

# Jefferson 83

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



**NWC of Jefferson Street and 83rd Avenue**  
Tolleson, Arizona



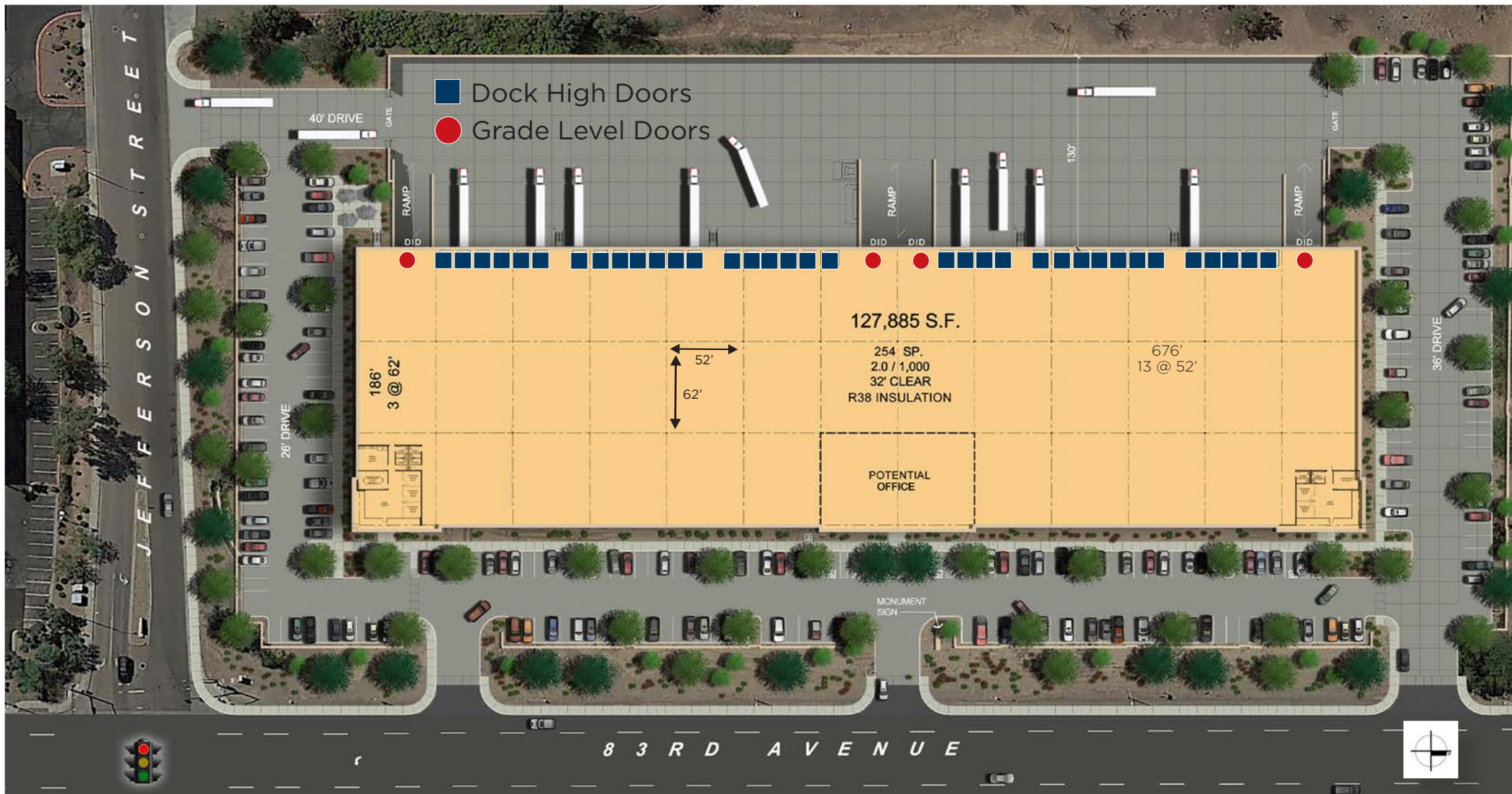
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**Eisenberg Company**  
Development • Brokerage • Management





## PROPERTY FEATURES

- Building SF: 127,885
- Divisibility: 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 Jefferson 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

LOOP 101

GATEWAY PAVILIONS

MCDOWELL ROAD

INTERSTATE 10

INTERSTATE 10

CALIFORNIA CLOSETS

INLAND KENWORTH

PETSMART

MCLANE

O'Reilly AUTO PARTS

LIVING SPACES

QT Outfitting

K

± 2 MINUTES ± 0.8 MILES TO I-10

SITE

amazon

AVIAL

aspenhome

LG Hausys

SILGAN

HALLMARK

HSN

ups

TEMPUR-PEDIC

americold SAFEWAY

Basic Components Inc.

10 WEST PHASE 2

VAN BUREN STREET

CHEP A Brambles Company

TRANE TOLLESON LOGISTICS CENTER

SIMMONS

GRAHAM PACKAGING COMPANY

pepsi

QUAKER

Albertsons

BERRY

Manheim

Auto Zone

Menlo LOGISTICS

CINTAS

Goodman

UNION PACIFIC RAILROAD

pepsi

QUAKER

Albertsons

Kroger

CEMEX

DriveTime

CARVANA

Stivers Logistics

BIG O TIRES THE TEAM YOU TRUST

THE TRUCK DEPOT

XPO Logistics

SILGAN

BOSE

MiTek BUILDER PRODUCTS

TARGET

CVS

Sealy

Kroger

COSTCO WHOLESALE

INTERNATIONAL PAPER

Sysco

MiTek BUILDER PRODUCTS

americold

FedEx

Additional Services

CHEP A Brambles Company

Hunter Douglas

Tuesday Morning Office DEPOT

pepsi

QUAKER

Albertsons

Kroger

CEMEX

DriveTime

CARVANA

Stivers Logistics

PAPA JOBS

Deater Tire

GOODYEAR

WinCup

pepsi

QUAKER

SK FOOD & BEV

americold

FedEx

Additional Services

Hunter Douglas

pepsi

QUAKER

Albertsons

Kroger

CEMEX

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STAPLES

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pepsi

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99TH AVENUE

91ST AVENUE

83RD AVENUE

67TH AVENUE

75TH AVENUE

BUCKEYE ROAD

LOWER BUCKEYE ROAD





# Jefferson 83



**0.8 MILES** to  **INTERSTATE ARIZONA 10**



**20 MINUTES**  
TO  
**SKY HARBOR**  
INTL AIRPORT

**REGIONAL DRIVE TIME TRANSPORTATION MAP**

 **955,788 PEOPLE**  
within 20 MINUTES



**62,487** **EMPLOYEES** WITHIN 10 MINUTES



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