

860 S 83RD AVENUE

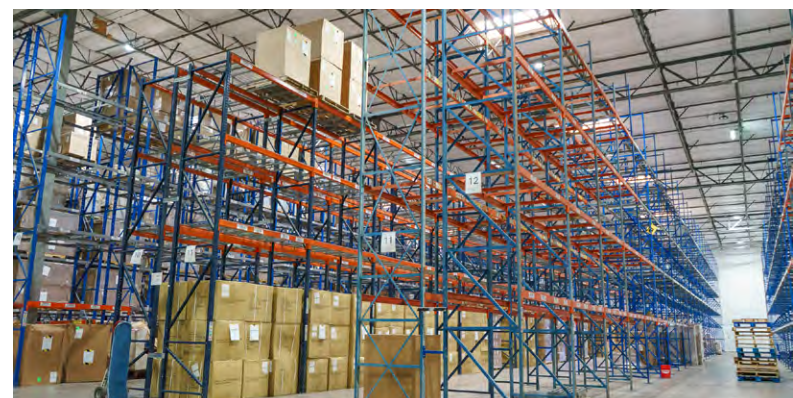
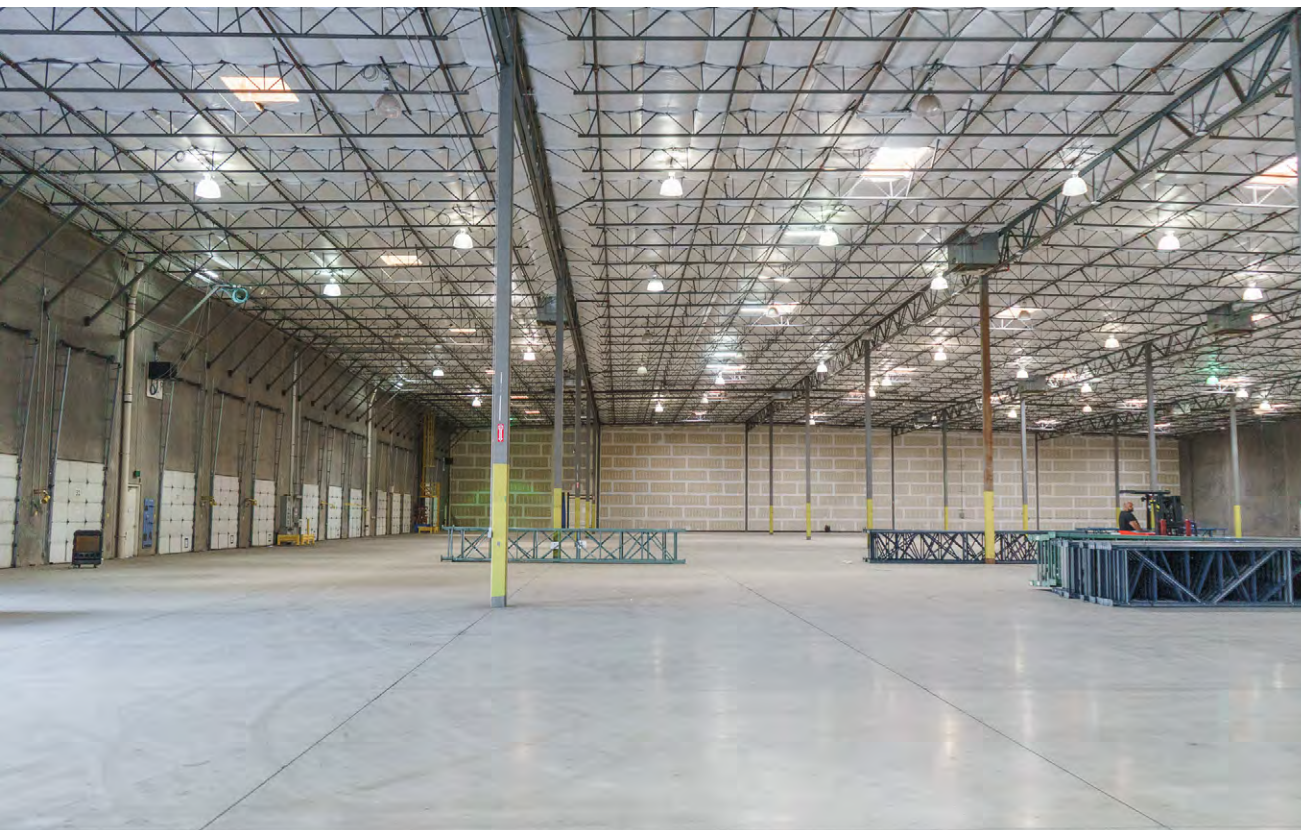
TOLLESON, AZ 85353



94,721-189,442 SF Available For Sublease



Sublease Overview



Rental Rate
Call for Pricing



Master Lease Expiration
Suite 101: 3/31/2027
Suite 115: 6/30/2027

Features

94,721-189,442 SF
Space Available

30'
Clear Height

1,200 Amps
Power Supply

Office Space
Suite 101: 4,176 SF
Suite 115: 2,804 SF

Cooling
Suite 101: 100% HVAC
Suite 115: EVAP Cooled

ESFR
Sprinklered



Site Features



LOADING

- 3 Drive-In Doors
- 32 Docks
- 20 Pit Levelers
- 10 Dock Edge Levelers



SECURITY / YARD

- 2 Points of Access to Yard
- Potential for Secured Yard space on West side of truck court
- Truck Court 140' Deep

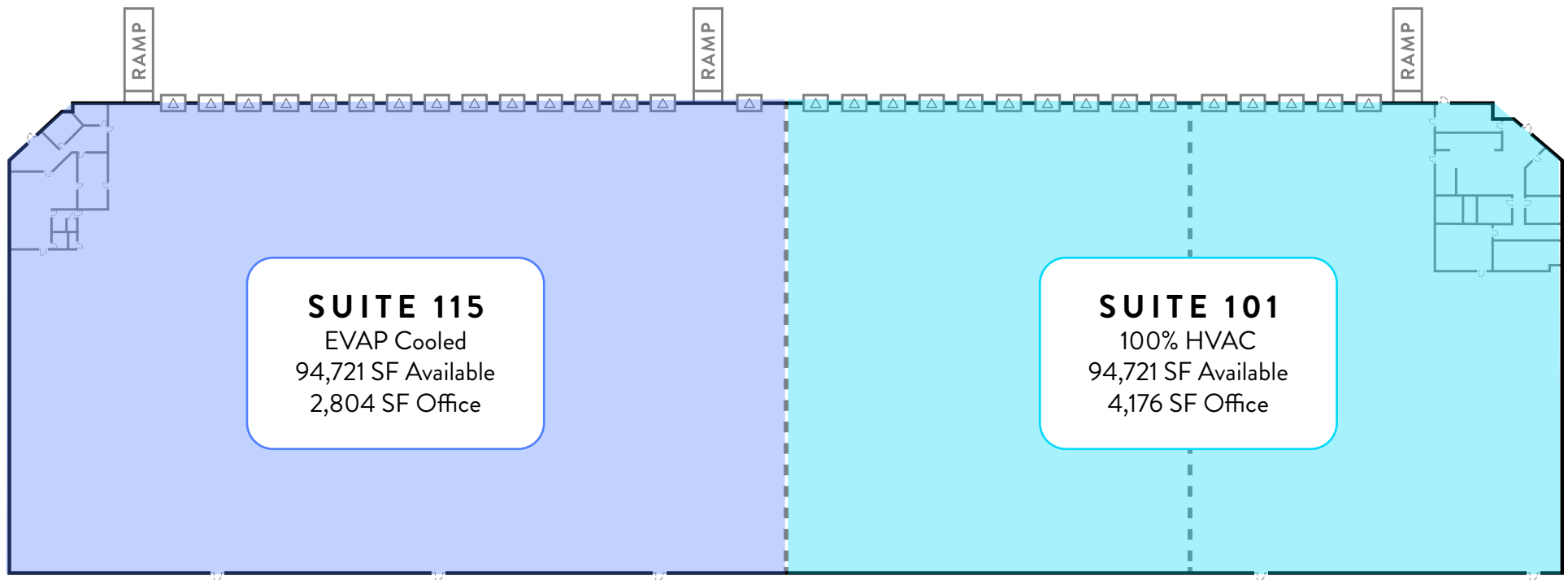


I-1, TOLLESON ZONING

- I-1 (Light Industrial) supports a range of light-industrial uses, including warehousing, distribution, manufacturing, assembly, and related business operations.



Floor Plan



Location

Overview

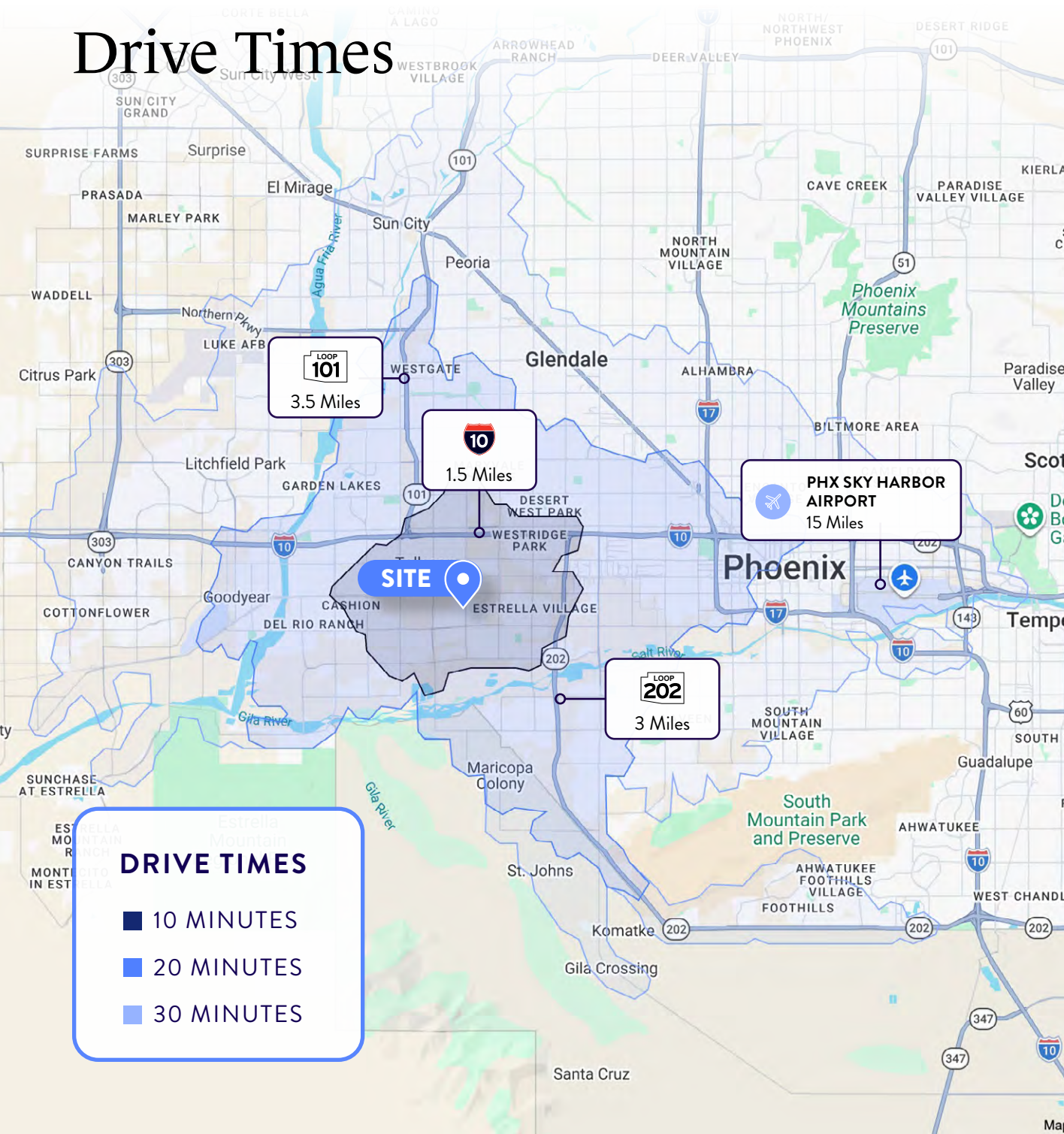
Situated in Tolleson's established West Valley industrial corridor, 860 S 83rd Ave offers a strategic location for warehouse, distribution, manufacturing, and service-oriented users.

The property benefits from convenient access to I-10 via 83rd Avenue, as well as connectivity to Loop 101 and MC-85, providing efficient access throughout the greater Phoenix metropolitan area. The surrounding area features a strong concentration of industrial, logistics, and commercial users, reflecting Tolleson's continued appeal for businesses seeking regional reach and a well-connected operating location.



860 S 83RD AVENUE / TOLLESON, AZ 85353

Drive Times



DRIVE TIMES

- 10 MINUTES
- 20 MINUTES
- 30 MINUTES

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