

# Washington83

**New Construction**  
Delivering Q4 2019  
±127,885 (Divisible)



## NWC of Washington Street and 83rd Avenue Tolleson, Arizona



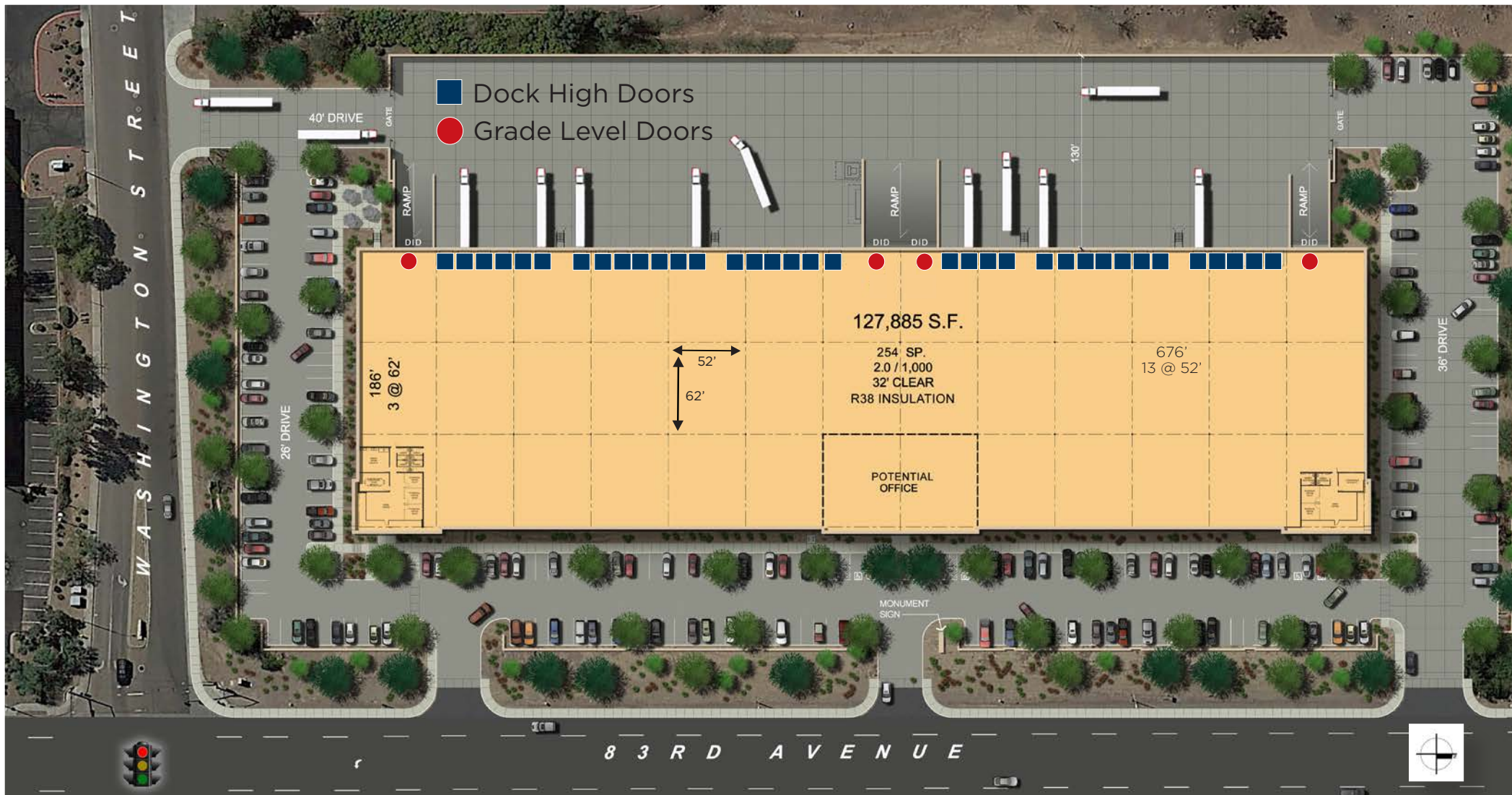
**Andy Markham, SIOR**  
Executive Managing Director  
+1 602 224 4408  
[andy.markham@cushwake.com](mailto:andy.markham@cushwake.com)

**Mike Haenel**  
Executive Managing Director  
+1 602 224 4404  
[mike.haenel@cushwake.com](mailto:mike.haenel@cushwake.com)

**Phil Haenel**  
Director  
+1 602 224 4409  
[phil.haenel@cushwake.com](mailto:phil.haenel@cushwake.com)

**Eisenberg Company**  
*Development • Brokerage • Management*





## PROPERTY FEATURES

- Building SF: 127,885
- Divisibility: Yes, up to 4 units
- Height: 32 Feet
- Car Parking: 254 spaces (2/1000)
- Sprinklers: ESFR
- Loading: 35 dock high and 4 grade level doors
- Access: 4 points of ingress/egress

## ADDITIONAL FEATURES

- Insulation: R38 (HVAC ready)
- Bay Spacing: 62' x 52' (speed bay spacing throughout)
- Truck Court: All Concrete, Secured and Gated
- Car Parking: All Concrete
- All Lighting: LED
- Power: 3,600 Amps 277/480
- Access: Streetlight at Washington and 83rd

## SITE INFORMATION AND UTILITIES

- Parcel Numbers: 01-11-053, 054
- Zoning: I-1 - Light Industrial
- Natural Gas: Southwest Gas
- Electricity: Salt River Project
- Water & Sewer: City of Tolleson
- Communications: CenturyLink
- Access: 2 mins to I-10 Fwy





THOMAS ROAD

DESERT SKY MALL

AK-CHIN PAVILION

DESERT SKY ESPLANADE

GATEWAY PAVILIONS

101

MCDOWELL ROAD

10

CALIFORNIA CLOSETS

10

± 2 MINUTES  
± 0.8 MILES TO I-10

**SITE**

LIVING SPACES

67TH AVENUE

10 WEST PHASE 2

VAN BUREN STREET

CHEP  
A Brambles Company

TRANE

TOLLESON LOGISTICS CENTER

SIMMONS

GRAHAM PACKAGING COMPANY

pepsi

QUAKER

Albertsons

Kroger

UNION PACIFIC RAILROAD

CEMEX

DriveTime

CARVANA

Stamps Logistics

BIG O TIRES  
THE TEAM YOU TRUST

BERRY

Manheim

Auto Zone

TARGET

Menlo  
LOGISTICS

CINTAS

Goodman

CVS

Sealy

Kroger

XPO Logistics

SILGAN

BOSE

MiTek  
BUILDER PRODUCTS

Sysco

pepsi

QUAKER

SK FOOD

AMERICOLO

FedEx

PRINCE

CHEP  
A Brambles Company

Hunter Douglas

Tuesday Morning  
Office DEPOT

COSTCO WHOLESALE

INTERNATIONAL PAPER

PAPA JOHN'S

Dealer Tire

WINCUP

AMERICOLO

FedEx

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

STAPLES

MEDLINE

BUCKEYE ROAD

WinCup

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

MEDLINE

CVS

83RD AVENUE

WinCo  
FOODS

SWIFT

AMERICOLO

FedEx

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT

OnTrac

tyco

PRINCE

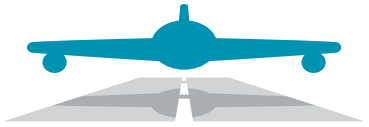
CHEP  
A Brambles Company

Tuesday Morning  
Office DEPOT



Washington 83

0.8  
MILES to



20 MINUTES  
TO  
**SKY  
HARBOR**  
INTL AIRPORT



REGIONAL DRIVE TIME  
TRANSPORTATION MAP



955,788  
PEOPLE  
within 20 MINUTES



62,487

EMPLOYEES  
WITHIN  
10 MINUTES



Andy Markham, SIOR  
Executive Managing Director  
+1 602 224 4408  
[andy.markham@cushwake.com](mailto:andy.markham@cushwake.com)

Mike Haenel  
Executive Managing Director  
+1 602 224 4404  
[mike.haenel@cushwake.com](mailto:mike.haenel@cushwake.com)

Phil Haenel  
Director  
+1 602 224 4409  
[phil.haenel@cushwake.com](mailto:phil.haenel@cushwake.com)

2555 E Camelback Rd Ste 400 | Phoenix, Arizona 85016 | p +1 602 954 9000 | f +1 602 253 0528 | [cushmanwakefield.com](http://cushmanwakefield.com)

Cushman & Wakefield Copyright 2018. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.