

FOR LEASE
101,018 SF



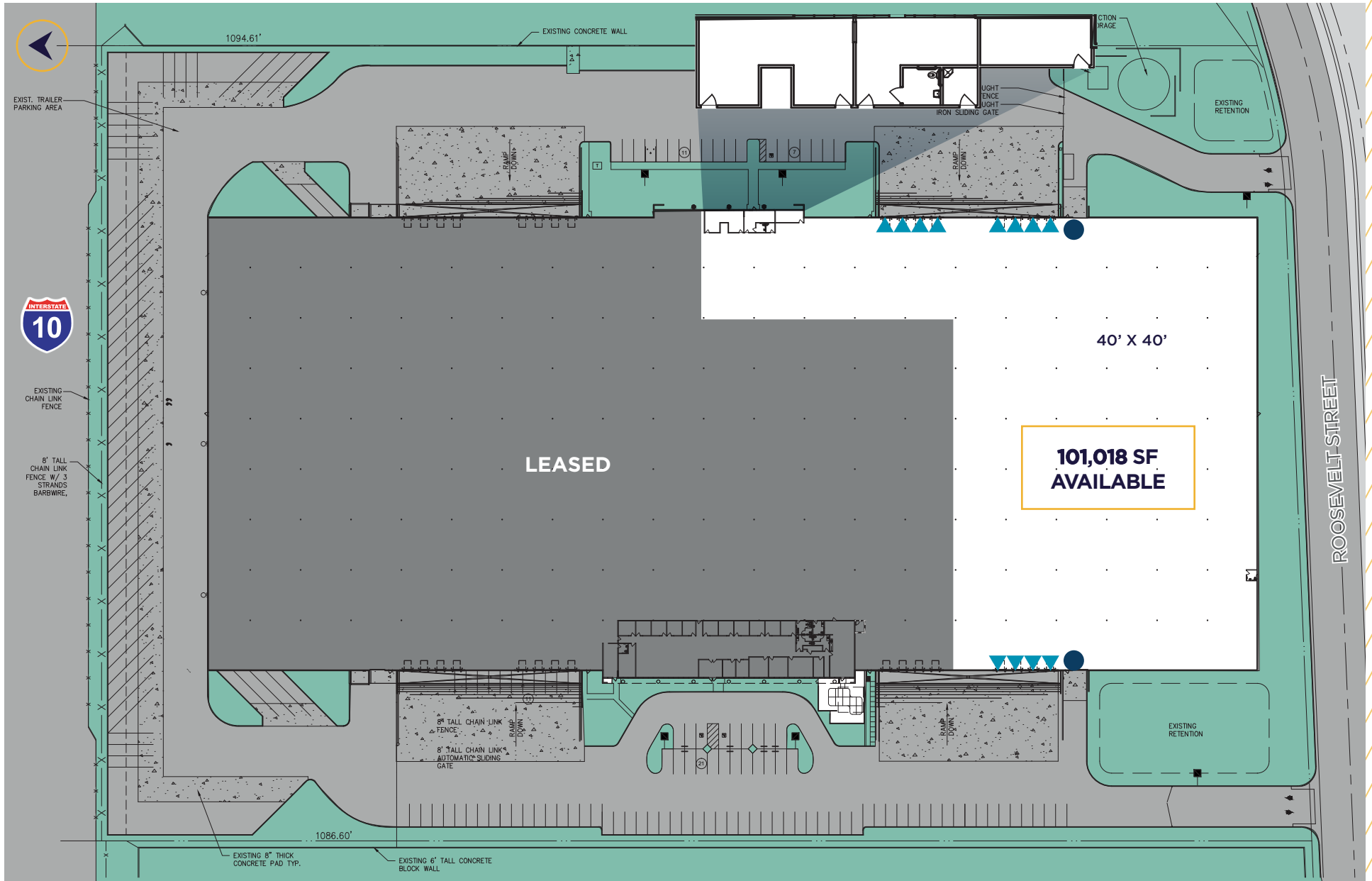
PALO VERDE
DISTRIBUTION CENTER
9704 W ROOSEVELT STREET, TOLLESON, AZ

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





- Grade Level Door
- ▲ Dock Door

BUILDING PLAN

101,018 SF



CONTACT INFORMATION

MIKE HAENEL

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

ANDY MARKHAM, SIOR

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

2555 East Camelback Road, Suite 400
Phoenix, AZ 85016
cushmanwakefield.com

PHIL HAENEL

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

JUSTIN SMITH

Senior Associate
+1 602 586 5938
justin.p.smith@cushwake.com