## FOR LEASE 101,018 SF





### PALO VERDE DISTRIBUTION CENTER

9704 W ROOSEVELT STREET, TOLLESON, AZ

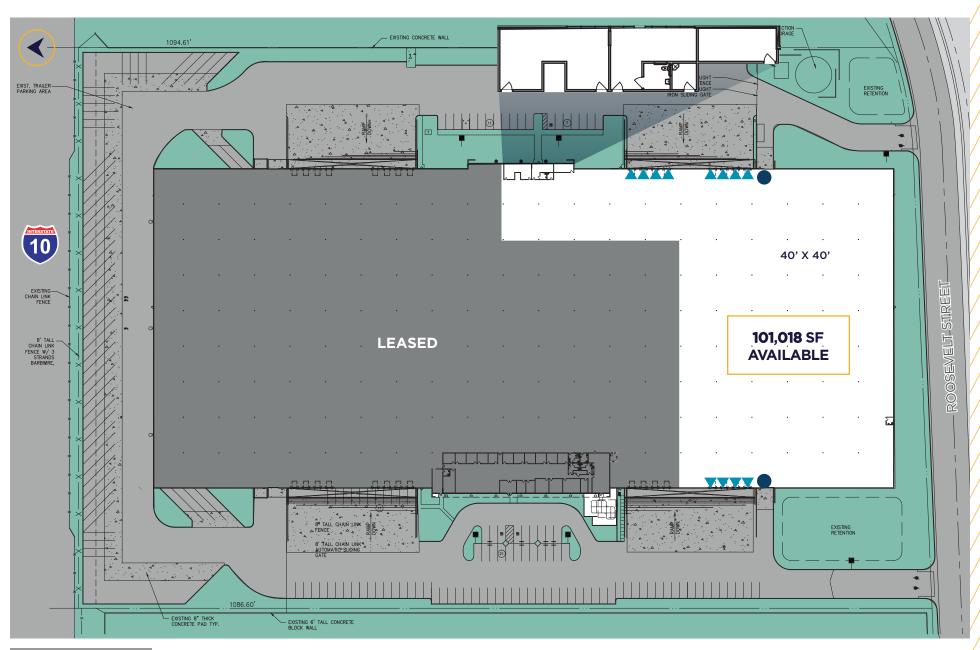
**AVAILABLE AUGUST 2025** 

# PROPERTY **FEATURES**

- 98,644 SF Warehouse
- 1,374 SF Office
- 40' x 40' Column Spacing
- Cross-Dock
- 12 Dock Doors (Expandable)
- 2 Grade Level (9' x 14')
- 30' Clear Height
- ESFR Sprinkler System
- Interior Dock Door Lights / Fans
- EVAP Cooled
- 2 "Big Ass" Fans
- Secured Site
- Full Concrete on-site Trailer Drops
- 15 Auto Parking Spots
- Full Diamond Interchange at 99th Ave & I-10









BUILDING PLAN
101,018 SF



#### **MIKE HAENEL**

Executive Vice Chair +1 602 224 4404 michael.haenel@cushwake.com

#### PHIL HAENEL

Vice Chair +1 602 224 4409 phil.haenel@cushwake.com

#### **ANDY MARKHAM, SIOR**

Executive Vice Chair +1 602 224 4408 andy.markham@cushwake.com

#### **JUSTIN SMITH**

Senior Associate +1 602 586 5938 justin.p.smith@cushwake.com 2555 East Camelback Road, Suite 400 Phoenix, AZ 85016 cushmanwakefield.com

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