

**8132 W Sherman St**

STREET ADDRESS	<u>8132 W Sherman St</u>	BUILDING SIZE	<u>4,500 SF (+16,500 SF Covered Work Area)</u>
CITY/STATE/ZIP	<u>Tolleson, AZ 85353</u>	LAND SIZE (ACRES)	<u>8.73 Acres</u>
MAJOR X-ROADS	<u>S 83<sup>rd</sup> Ave &amp; W Buckeye Rd</u>	ZONING	<u>I-2 (Heavy Industrial)</u>

**BUILDING SPECIFICATIONS**

CONSTRUCTION	<u>Steel</u>	AMP	<u>1600 Amps</u>	GRND. LEVEL	<u>2</u>
CLEARANCE	<u>14'</u>	VOLT	<u>120/270v &amp; 277/480v</u>	DOCK HI(#)	<u>NA</u>
ROOF TYPE	<u>Steel</u>	PHASE	<u>3 Phase</u>	TRUCKWELL	<u>NA</u>
SKYLIGHTS	<u>Yes</u>	SPRINKLERS	<u>No</u>	CRANES	<u>(2) 1 Ton</u>
RESTROOMS	<u>1</u>	AIR CONDS	<u>Evap Cooled</u>	RAIL	<u>Potential</u>
DIMENSIONS					

**NOTES** 16,500 SF Covered Work Area

**OFFICE SPECIFICATIONS**

SQ. FT.	<u>2,500 SF</u>	# OFFICES	<u>6 + 3</u>	MEZZANINE	<u>25' x 25'</u>
AIR COND	<u>Yes</u>	HEAT	<u>Yes</u>	RESTROOMS	<u>2 +</u>

**LAND**

DIMENSIONS (Appx)	<u>1,045' x 360' x 1063' x 361'</u>
YARD	<u></u>
PARKING	<u></u>

**UTILITIES**

POWER CO	<u>SRP</u>
GAS CO	<u>NA</u>
WATER CO	<u>City of Tolleson</u>
SEWER CO	<u>City of Tolleson (Septic)</u>

SPECIAL FEATURES

**SALE INFO**

PRICE \$1,800,000.00

**TAXES**

AMOUNT \$20,896.62  
YEAR 2008

PARCEL NUMBER 104-13-004, 002-Z

**INSPECTION & POSSESSION**

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