

Tolleson Business Center

8399 W Van Buren Street, Tolleson, AZ



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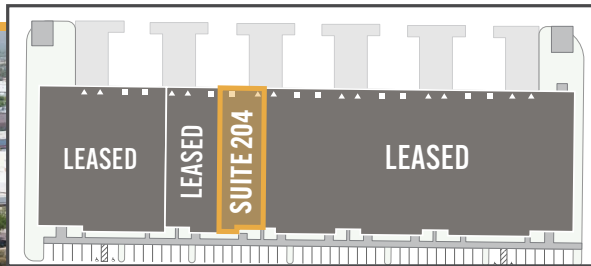
CBRE



BUILDING FEATURES

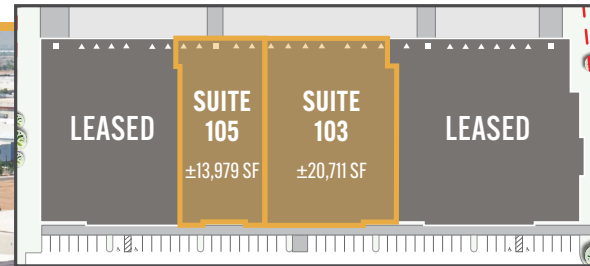
BUILDING 2

- ±67,015 SF Building
- ±24' Clear Height
- ESFR Sprinkler System
- 2000 Amps Power
- ±40' x ±40' Column - Interior
- ±40' x ±50' Column - Loading area
- **LOADING:**
 - ±12' x ±14' Grade-Level Doors
 - ±9' x ±10' Dock-High Doors
- 1.6/1,000 Parking Ratio
- I-1 Zoning
- 130' Building Depth
- 110' Truck Court Depth

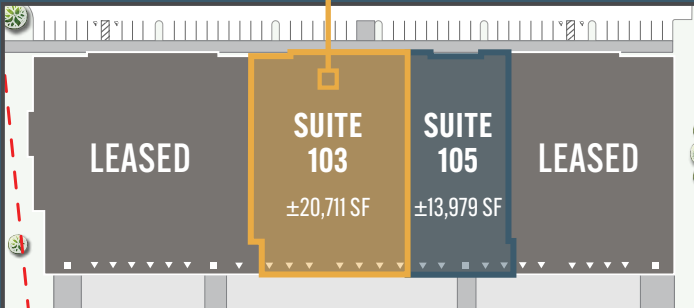
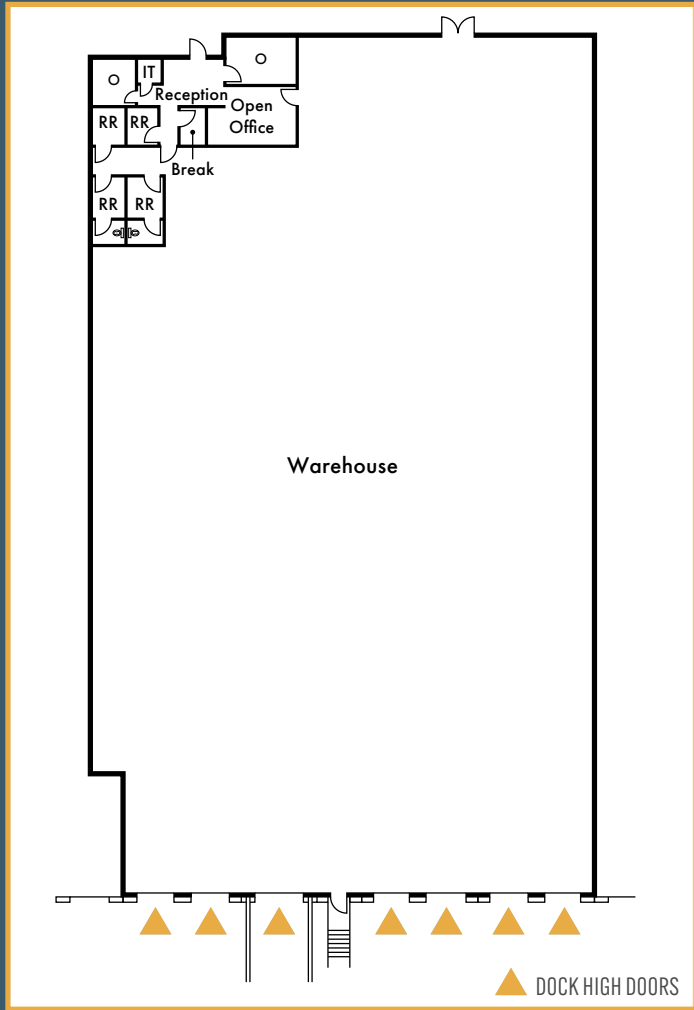


BUILDING 1

- ±86,913 SF Building
- ±24' Clear Height
- ESFR Sprinkler System
- 2500 Amps Power
- ±40' x ±40' Column - Interior
- ±40' x ±50' Column - Loading Area
- **LOADING:**
 - ±12' x ±14' Grade-Level Doors
 - ±9' x ±10' Dock-High Doors
- 1.6/1,000 Parking Ratio
- I-1 Zoning
- 170' Building Depth
- 115' Truck Court Depth



SUITE FEATURES



Suite Available for Immediate Occupancy!

Suite 103



CLICK FOR
VIRTUAL TOUR

Available Immediately

Size: ±20,711 SF Total

Office: ±1,365 SF

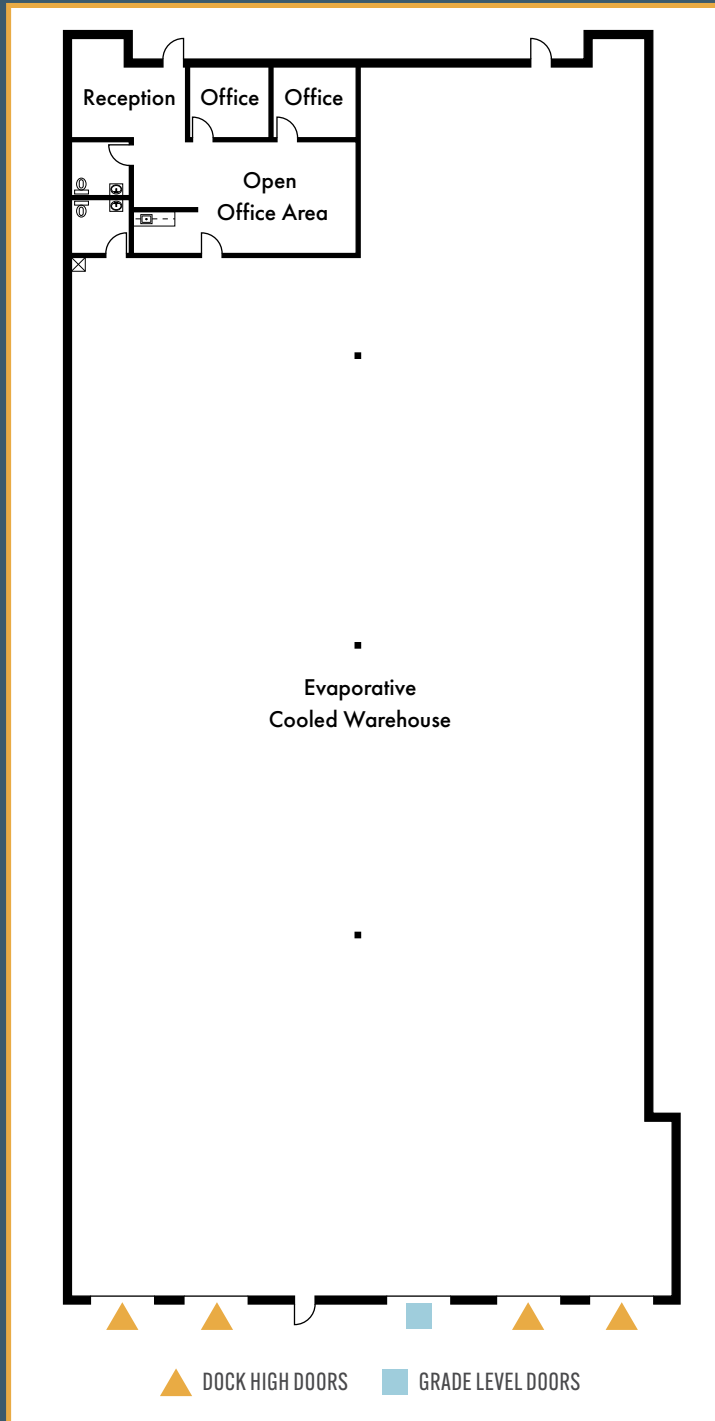
Evaporative Cooled Warehouse

24' Clear Height

Loading: Six (6) 9'x10' Dock High Doors & One (1) 12'x12' Dock High Door



SUITE FEATURES



Suite 105

Available: April 1, 2026

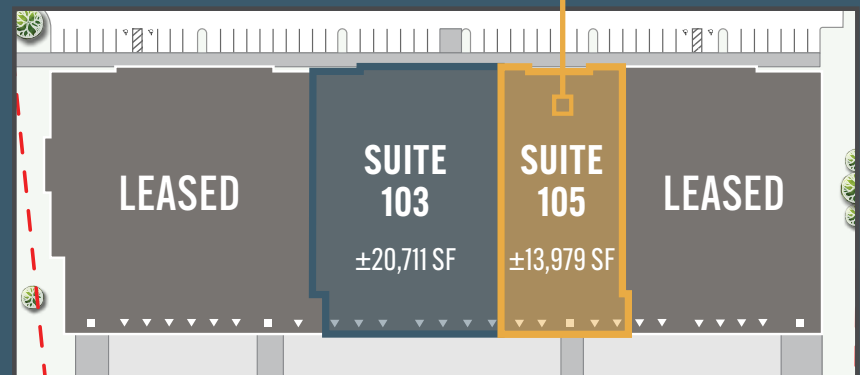
Size: ±13,979 SF

Office: ±1,121 SF consisting of Reception Area, 2 Private Offices, Open Office Area / Bullpen, Breakroom, and 2 Restrooms

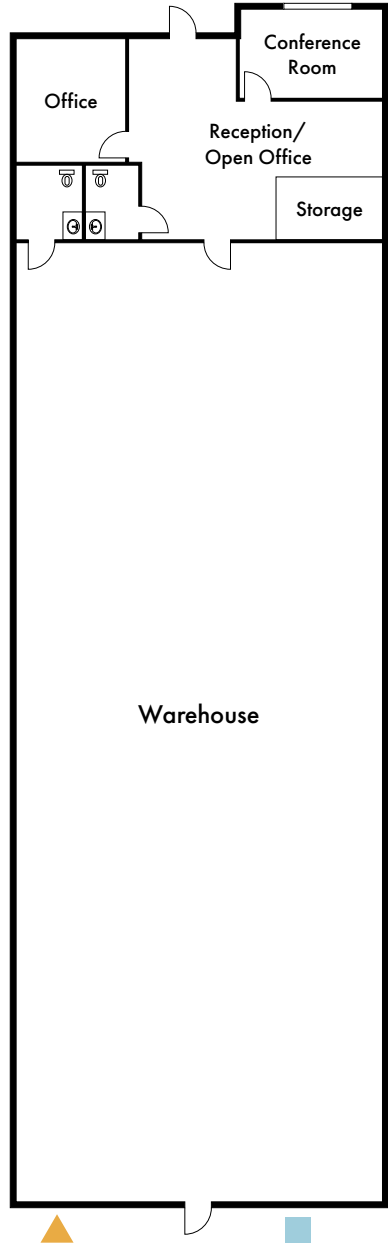
Evaporative Cooled Warehouse

24' Clear Height

Loading: Doors - Four (4) 9'x10' Dock High Doors & One (1) 12'x12' Grade Level Door



SUITE FEATURES



▲ DOCK HIGH DOORS ■ GRADE LEVEL DOORS

Suite 204

Available: June 1, 2026

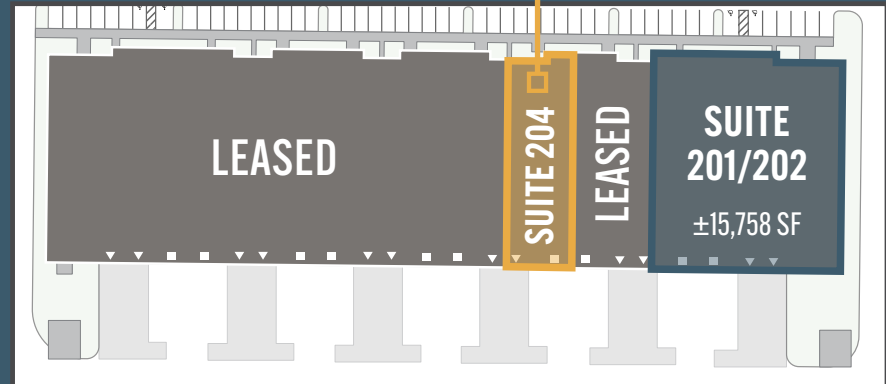
Size: ±5,368 SF

Office: ±980 SF

Evaporative Cooled Warehouse

24' Clear Height

Loading: One (1) 9' x 10' Dock High Door & One (1) 12'x14' Grade Level Door



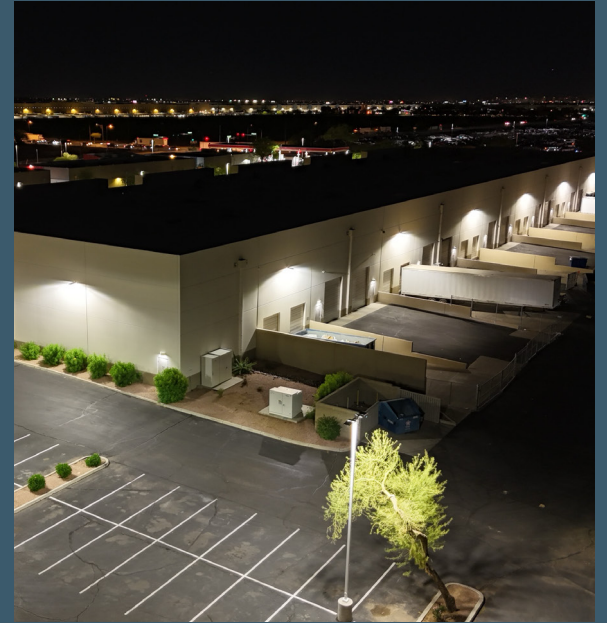
Interior Renovations

New Flooring & Paint in Office, New LED Lighting, & White Boxed Warehouse (All Walls Painted White)



Interior Renovations

New Flooring & Paint in Office, New LED Lighting, & White Boxed Warehouse (All Walls Painted White)





Location Features

- SWC 83rd Avenue and Van Buren Street
- Full Diamond Interchange at 83rd Avenue and Interstate 10
- Van Buren Street Frontage
- Located near Interstate 10, Loop 202, Loop 101, and Loop 303.
- ± 8.5 Miles from Phoenix-Goodyear Airport. ±16 miles from Phoenix Sky Harbor International Airport.

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