AVAILABLE AUGUST 2024

1950 AND 2150 S 91ST AVE TOLLESON, AZ 85353



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:





BUILDING 1

2150 S 91ST AVE

TOTAL SF: 102,695 SF

DIVISIBLE SF: ±20,000 SF

OFFICE: ±1,500 SF to ±2.600 SF

DOCK-HIGH DOORS: 23

RAMP TO GRADE: 4

SPRINKLERS: ESFR'

CLEAR HEIGHT: 32'

COLUMN SPACING: 50' <u>& 60' x 52'</u>

SPEED BAY: 60'

SF to **BUILDING DEPTH:** 220'

TRUCK COURT DEPTH: 183'

AUTO PARKING: 87

TRAILER DROPS: 2

POWER: 3000 Amps 277/480v

BUILDING 2

1950 S 91ST AVE

TOTAL SF: 176,130

DIVISIBLE SF:

±1.500 SF to

OFFICE: ±2,600 SF

DOCK-HIGH DOORS: 4

RAMP TO GRADE:

SPRINKLERS ESF

CLEAR HEIGHT: 3

COLUMN SPACING: 50' & 60' x 54'

SPEED BAY: 60'

BUILDING DEPTH: 220

TRUCK COURT DEPTH: 185'

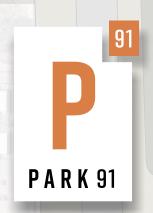
AUTO PARKING: 146

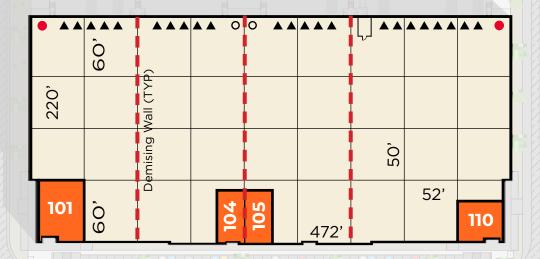
POWER: 277/480v

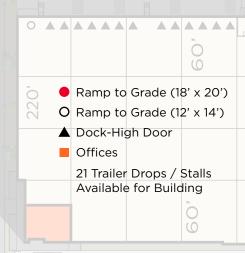


BUILDING 1 | 2150 S 91ST AVE

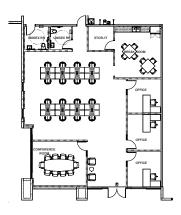
DIVISIBILITIES







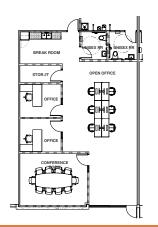
Suite 101



OFFICE SPACE:	2,600 SF
DOCKS/RAMPS:	5/1
WAREHOUSE COOLING:	FULL AC

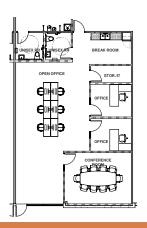
22,777 RSF

Suite 104



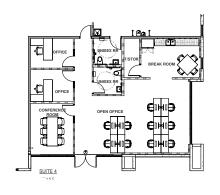
TOTAL RSF	22,963 RSF
OFFICE SPACE:	1,567 SF
DOCKS/RAMPS:	5/1
WAREHOUSE COOLING:	FULL AC

Suite 105



TOTAL ROI	,501 K51
OFFICE SPACE:	1,573 SF
DOCKS/RAMPS:	5/1
WAREHOUSE COOLING:	FULL AC

Suite 110



TOTAL RSF	33,974 RSF
OFFICE SPACE:	1,515 SF
DOCKS/RAMPS:	8/1
WAREHOUSE COOLING:	FULL AC



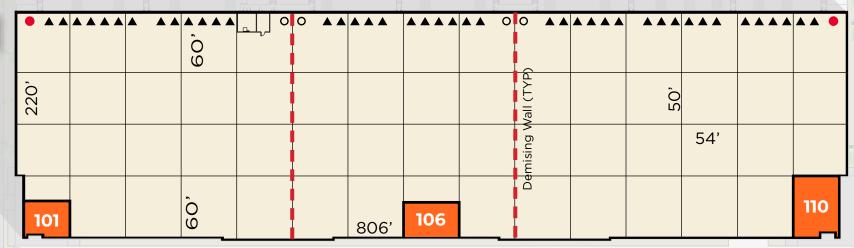
TOTAL RSF:



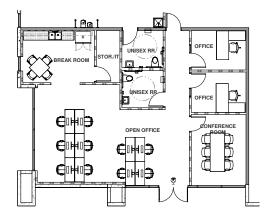
BUILDING 2 | 1950 S 91ST AVE

DIVISIBILITIES

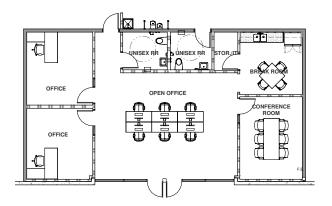




Suite 101

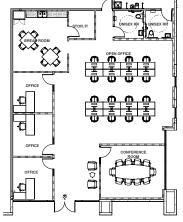


Suite 106



-	_		_	_	

Suite 110



- Ramp to Grade (13' x 20')
- O Ramp to Grade (12' x 14')
- ▲ Dock-High Door

34 Trailer Drops / Stalls Available for Building

TOTAL RSF:	57,909 RSF
OFFICE SPACE:	1,527 SF
DOCKS/RAMPS:	13/2

WAREHOUSE COOLING: FULL AC

TOTAL RSF:	47,763 RSF
OFFICE SPACE:	1,558 SF
DOCKS/RAMPS:	11/2
WAREHOUSE COOLING:	FULL AC

70,458 RSF **TOTAL RSF:**

2,564 SF **OFFICE SPACE:** DOCKS/RAMPS: 18/2

WAREHOUSE COOLING: FULL AC



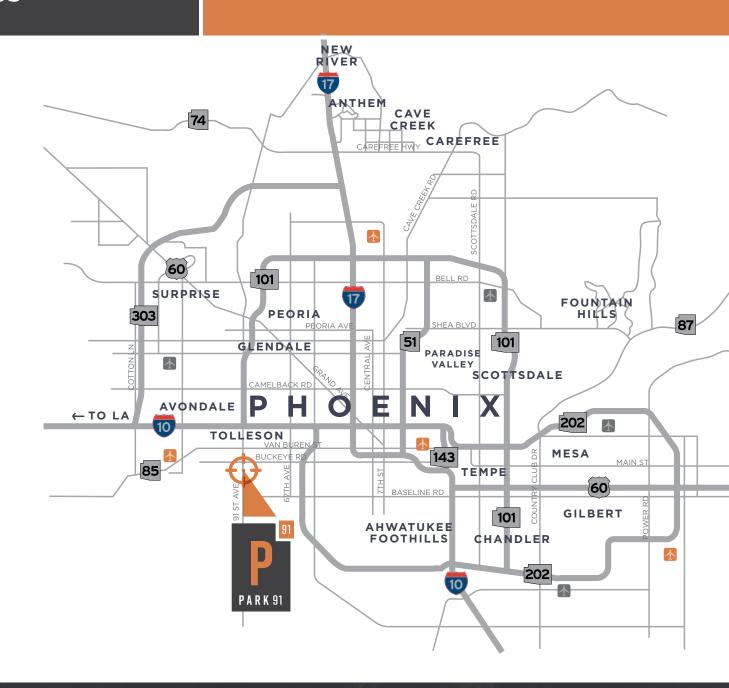
LOCATION ACCESS

FREEWAY PROXIMITIES

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







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





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