FOR LEASE

1950 AND 2150 S 91ST AVE TOLLESON, AZ 85353

AVAILABLE AUGUST 2024



PARK 91

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

100% AIR CONDITIONED
SPEC OFFICE | WAREHOUSE COOLING
MOVE IN READY SPACES

BUILDING 1 | 102,695 SF

22,780 SF | 2,652 SF OFFICE 22,926 SF | 1,605 SF OFFICE 22,939 SF | 1,604 SF OFFICE 34,050 SF | 1,564 SF OFFICE

BUILDING 2 | 176,130 SF

57,916 SF | 1,566 SF OFFICE 47,687 SF | 1,631 SF OFFICE 70,527 SF | 2,651 SF OFFICE

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BUILDING 1

2150 S 91ST AVE

TOTAL SF: 102,695 SF

DIVISIBLE SF: ±20,000 SF

OFFICE: ±1,500 SF to ±2.600 SF

DOCK-HIGH DOORS: 23

RAMP TO GRADE: 4

SPRINKLERS: ESFR'

CLEAR HEIGHT: 32'

COLUMN SPACING: 50' & 60' x 52'

SPEED BAY: 60'

BUILDING DEPTH: 220'

TRUCK COURT DEPTH: 183'

AUTO PARKING: 87

TRAILER DROPS: 2

POWER: 3000 Amps 277/480v

BUILDING 2

1950 S 91ST AVE

TOTAL SF: 176,130 SF COLUMN

DIVISIBLE SF: ±45,00

OFFICE: ±1,500 SF to ±2,600 SF

DOCK-HIGH DOORS: 42

RAMP TO GRADE: 6

SPRINKLERS ESFF

CLEAR HEIGHT: 32

COLUMN SPACING: 50' & 60' x 54'

SPEED BAY: 60'

BUILDING DEPTH: 220

TRUCK COURT DEPTH: 185

AUTO PARKING: 14

POWER: 6000 Amps

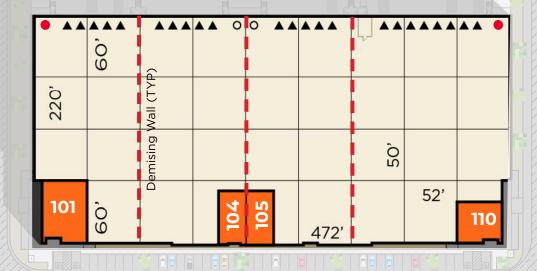
TRAILER DROPS: 32

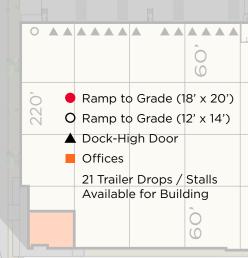


BUILDING 1 | 2150 S 91ST AVE

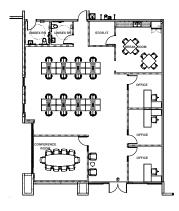
DIVISIBILITIES





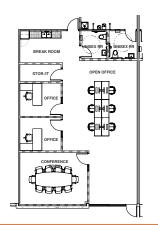


Suite 101



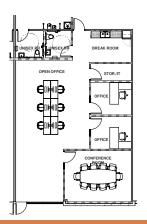
OFFICE SPACE:	2,652 SF
DOCKS/RAMPS:	5/1
WAREHOUSE COOLING:	FULL AC

Suite 104



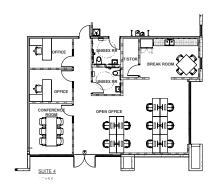
IOIAL RSF	22,926 RSF
OFFICE SPACE:	1,605 SF
DOCKS/RAMPS:	5/1
WAREHOUSE COOLING:	FULL AC

Suite 105



TOTAL ROI	LL,333 K31
OFFICE SPACE:	1,604 SF
DOCKS/RAMPS:	5/1
WAREHOUSE COOLING:	FULL AC

Suite 110



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

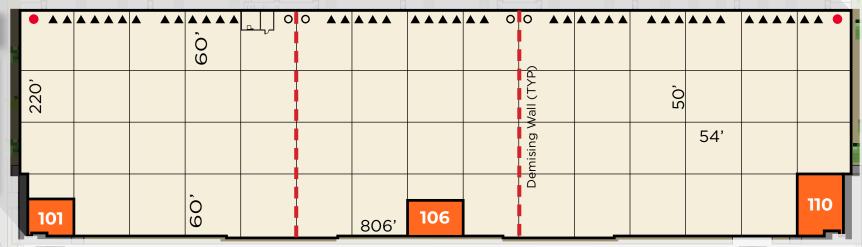




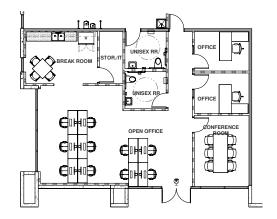
BUILDING 2 | 1950 S 91ST AVE

DIVISIBILITIES

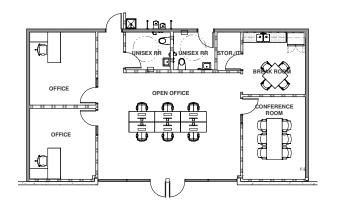




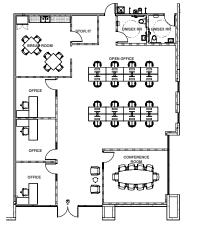
Suite 101



Suite 106



Suite 110



- Ramp to Grade (18' x 20')
- O Ramp to Grade (12' x 14')
- ▲ Dock-High Door

34 Trailer Drops / Stalls Available for Building

TOTAL RSF:	57,916 RSF
OFFICE SPACE:	1,566 SF
DOCKS/RAMPS:	13/2

WAREHOUSE COOLING: FULL AC

TOTAL RSF:	47,687 RSF
OFFICE SPACE:	1,631 SF
DOCKS/RAMPS:	11/2
WAREHOUSE COOLING:	FULL AC

TOTAL RSF: 70,527 RSF

OFFICE SPACE: 2,651 SF
DOCKS/RAMPS: 18/2

WAREHOUSE COOLING: FULL AC



DEVELOPED BY:

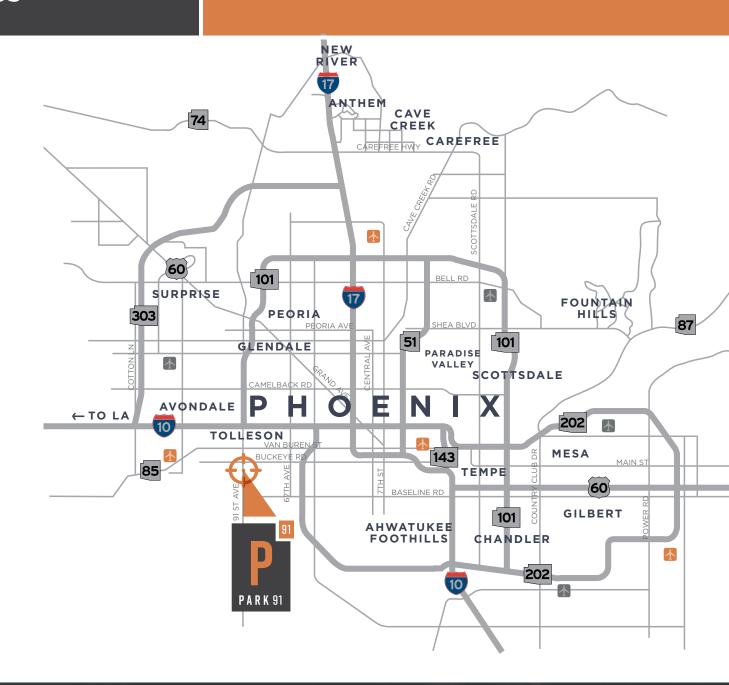
LOCATION ACCESS

FREEWAY PROXIMITIES

- 1.7 Miles to I-10 Interchange
- 2 Miles to Loop 101 Interchange
- 4 Miles to Loop 202 Freeway

LOCAL PROXIMITIES

- 10 Minutes to Goodyear Airport
- 15 Minutes to Central Phoenix Business District (Downtown)
- 20 Minutes to Sky Harbor
- 35 Minutes to Deer Valley Airport
- 40 Minutes to TSMC
- 50 Minutes to Mesa Gateway Airport







1950 AND 2150 S 91ST AVE, TOLLESON, AZ 85353





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