

**FOR LEASE | MOVE IN READY**

1950 AND 2150 S 91ST AVE TOLLESON, AZ 85353

DEVELOPED BY:



91

P

**PARK 91**

## **2 BUILDING PROJECT 102,695 SF & 176,130 SF**

100% AIR CONDITIONED

SPEC OFFICE | WAREHOUSE COOLING

MOVE IN READY SPACES

**GARY ANDERSON**

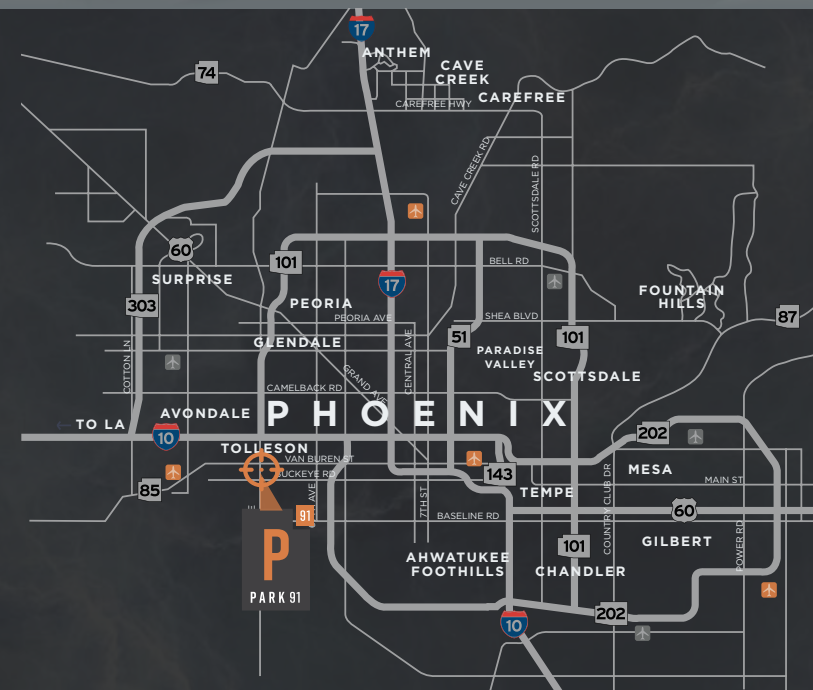
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# PROJECT OVERVIEW

## BUILDING 1

2150 S 91ST AVE

TOTAL SF:	102,695 SF	COLUMN SPACING:	50' & 60' x 52'
DIVISIBLE SF:	±20,000 SF	SPEED BAY:	60'
OFFICE:	±1,500 SF to ±2,600 SF	BUILDING DEPTH:	220'
DOCK-HIGH DOORS:	23	TRUCK COURT DEPTH:	183'
RAMP TO GRADE:	4	AUTO PARKING:	87
SPRINKLERS:	ESFR	TRAILER DROPS:	21
CLEAR HEIGHT:	32'	POWER:	3000 Amps 277/480v

## BUILDING 2

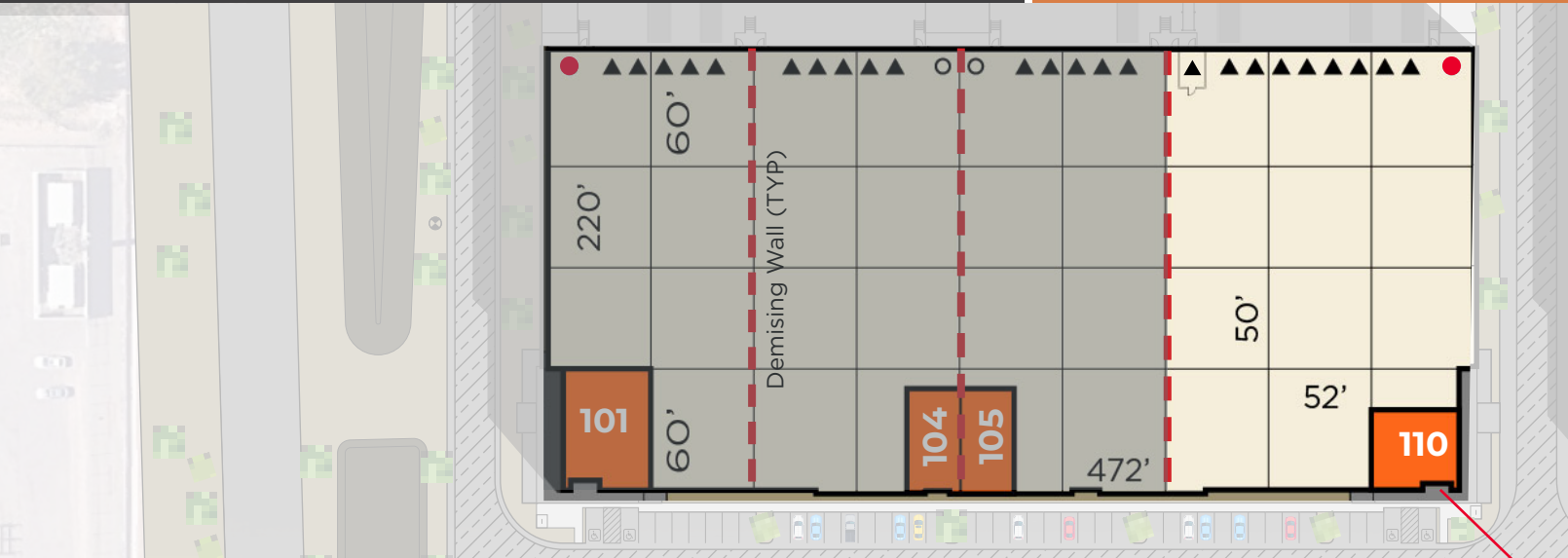
1950 S 91ST AVE

TOTAL SF:	176,130 SF	COLUMN SPACING:	50' & 60' x 54'
DIVISIBLE SF:	±45,000 SF	SPEED BAY:	60'
OFFICE:	±1,500 SF to ±2,600 SF	BUILDING DEPTH:	220'
DOCK-HIGH DOORS:	42	TRUCK COURT DEPTH:	185'
RAMP TO GRADE:	6	AUTO PARKING:	146
SPRINKLERS:	ESFR	TRAILER DROPS:	34
CLEAR HEIGHT:	32'	POWER:	6000 Amps 277/480v



# BUILDING 1 | 2150 S 91ST AVE

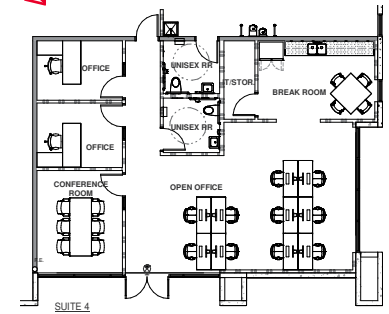
# DIVISIBILITIES



- Ramp to Grade (18' x 20')
  - Ramp to Grade (12' x 14')
  - ▲ Dock-High Door
  - Offices
- 21 Trailer Drops / Stalls  
Available for Building

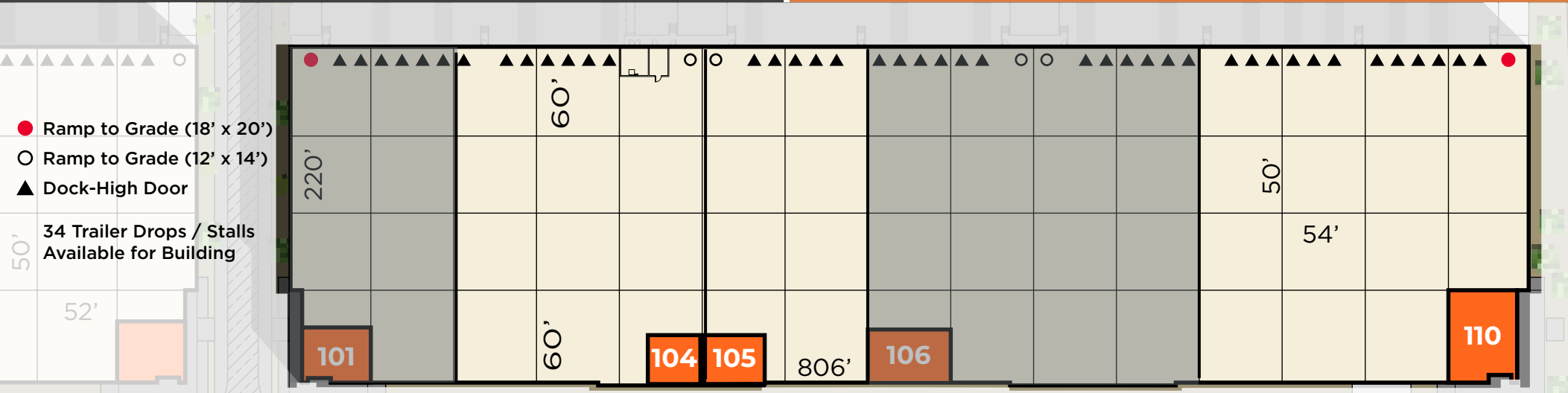


## Suite 110

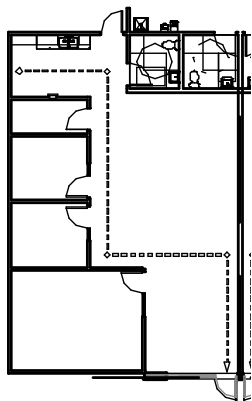


TOTAL RSF	34,050 RSF
OFFICE SPACE:	1,564 SF
DOCKS/RAMPS:	8/1
WAREHOUSE COOLING:	FULL AC



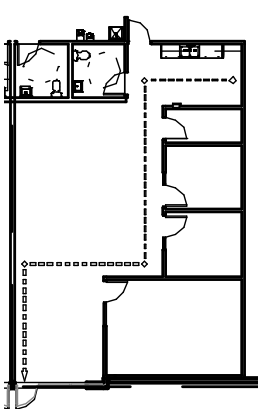


Suite 104



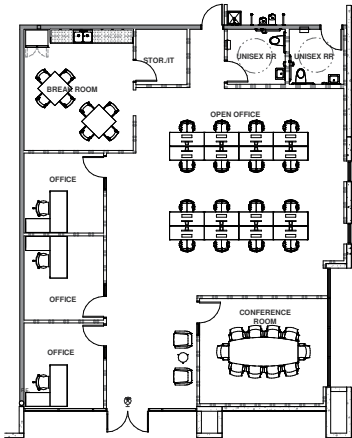
TOTAL SF	35,188 RSF
OFFICE SPACE:	1,614 SF
DOCKS/RAMPS:	5/1
WAREHOUSE COOLING:	FULL AC

Suite 105



TOTAL SF	23,850 RSF
OFFICE SPACE:	1,612 SF
DOCKS/RAMPS:	5/1
WAREHOUSE COOLING:	FULL AC

Suite 110



TOTAL SF:	47,520 RSF
OFFICE SPACE:	2,651 SF
DOCKS/RAMPS:	18/2
WAREHOUSE COOLING:	FULL AC