



700 S 94th Avenue
Tolleson, AZ 85353

For Sale or Lease

±85,000 SF Industrial/Warehouse Building | \$12,750,000 (\$150.00/sf) / \$.90 NNN

- Located at West 94 Commerce Park, situated on ±5.57 acres
- Built in 2008 (LGE)
- I-2 Zoning
- 32' Clear Height
- 2,000 Amp, 277/480 V 3 Phase, 4 Wire Power
- 7" Concrete Base
- ESFR Sprinkler System
- Evaporative Cooled Warehouse
- Yard storage potential
- Loading: Triple truckwell with three grade level doors and one knockout panel. (Two 20x20 grade level doors).
- Column Spacing: 55' x 40'
- Divisible (20,000 - 65,000 sf)
- Approximately 2,000 sf office
- Ideal owner/user building

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Gate

TW

GL

Office

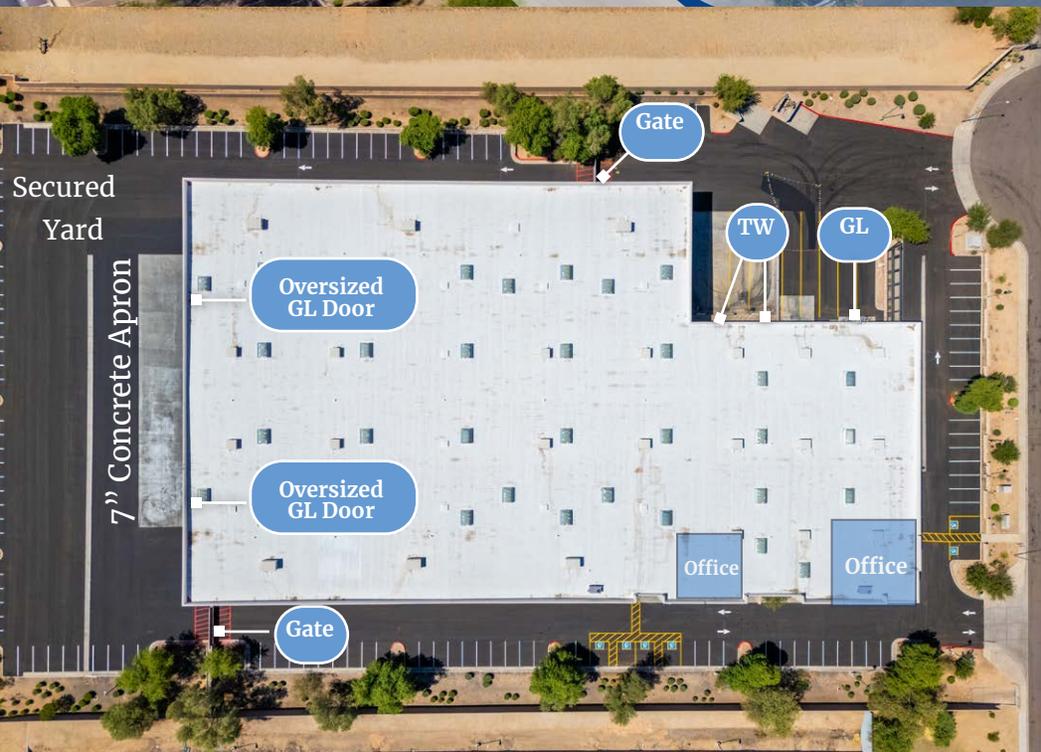
Office

Oversized
GL Door

Oversized
GL Door

Gate

7" Concrete Apron
Secured Yard



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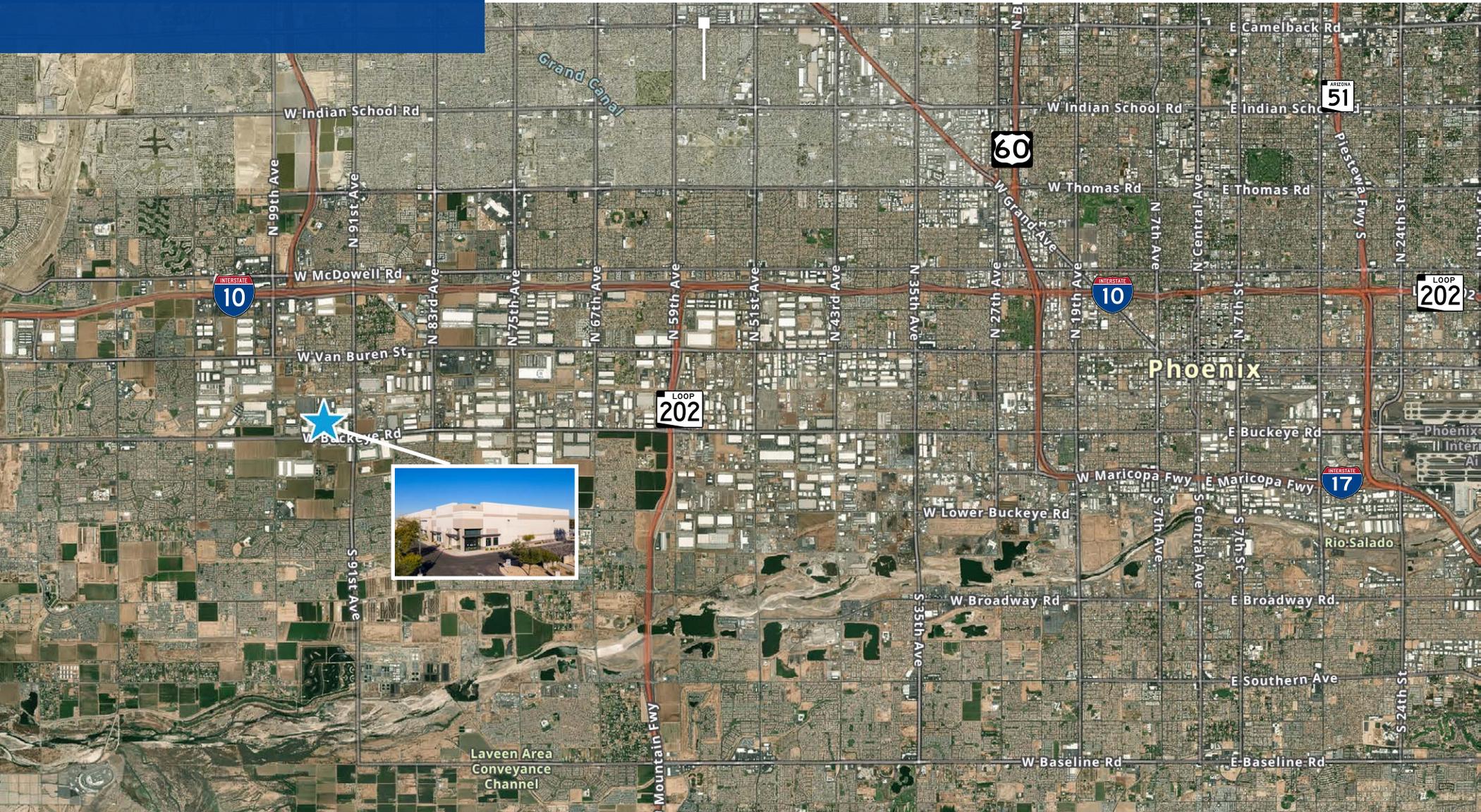


±5.57
Acre Parcel



±85,000

Total Building Square Feet of Land



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