



NORTHERN 101 COMMERCE CENTER

7860 N. 106th Avenue - FOR LEASE
±55,006 SF (Divisible to ±18,330 SF)

**EXISTING
OFFICE &
PERMIT READY
SPEC OFFICE**



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**SECURED INGRESS/
EGRESS TO GLEN
HARBOR BLVD.**

Northern 101 Commerce Center - North

Space Highlights

- M-1 Industrial Zoning
- Amenity Rich Area
- Fenced/Secured Truck Courts
- Electric Vehicle Charging Stations
- Auto Parking: 1,600/1,000 SF
- 155' Truck Court
- ESFR Fire Sprinklers
- 32' Clear Heights
- R38 Insulation
- Polished and Sealed Warehouse Floors
- Expansive Glass Lines

Building A

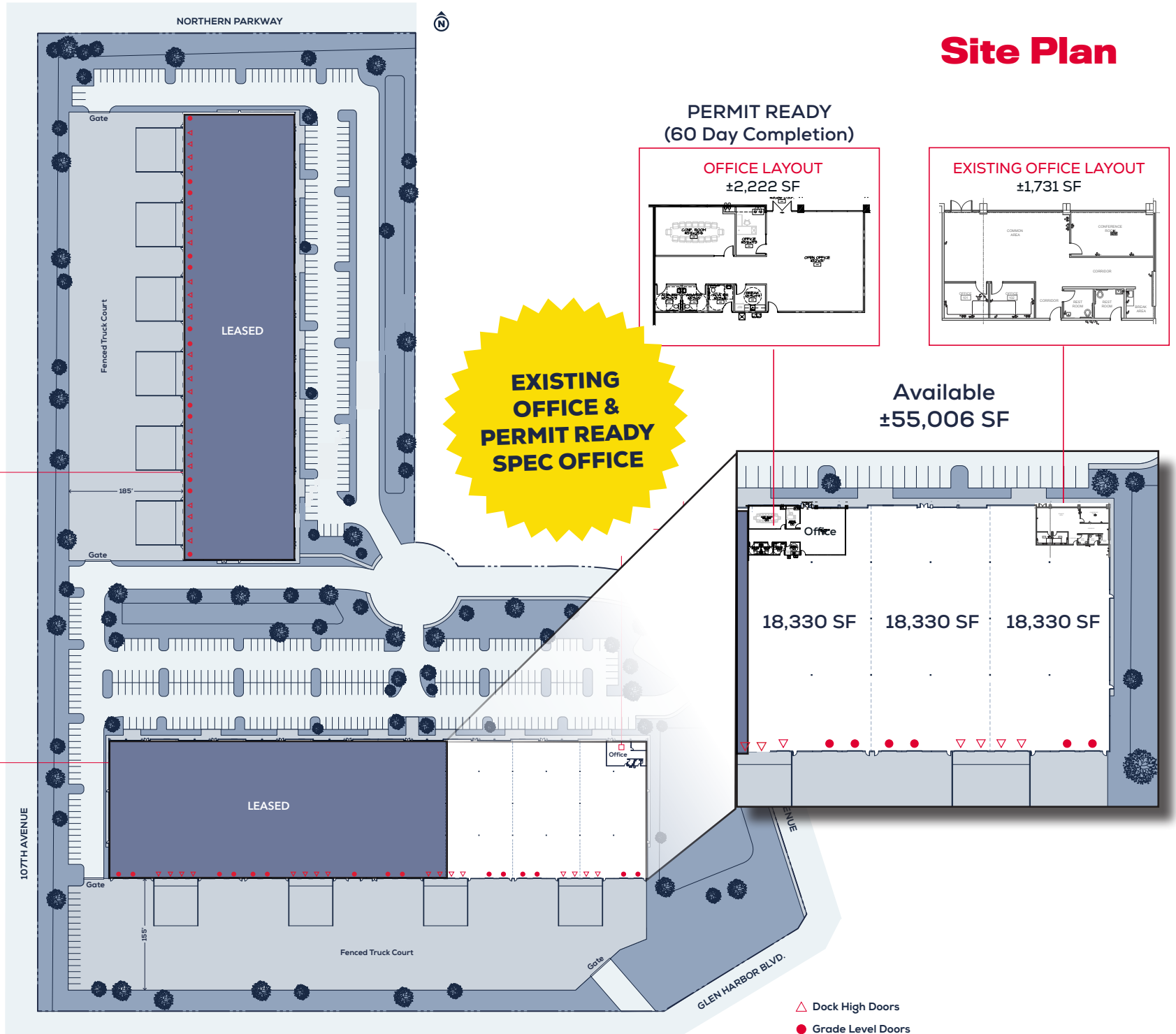
7860 N 106th Ave.

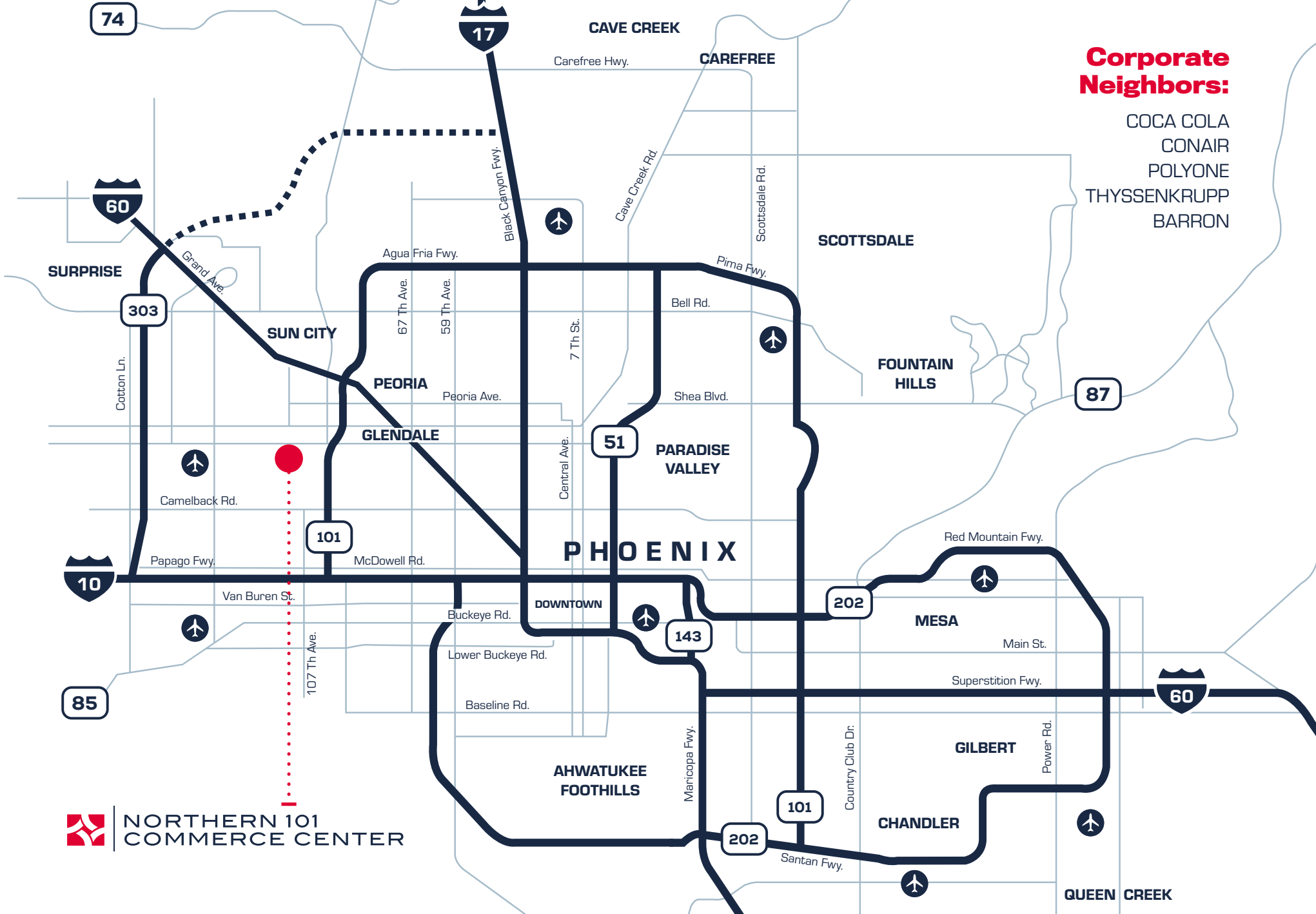
- ±55,006 SF Available
- ±1,731 SF Existing Office
- ±2,222 SF of Spec Office In Progress
- Six (6) Dock Positions
- Six (6) Grade Level Positions
- ±1,100a, 277/480V, 3 Phase
- Available July 1, 2026

Site Plan

BUILDING B
7867 N. 106TH Ave.
± 95,904 SF
Building Dimensions
620' x 155'
Column Spacing
51'-6 3/4" x 46'-10"

BUILDING A
7860 N. 106TH Ave.
± 146,640 SF
Building Dimensions
752' x 195'
Column Spacing
47' x 44'-6"
Available
± 55,006 SF





Corporate Neighbors:

COCA COLA
CONAIR
POLYONE
THYSSENKRUPP
BARRON



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