

LIBERTY TOLLESON CENTER

8601 West Washington Street | Tolleson, Arizona

Premier industrial opportunity

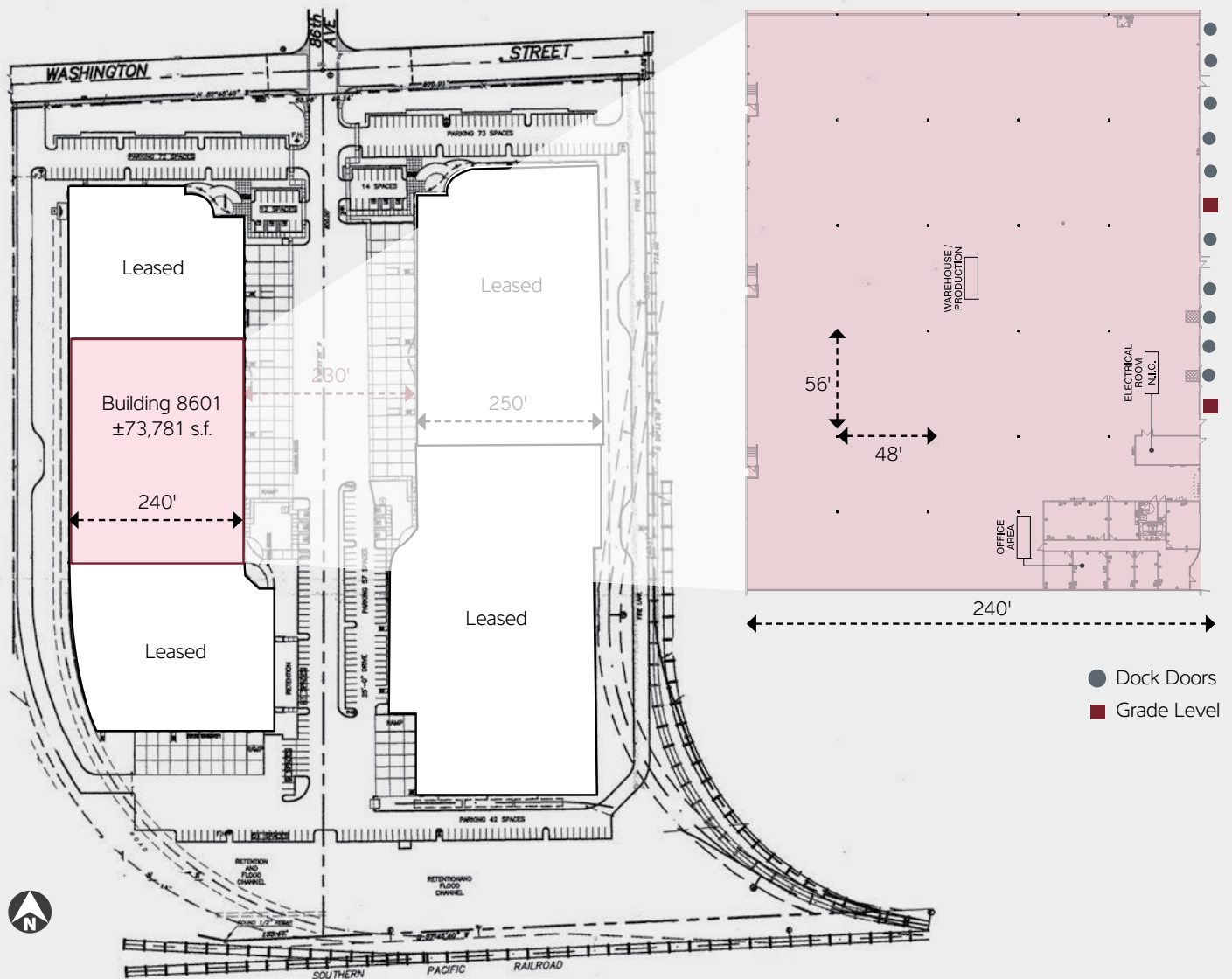
±73,781 s.f. available



THE LIBERTY TOLLESON CENTER ADVANTAGE

SITE FEATURES

- Available: ±73,781 s.f. (±3,829 s.f. office)
- ±1,800 s.f. air conditioned storage room
- 30' ceiling height
- 10 dock doors, 2 grade level doors
- ESFR sprinkler system
- Evap cooled warehouse, with (2) oversized HVLS fans
- R-19 insulation under roof deck with white cap sheet
- T-5 lighting
- 48' x 56' column spacing
- Skylights
- Power: 1,900 amp/277-480 volt, 3 phase
- Natural gas to the building
- 240' building depth
- 65' concrete truck apron
- I-1 zoning, City of Tolleson
- 1 mile from full diamond interchange at I-10 and 83rd Avenue





REGIONAL HIGHLIGHTS

- Tolleson, Arizona, is approximately 20 minutes west from Phoenix Sky Harbor International Airport, 10 minutes from downtown Phoenix and 4.5 hours from California's Inland Empire
- Tolleson has become a strong distribution hub for companies delivering products to southwestern markets
- Within 30 minutes from 1.5 million people
- 1 mile to Interstate 10



ARIZONA INCENTIVE PROGRAMS

- **Commercial /Industrial Solar**
Business installing a solar energy device at an Arizona facility may be eligible for an income tax credit of up to \$50,000 per tax year.
- **Job Training**
Provides reimbursable grants to employers that implement job-specific training plans for new jobs or for training plans that increase the skill level of current employees.
- **Quality Jobs**
Provides income tax credits of up to \$9,000 for each new quality job created.
- **Renewable Energy Tax Incentive**
Companies engaged in the solar, wind, geothermal and other renewable energy industries may obtain up to a 10% refundable income tax credit and up to a 75% reduction on real and personal property taxes.



LIBERTY PROPERTY TRUST OWNERSHIP

- Strong financial security
- Integrated property management

For leasing information, contact:



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