

# Office/Warehouse/Yard For Sale

8331 W. Sherman Street  
Tolleson, AZ 85353

- +/- 14,000 Square Feet
- 100% Air Conditioned
- Masonry fenced contractor yard
- 600 amps 277/480 volt power
- Three grade level doors
- One truck well



Accelerating success.

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## Owner/User Opportunity

Colliers

- \$2,200,000 (+/- \$157 PSF)
- APN 101-12-623
- +/- 1.13 Acre Parcel

## Location

Known as Tolleson Commerce Center, this property is located at 8331 W Sherman Street, Tolleson, AZ 85353. Excellent location near the signalized intersection at South 83rd Avenue and Sherman Street (one block north of Buckeye Road), and 1.5 miles south of I-10, this single occupant warehouse is close to major transportation corridors. To the east of this property is the newly built 22 mile long Loop 202 connecting the West Valley to the East Valley.

## Property Details

Certified through The Green Building Initiative, this 14,000 SF building is 100% air conditioned with epoxy floors and white scrim ceiling insulation throughout. All warehouse walls are insulated with wallboard. The 12,000 SF of warehouse has 3 grade-level doors and 1 truck dock.

A separate section of the warehouse includes a deionized water system, a production area consisting of six (6) enclosed rooms with epoxy floors, water stations, floor drains, and FRP (fiberglass reinforced panel) walls. This area is conditioned for use in the production of vitamins and supplements for animals and for dry storage. A restroom and shop office are located within the warehouse.

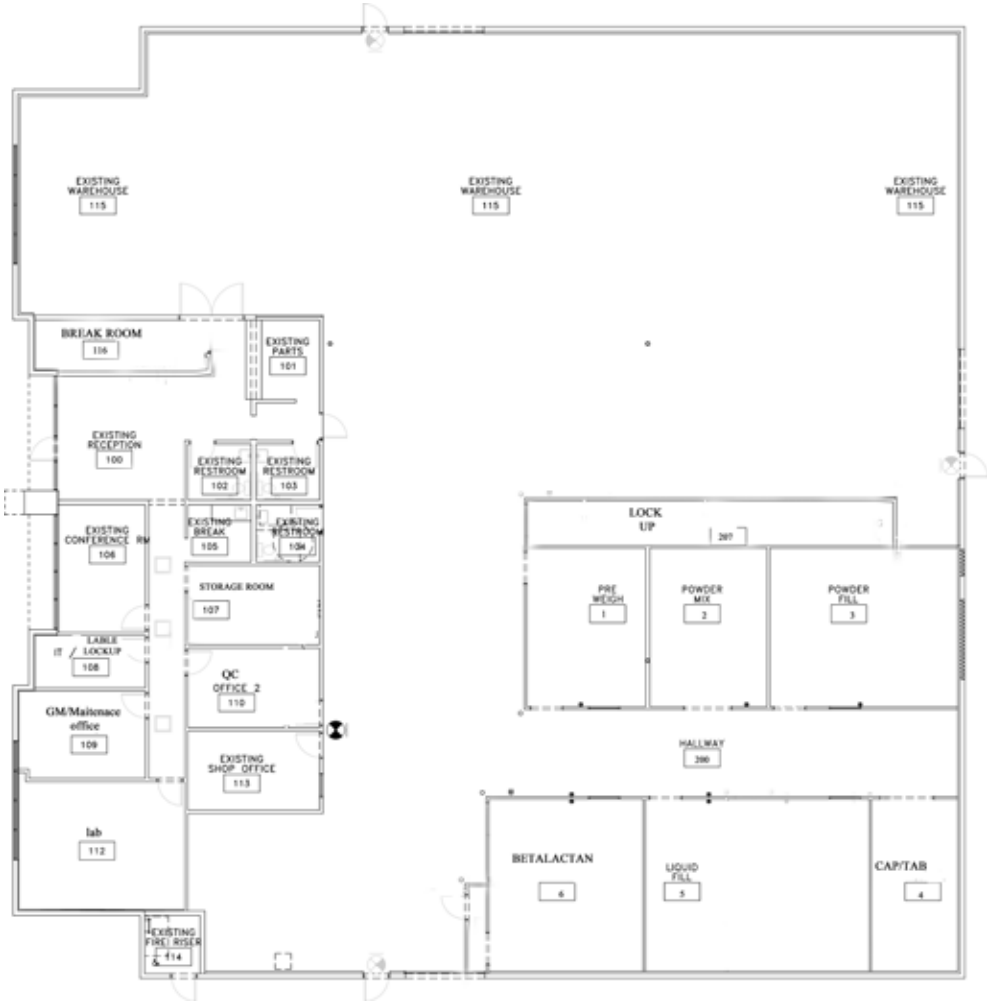
The office area consists of a large showroom/reception area, conference room, coffee room, 3 private offices, an IT/storage room and a large lab or open area and 2 restrooms.

# Overview

Address	8331 W. Sherman Street, Tolleson, AZ
Assessor's Parcel	101-12-623
Year Built	2008
Zoning	I-1
2021 Property Taxes	\$20,890



# Floor Plan



# Summary



Year Built  
2008



Square Feet  
14,000



Grade Level Doors  
3



Truck Well  
1



Zoning  
I-1





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