

# RECENTLY CONSTRUCTED FREEZER & COOLER WAREHOUSE AVAILABLE

126,722 Square Feet  
Phoenix, Arizona-Area



**FOOD PROPERTIES**  
GROUP



## 8691 WEST JEFFERSON STREET, TOLLESON, ARIZONA

- Total Building: 126,722 Square Feet (SF)
- Freezer: +/- 75,000 SF
- Cooler: +/- 18,000 SF
- Refrigerated Dock: +/- 22,000 SF
- Office/Support Areas: +/- 6,722 SF
- 32' Ceiling
- 16 Dock Doors
- Racking Potentially Available
- 2018 Construction
- Close Proximity to I-10

\*Approximate Square Footages

**Scott Delphey, Founder**  
**Food Properties Group**

Lic. #59460 | Corp. #59533

M: 626.590.0490

E: [scott.delphey@foodpropertiesgroup.com](mailto:scott.delphey@foodpropertiesgroup.com)

**Steve Shields**

**Transportation Property Company**

T: 858.204.0626 | E: [steve@transprop.com](mailto:steve@transprop.com)

**Tom Louer, Principal**

**Lee & Associates**

T: 602.684.6909 | E: [tlouer@leearizona.com](mailto:tlouer@leearizona.com)

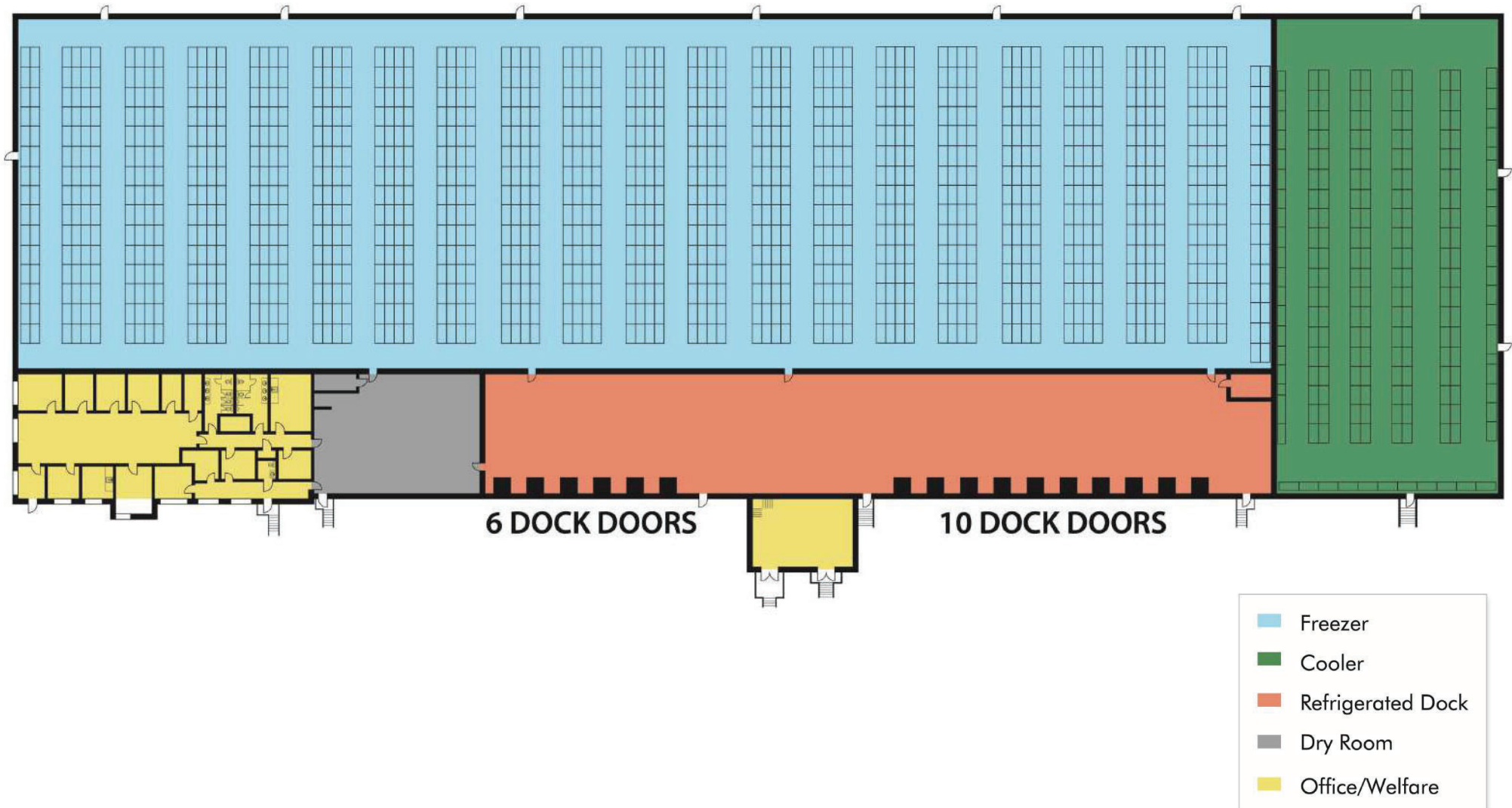
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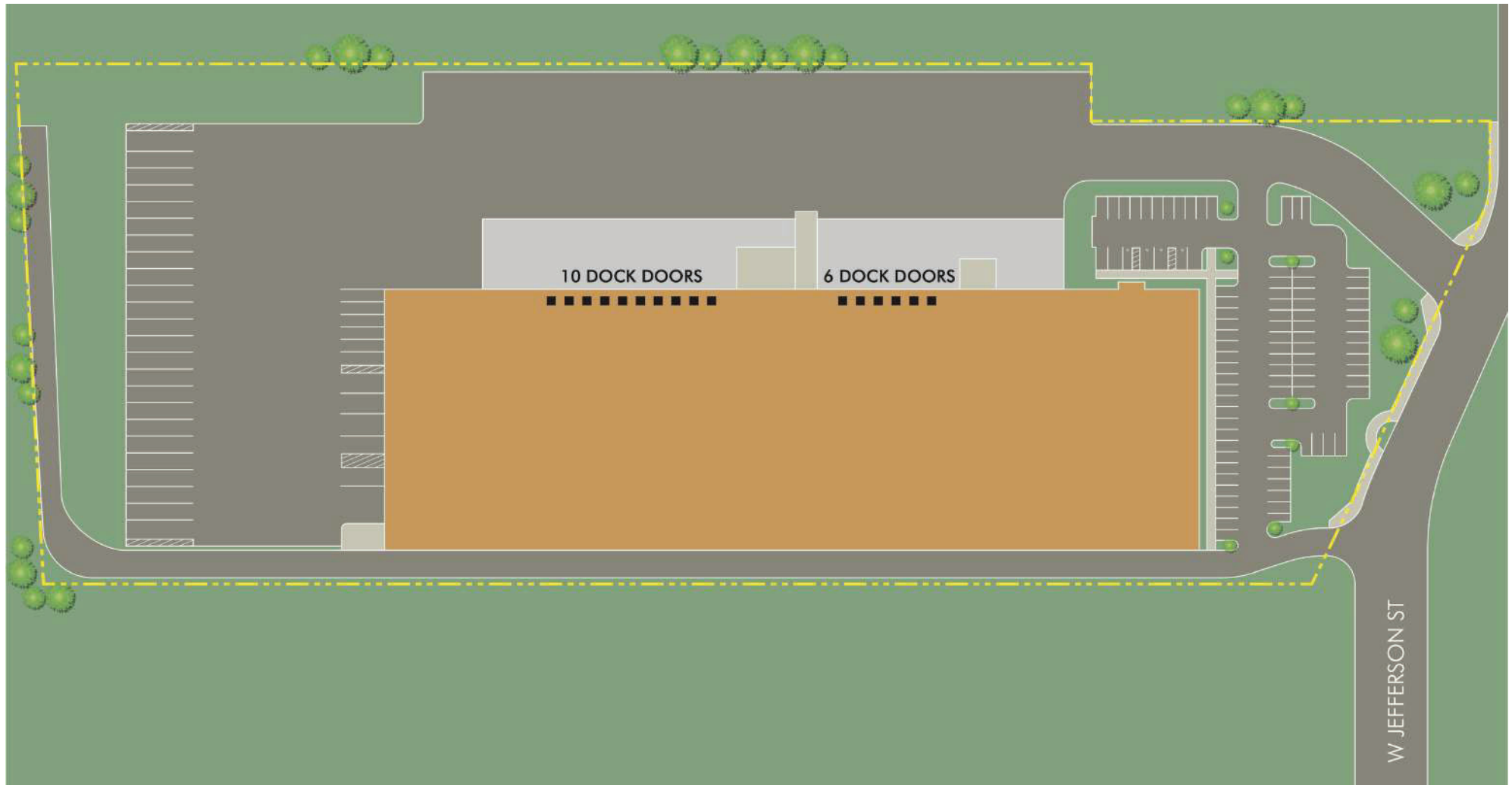


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**FOOD PROPERTIES**  
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## SQUARE FOOTAGE ITEMIZATION

- Total Building: 126,722 SF
- -10° Freezer: +/- 75,000 SF
- 33° Cooler: +/- 18,000 SF
- Refrigerated Dock: +/- 22,000 SF
- Office/Support Areas: +/- 6,722 SF
- Mechanical Support: +/- 5,000 SF



\*Approximate Square Footages & Temperatures

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## CONSTRUCTION

- 2018 completion
- QUELL fire suppression; no in-rack sprinklers
- ALTA EXPERT refrigeration system
- Concrete tilt panel with interior insulated metal panel
- 32' interior ceiling height
- +/- 45' deep refrigerated dock
- Glycol underfloor heating
- LED motion-sensor lighting
- Fully-fenced truck court & parking
- Concrete truck apron, balance of areas are asphalt
- +/- 10 truck plug-in's
- +/- 70 auto parking positions
- +/- 23 53' trailer parking positions and +/- 10 short truck parking positions



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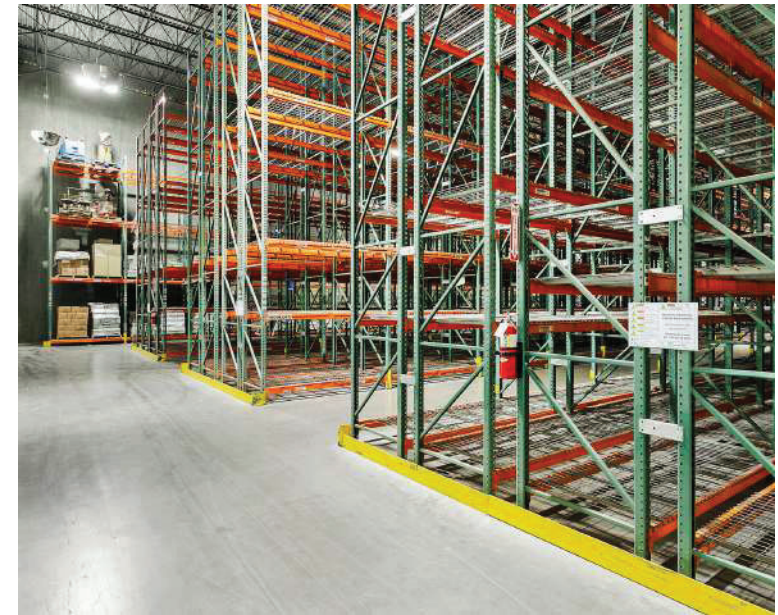
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## CONSTRUCTION

### RACKING

- Combination of single and double-deep (primarily double-deep) and 4-5 high



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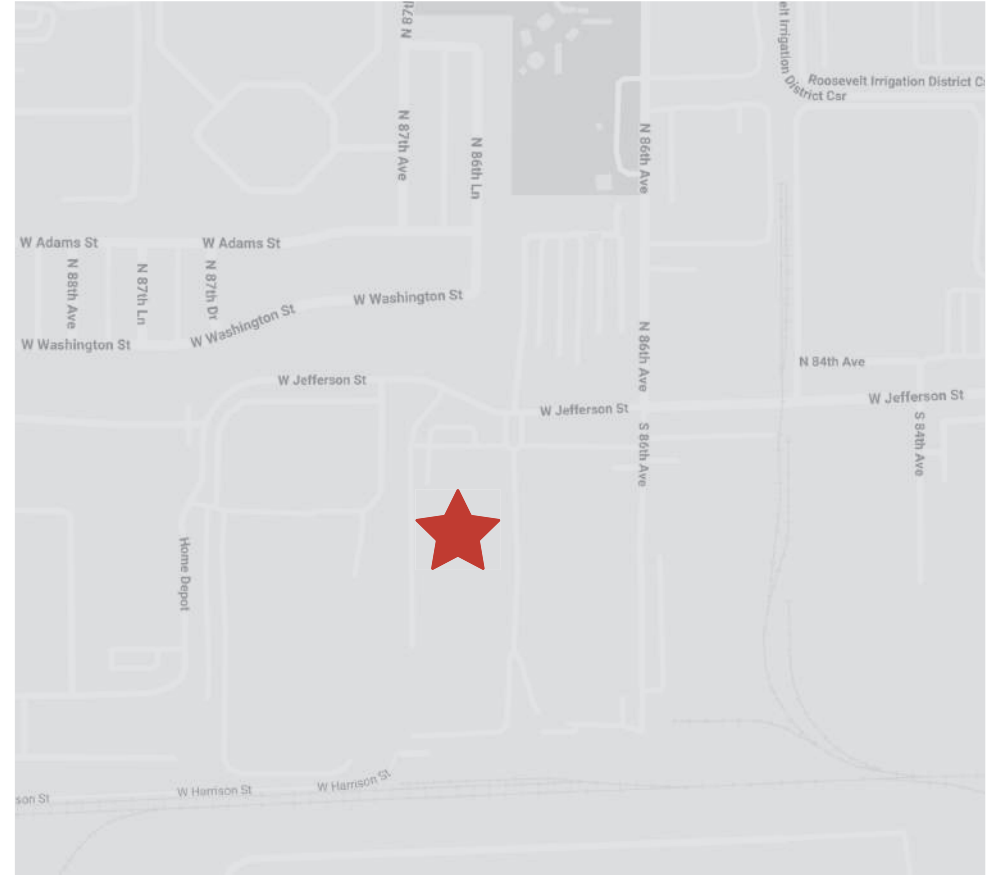


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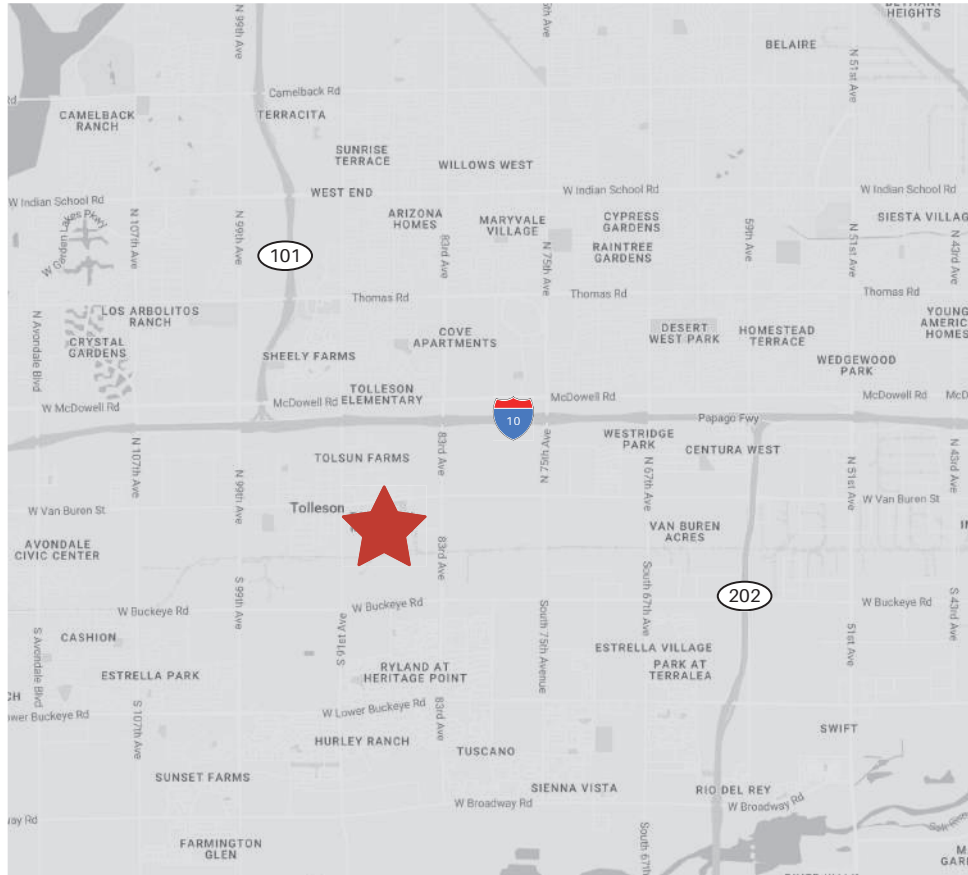
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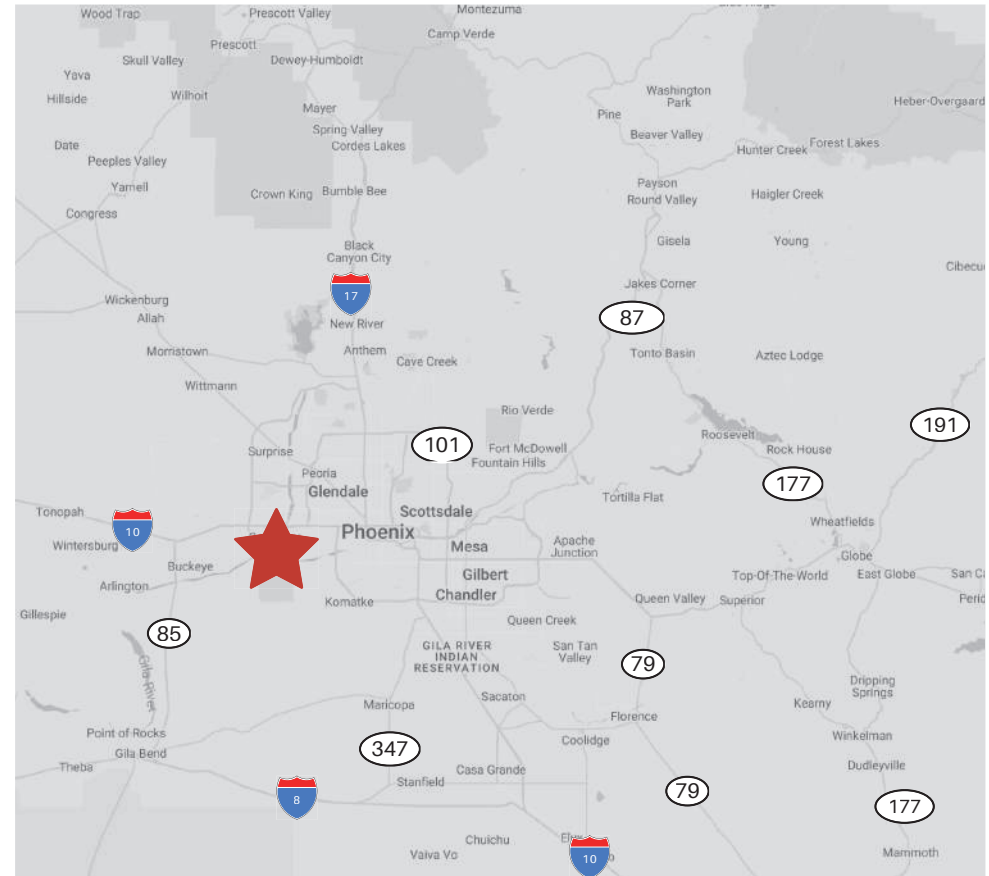
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