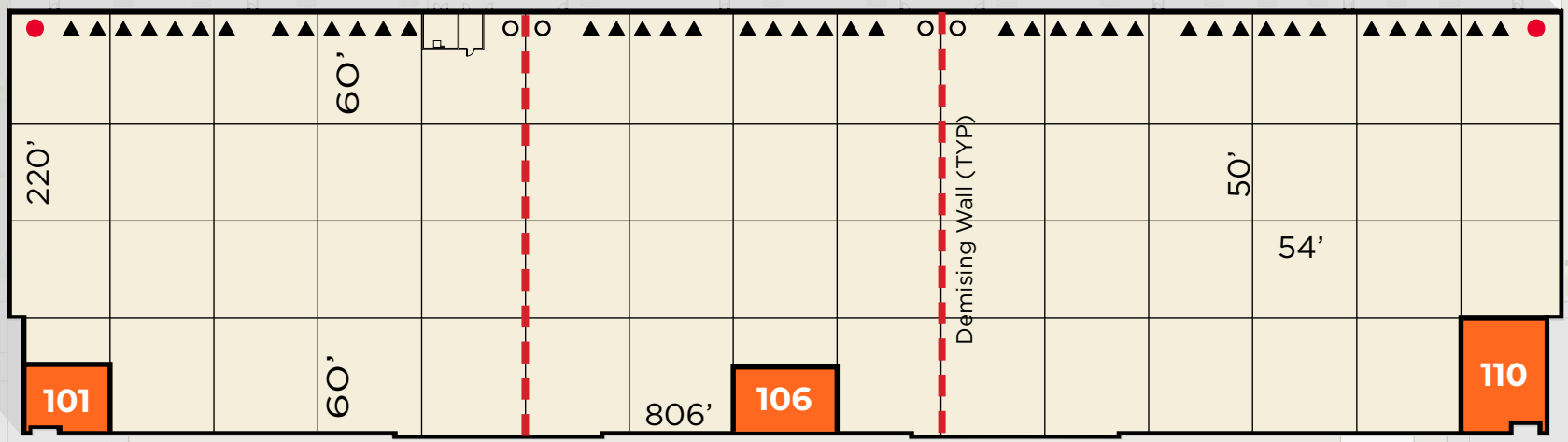
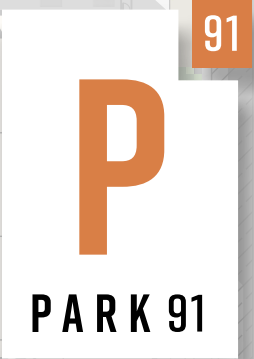
**DOCKS/RAMPS:** 8/1

**WAREHOUSE COOLING:** FULL AC

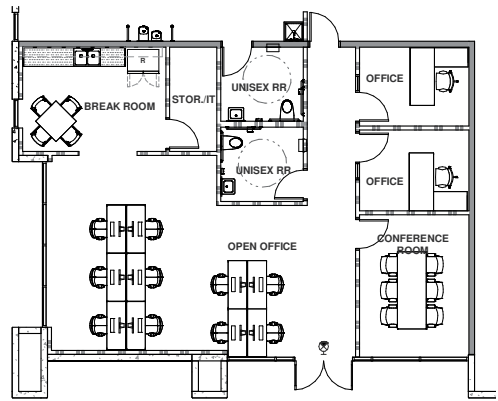
**WAREHOUSE COOLING:** FULL AC

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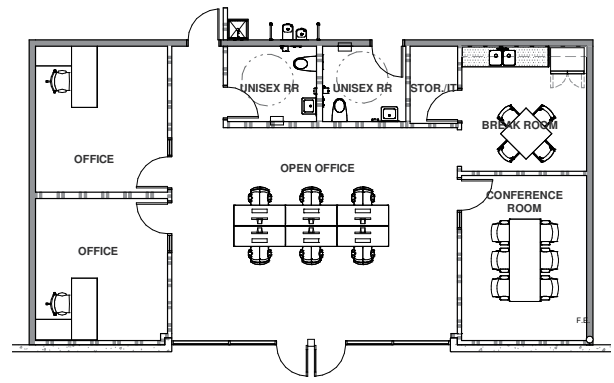
## Suite 101



**TOTAL RSF:** 57,909 RSF

**OFFICE SPACE:** 1,527 SF  
**DOCKS/RAMPS:** 13/2  
**WAREHOUSE COOLING:** FULL AC

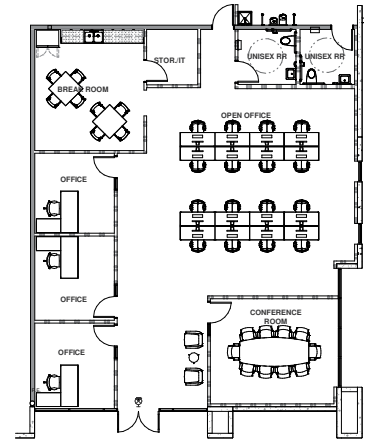
## Suite 106



**TOTAL RSF:** 47,763 RSF

**OFFICE SPACE:** 1,558 SF  
**DOCKS/RAMPS:** 11/2  
**WAREHOUSE COOLING:** FULL AC

## Suite 110



**TOTAL RSF:** 70,458 RSF

**OFFICE SPACE:** 2,564 SF  
**DOCKS/RAMPS:** 18/2  
**WAREHOUSE COOLING:** FULL AC

- Ramp to Grade (13' 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 202way Airport

## 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



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