



≈ 173,940 SF **FOR LEASE**
620 S. 91ST AVENUE
TOLLESON, AZ 85353



FOR MORE INFORMATION, CONTACT:

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DELIVERY 2ND QUARTER 2020




8.98 AC
land area


45,000 SF
divisible


32 ft
clear height


130'
truck court depth

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



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PROPERTY HIGHLIGHTS



- Delivery 2nd Q 2020
- Divisible to 45,000 SF
- (28) 9'x10' Dock Doors
- (4) 12'X14' Grade Level Doors
- 32' Clear Height
- 130' Truck Court Depth
- 3,600 Amps – 277/480V 3Phase
- ESFR Fire Sprinkler System
- Concrete Truck Court
- R-19 Insulation
- Spec Delivered LED Lighting
- Parking Ratio as 0.8/1,000 SF
- Skylights in Warehouse
- Truck Court to be Fenced and Gated
- 7 Inch Concrete Slab

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**DAUM**
COMMERCIAL REAL ESTATE SERVICES

SITE PLAN & OFFICE FLOOR PLAN

620 S. 91ST AVENUE
TOLLESON | AZ 85353



Hopewell 91

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DAUM
COMMERCIAL REAL ESTATE SERVICES

AERIAL



620 S. 91ST AVENUE
TOLLESON | AZ 85353

Hopewell 91



TRUCK ROUTE
3 MILES FROM

NO. EMPLOYEES

- | | |
|--|-----------------------------|
| 1. SWIFT TRANSPORTATION: 1,387 EMPLOYEES | 6. PEPSICO: 450 EMPLOYEES |
| 2. AMAZON: 1,002 EMPLOYEES | 7. AUTOZONE: 410 EMPLOYEES |
| 3. PAPA JOHNS: 805 EMPLOYEES | 8. ALBERSONS: 350 EMPLOYEES |
| 4. ATLAS LOGISTIC GROUP: 647 EMPLOYEES | 9. SYSCO: 330 EMPLOYEES |
| 5. CAFE VALLEY INC: 500 EMPLOYEES | |

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Hopewell  **91**

DELIVERY 2ND QUARTER 2020

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