TOLLESON LOGISTICS CENTER

200 N 99TH AVENUE | TOLLESON, AZ 85353

±110,000 SF AVAILABLE

±330,000 SF State-of-the-Art Cross-Dock Facility

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Trammell Crow Company

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PROJECT FEATURES:

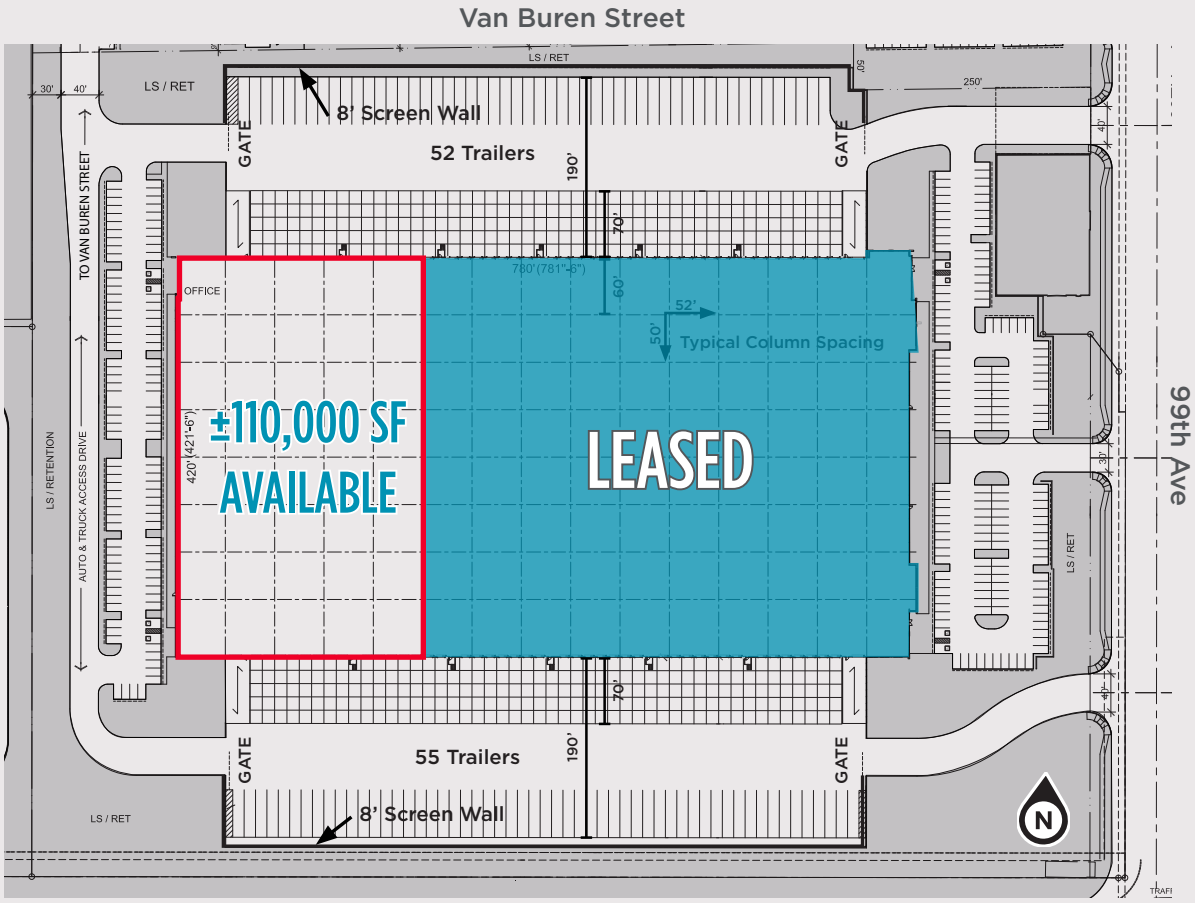
Property Address:	200 North 99th Avenue
Total Square Feet:	±330,000 SF on 22.2 AC
Clear Height:	36′
Zoning:	PAD City of Tolleson
Building Type:	Concrete Tilt Cross-Dock
Truck Court Depth:	190′ North/190′ South
Car Parking:	271 Spaces
Trailer Drops:	107 Drops
Truck Court/ Trailer Parking Area:	All Concrete
Column Spacing:	50′ x 52′
Speed Bay Depth:	60′ x 52′
Slab Thickness:	7″ Unreinforced
Insulation:	R-38 Insulation at Roof Deck
Access:	3 Points Ingress/Egress & Full Drive Around Building
Security:	Automatic Truck Court Gates

AVAILABLE SPACE:

Available SF:	±110,000 SF
Dock Doors:	(26) 9′ x 10′ Doors
Ramp to Grade Level Doors:	(2) 12′ x 14′ Doors
Building Dimensions:	±421′ x 260′

SITE PLAN:

www.tollesonlc.com



BUILDING FEATURES

- 5 MIN TO 65 MPH
- STATE-OF-THE-ART INDUSTRIAL CONSTRUCTION
- CROSS-DOCK LOADING
- PAINTED INTERIOR WAREHOUSE WALLS & COLUMNS

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NEARBY AMENITIES:

Restaurants within a 5 minute drive:

Metro Phoenix by the Numbers

35M 35 million consumers can be served within a single day's truck haul

40% The Greater Phoenix region offers operational costs up to 40% less than California

75% Shipping costs to California are up to 75% lower than other Mountain West markets

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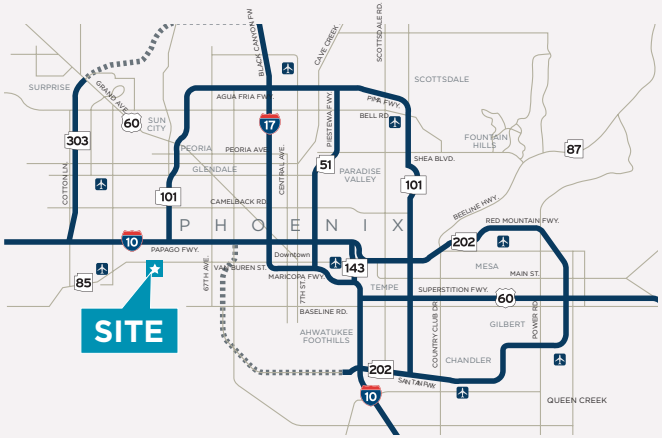
LOCATION ADVANTAGES

1 Mile to the I-10

20 Minutes to Sky Harbor International Airport

364 Miles to the Port of Los Angeles



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