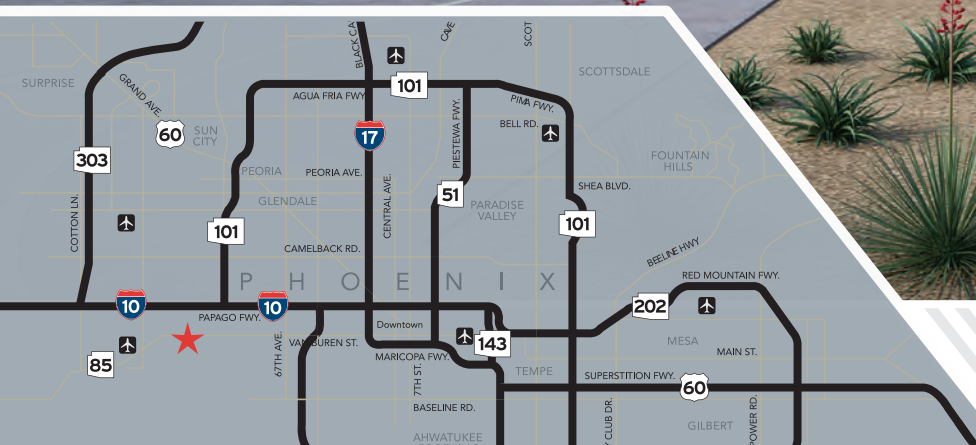


10601 W. Van Buren St. Tolleson, AZ

TOLLESON107



UNDER CONSTRUCTION

Trammell Crow Company



CLARION PARTNERS



CUSHMAN &
WAKEFIELD



LOCATION ADVANTAGES

PROPERTY ADDRESS: 10601 W. VAN BUREN

TOTAL BUILDING SIZE: 332,075SF/ 100,000SF DIV

LOT SIZE: 19.21 ACRES

CLEAR HEIGHT: 36'

ZONING: I-1

BUILDING TYPE: CONCRETE TILT/
CROSS DOCK

TRAILER PARKING: 55 (EXPANDABLE)

AUTO PARKING SPOTS: 266 (EXPANDABLE)

COLUMN SPACING: 52 X 52

SPEED BAY DEPTH: 60 X 52

SLAB THICKNESS: 7" CONCRETE SLAB

TRUCK COURT DEPTH: NORTH 130' SOUTH 190'

ACCESS: 4 POINTS INGRESS/EGRESS

SECURITY: AUTOMATIC GATES

INSULATION: R-38 INSULATION AT
ROOF DECK

SPRINKLER SYSTEM: ESFR

SKYLIGHTS: 1%

FOREIGN TRADE ZONE: APPLICABLE



0.8 MILES

TO THE I-10



319

AMENITIES WITHIN 3 MILES



20 MINUTES

TO PHX SKY HARBOR AIRPORT



THOMAS ROAD

DESERT SKY MALL

DESERT SKY ESPLANADE

MCDOWELL ROAD

CALIFORNIA CLOSETS

VAN BUREN STREET

UNION PACIFIC RAILROAD

BUCKEYE ROAD

10601 W. Van Buren St. Tolleson, AZ

LOWER BUCKEYE ROAD



10601 W. Van Buren St. Tolleson, AZ

2
MINUTES
(0.8 MILES)
TO I-10

5
MINUTES
TO LOOP 101/I-10
INTERCHANGE

25
MINUTES
(18 MILES)
TO PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

Mike Haenel

Executive Managing Director
+1 602 224 4404
mike.haenel@cushwake.com

Andy Markham, SIOR

Executive Managing Director
+1 602 224 4408
andy.markham@cushwake.com

Phil Haenel

Senior Director
+1 602 224 4409
phil.haenel@cushwake.com



2555 E Camelback Rd, Suite 400 | Phoenix, AZ 85016 | ph +1 602 954 9000 | fax +1 602 253 0528 cushmanwakefield.com

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