



44,785 SF WAREHOUSE DISTRIBUTION SUBLEASE AVAILABLE

8313 W. Pierce St.
Tolleson, AZ

FOR SUBLEASE

\$0.40/SF NNN

- ±2,000 SF of Office
- 3 Private Offices
- 4 Restrooms (2 Shop, 2 Office)

Sublease Through
November of 2022

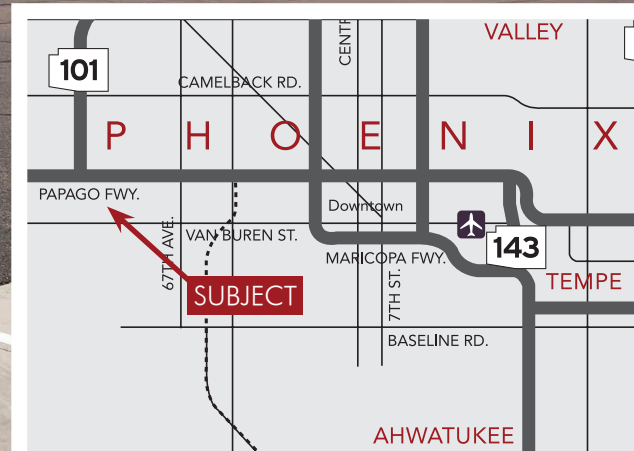
30'-32' Clear Height

Additional 12 Trailer
Parking Spots

10 Dock High Doors

Door Levelers
(4 Manual, 6 Automatic)

1 14'x16' Grade Level Door



8767 E. Via de Ventura
Suite 290
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REIN & GROSSEHME
COMMERCIAL REAL ESTATE

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AC and EVAP in Warehouse
(5 AC Units in Warehouse, 2
EVAP Coolers in Warehouse)

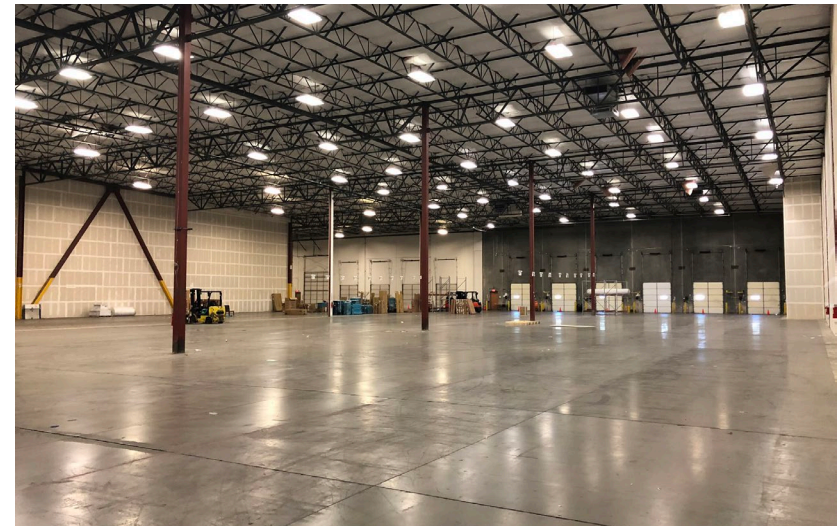
ESRF Sprinklers

Zoned I-1, City of Tolleson

175' Truck
Maneuverability Area

83rd Ave Frontage

60' Concrete Apron



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