

FOR SALE OR LEASE

PARK TEN 83

TWO INDUSTRIAL BUILDINGS TOTALING ±104,636 SF

SW OF 83RD AVE & MCDOWELL RD

TOLLESON, AZ

**AVAILABLE Q1 2024
NOW PRE-LEASING!
WILL SELL ONE OR BOTH BUILDINGS**

**VISIBILITY & SIGNAGE
ON MCDOWELL RD & I-10**



Mike Parker

Senior Vice President

+1 602 614 7877

mike.parker6@cbre.com

CBRE

BUILDING A

Size:

±52,318 SF

Bay Width/Depth:

±52' x ±135' Typical

Parking:

±78 Spaces

Clear Height:

±28'

Column Spacing:

±52' x ±54' Typical

Loading:

18 Truckwell, 4 Grade (14' x 16')

Truck Court:

±185' Shared, paved,
fenced electric gated

Power:

2,000 Amps, 277/480V

Sprinklers:

ESFR, K-25

BUILDING B

Size:

±52,318 SF

Bay Width/Depth:

±52' x ±135' Typical

Parking:

±78 Spaces

Clear Height:

±28'

Column Spacing:

±52' x ±54' Typical

Loading:

18 Truckwell, 4 Grade (14' x 16')

Truck Court:

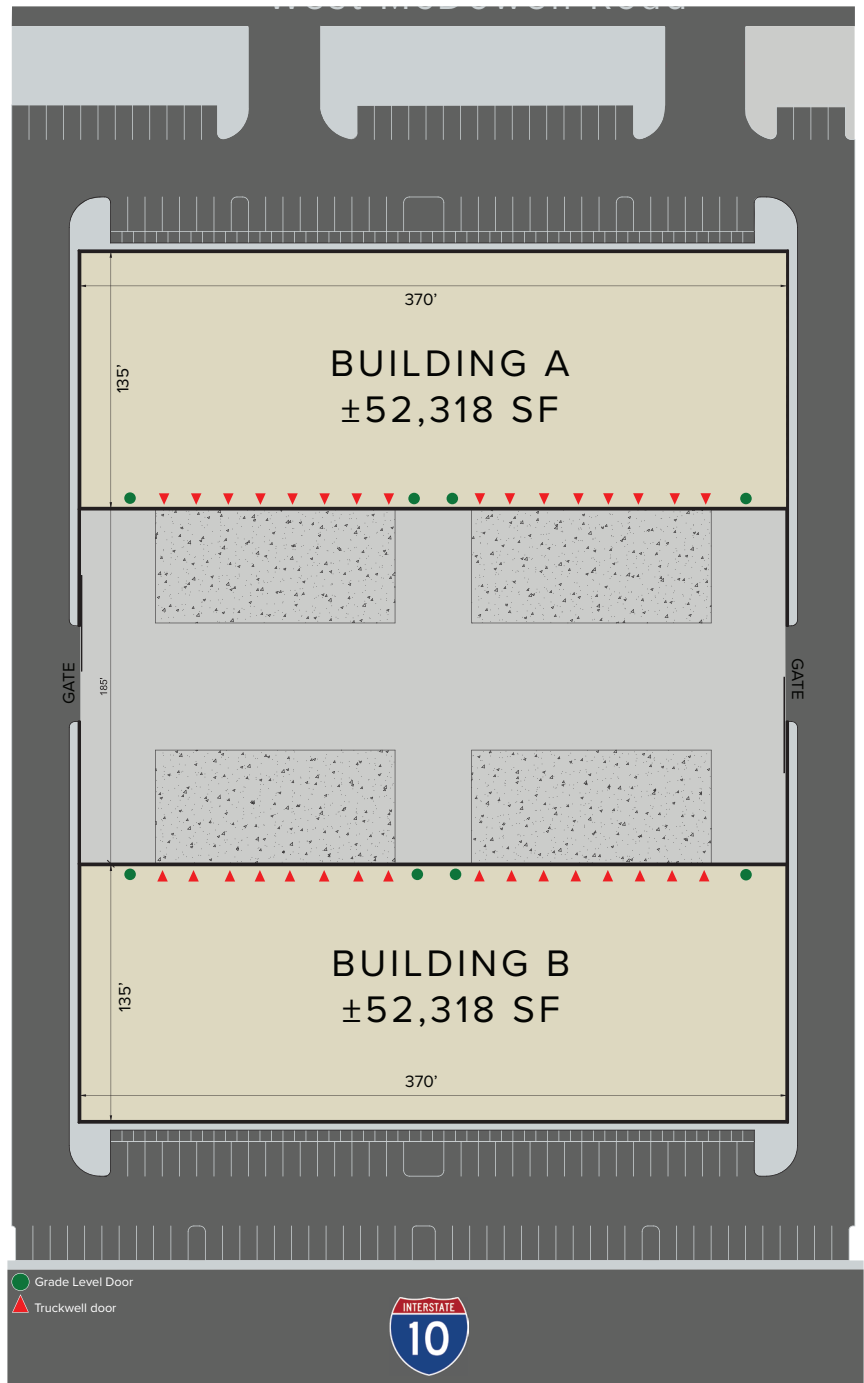
±185' Shared, paved,
fenced electric gated

Power:

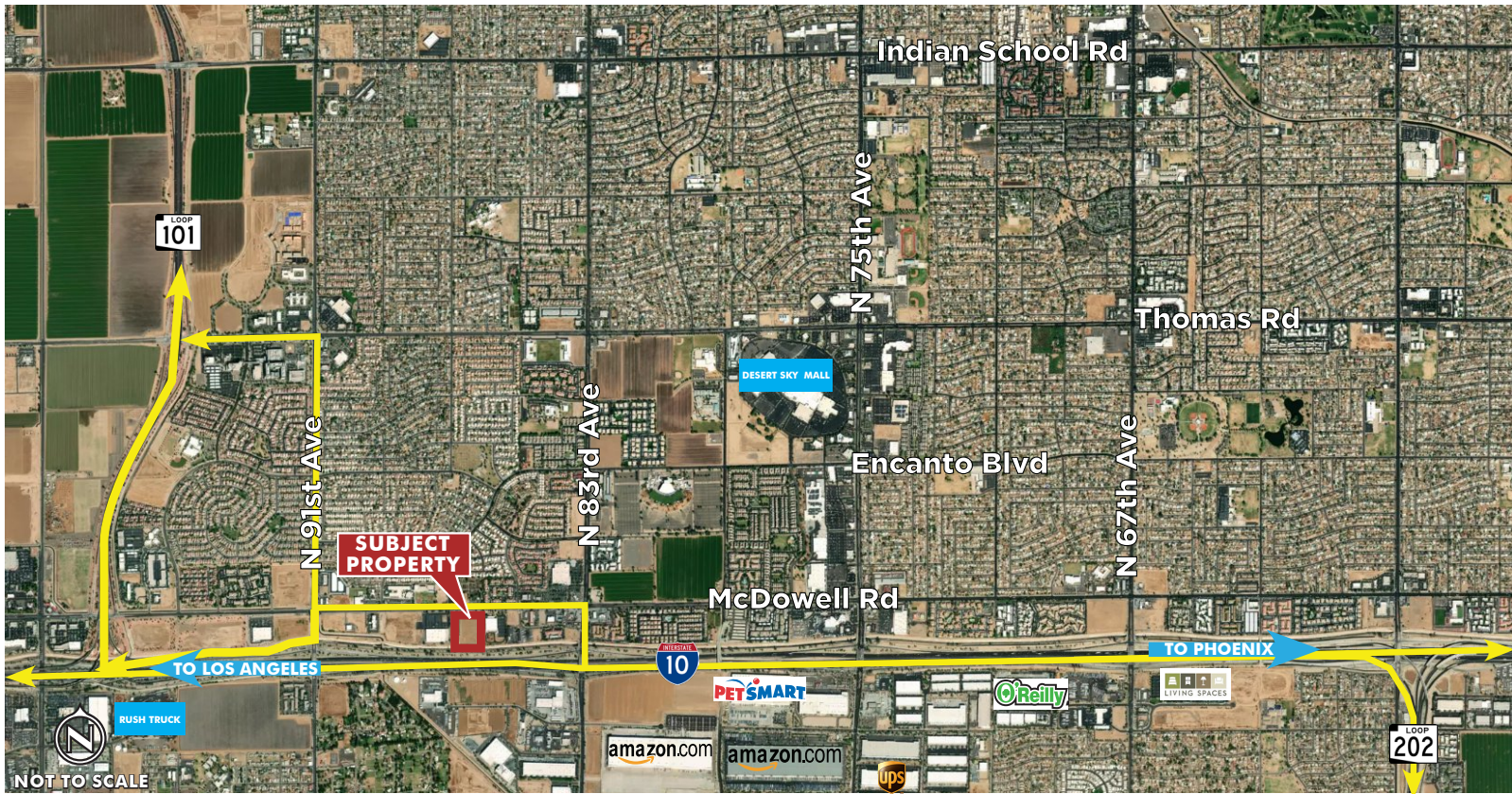
2,000 Amps, 277/480V

Sprinklers:

ESFR, K-25



AREA INFORMATION



99,281

Houses within
a 5-mile
radius

207

Restaurants
within 3 miles drive

16

Miles to Sky
Harbor
Airport

1.29%

Annual
population
growth

\$81K

Average
HH Income

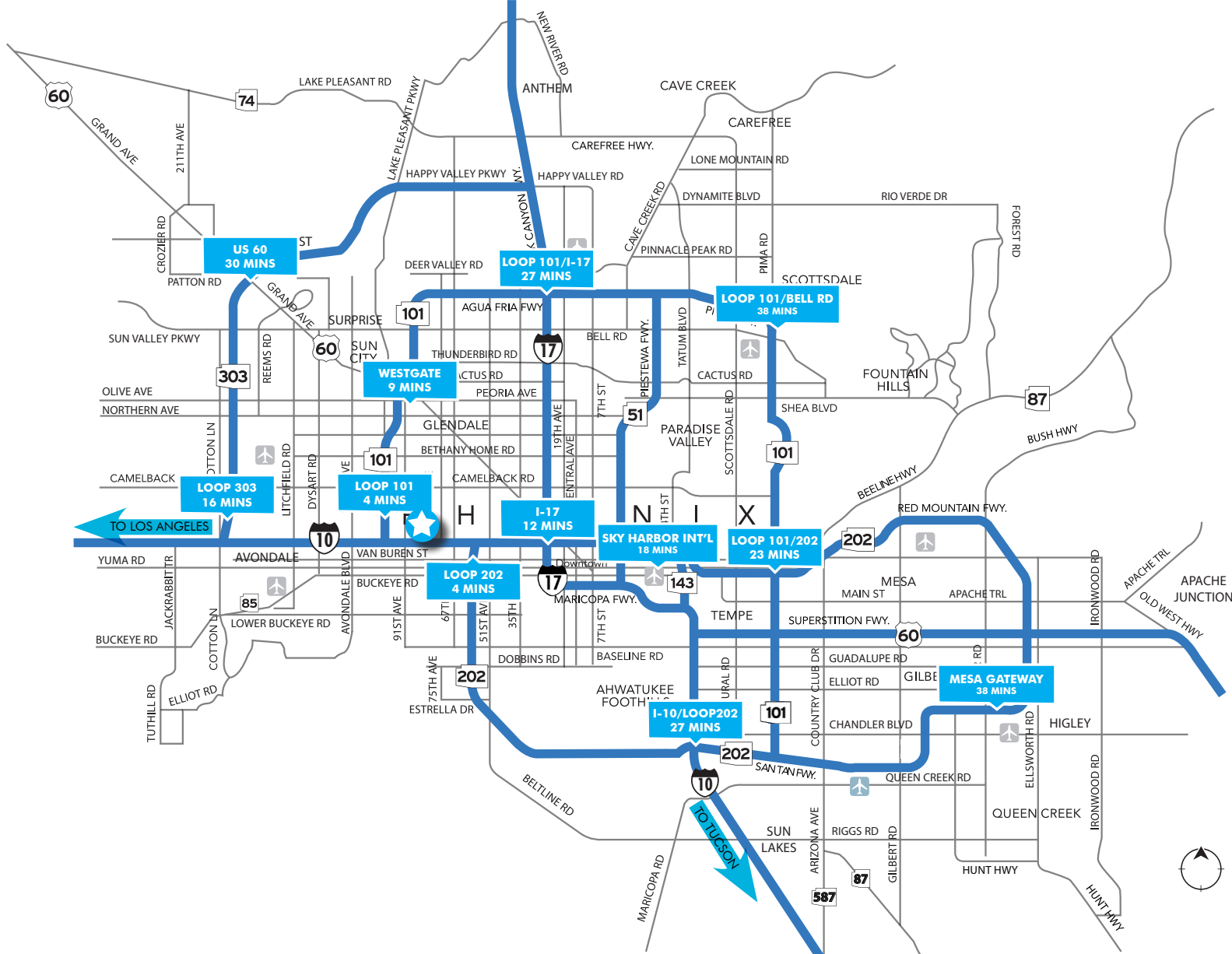
4,206

Businesses
within a 5-mile
radius

1,212,134

Employees within
a 30 minute
commute

Sources: CBRE Research



PARK TEN 83

SW OF 83RD AVENUE & MCDOWELL ROAD
TOLLESON, AZ

PLEASE CONTACT:

Mike Parker
Senior Vice President
+1 602 614 7877
mike.parker6@cbre.com

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.