

MAJESTIC TOLLESON CENTER

BUILDING 2: 8711 WEST JEFFERSON STREET | TOLLESON, ARIZONA



AVAILABLE FOR LEASE | ±121,084 SF

Leased by:



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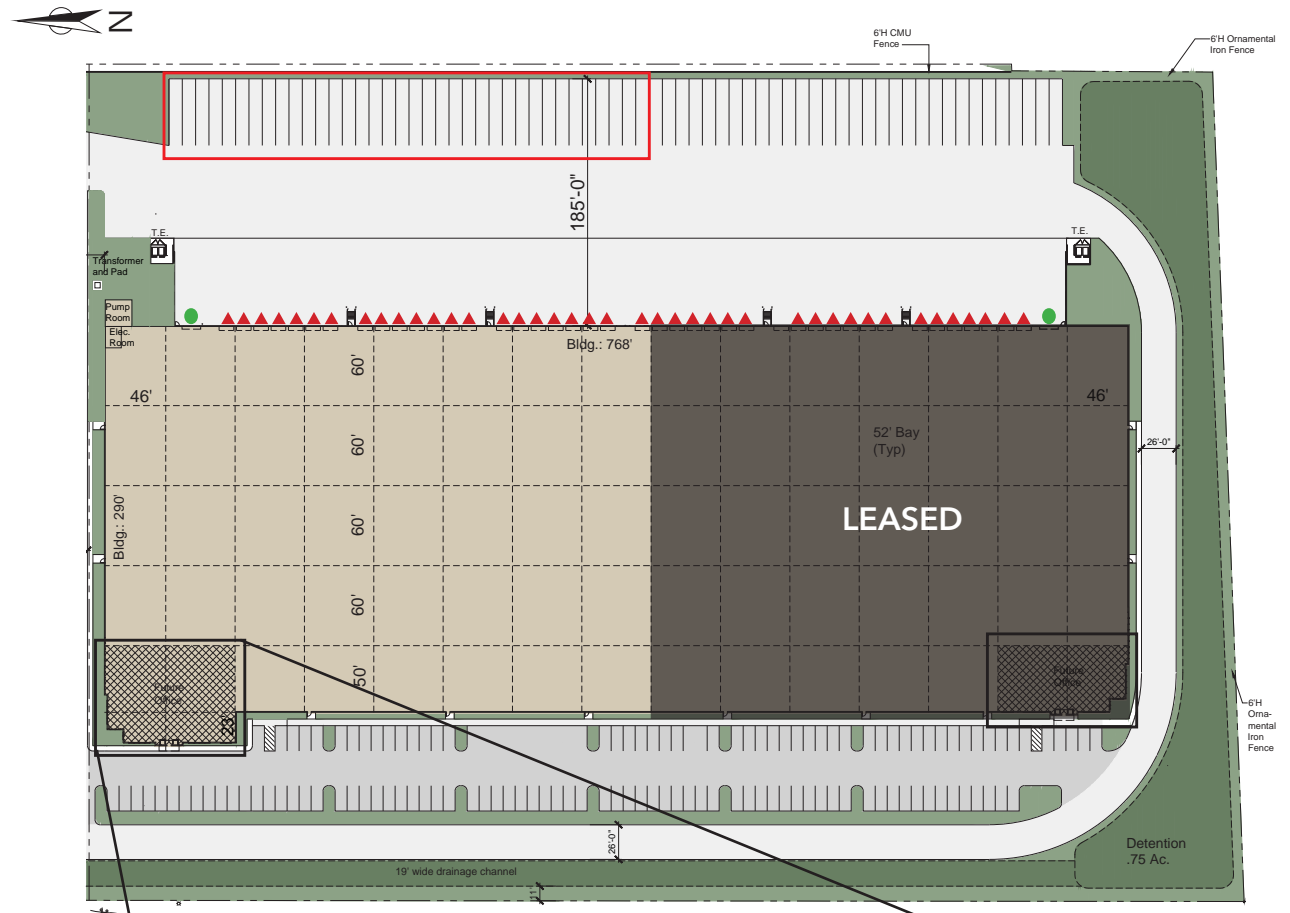
Developed by:



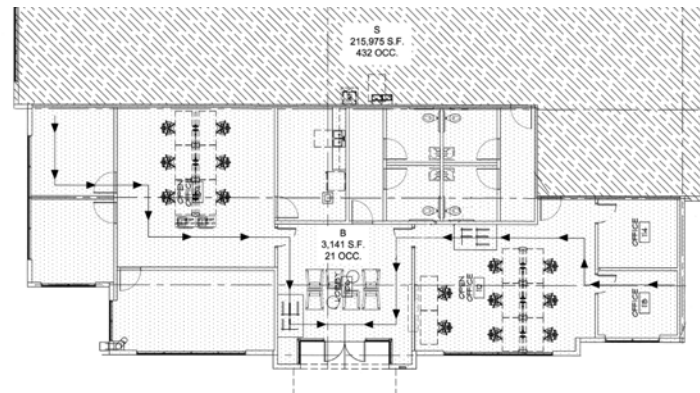
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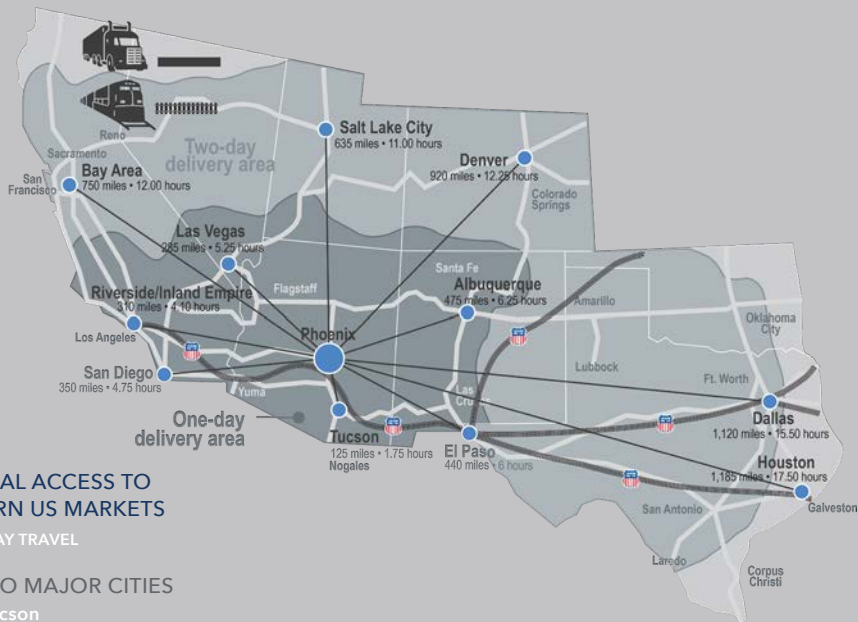
SITE PLAN

- $\pm 121,084$ SF Suite
- $\pm 3,141$ SF of Office
- 32' Clear Height
- ESFR Sprinkler System
- 52' x 60' Column Spacing
- ± 36 Trailer Spaces
- 185' All Concrete Truck Court
- 22 Dock High Doors (9' x 10')
- 1 Grade Level Door (12' x 14')
- 11 Edge-of-Docks
- 2 HVLS Fans
- Power Provider: SRP
- R-38 Roof Insulation
- Skylights
- LED Lighting
- EVAP Cooled Warehouse
- 4" Natural Gas Line



$\pm 3,141$ SF Office





MULTI-MODAL ACCESS TO KEY WESTERN US MARKETS

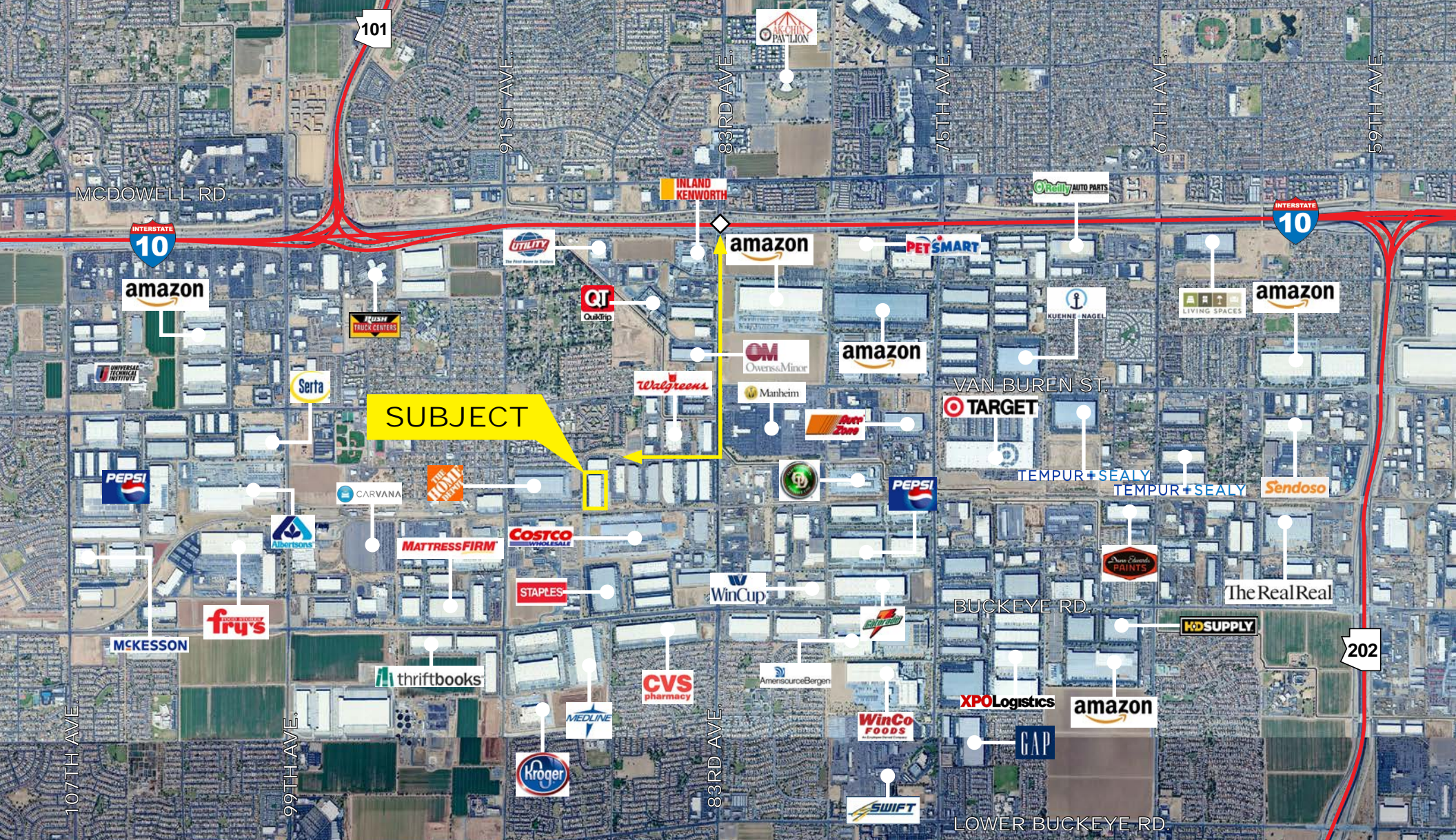
LESS THAN A DAY TRAVEL

DISTANCE TO MAJOR CITIES

120 miles - Tucson

310 miles - Los Angeles





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