

# Valley North Business Park

2401 & 2501 W Behrend | Phoenix, AZ 85027

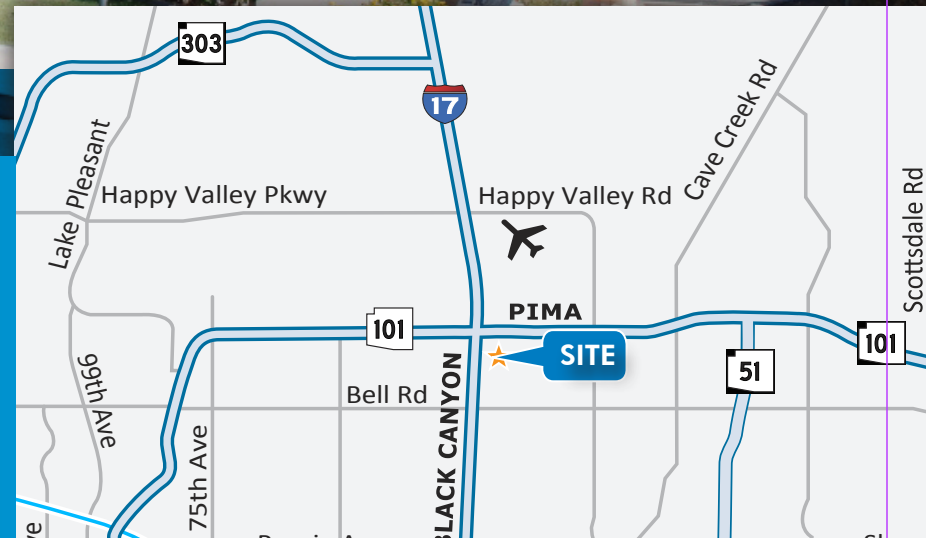


INDUSTRIAL SUITES AVAILABLE FOR LEASE

# GET FREE RENT

WHEN YOU SIGN A LEASE BY MAY 31, 2026

CALL FOR DETAILS



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. Effective 04 10 26

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

# Valley North Business Park

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## PROPERTY HIGHLIGHTS

- Excellent Access to I-17 & 101 Freeways
- 16'-18' Clear Height
- 10'x10', 10'x12' & 10'x14' Grade Level Doors
- Fully Sprinklered
- EVAP cooled Warehouse & All A/C Varies by Suite
- Suites Can Be Built to Suit in 30-90 Days
- CP/GCP City of Phoenix
- 4/1,000 Parking Ratio

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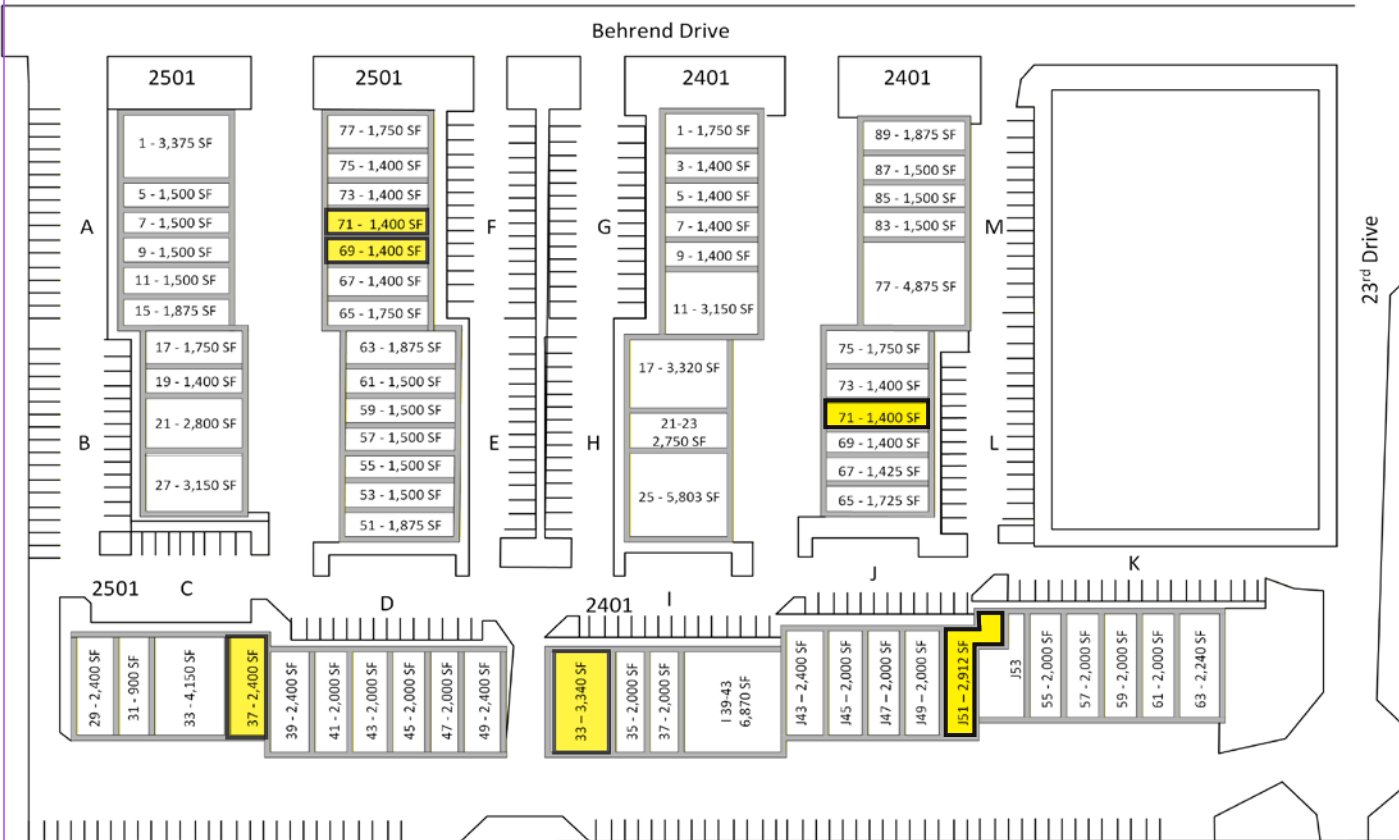
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## AVAILABILITY | \$1.45 PSF + \$0.07

- C37: ±2,400 SF
- F69: ±1,400 SF
- F71: ±1,400 SF Avail 30 day notice (Sublease - Expires 9/30/2028)
- L71: ±1,400 SF Avail 5/2026

## AVAILABILITY | \$1.55 PSF + \$0.07

- I33: ±3,340 SF Avail 5/2026
- J51: ±2,912 SF

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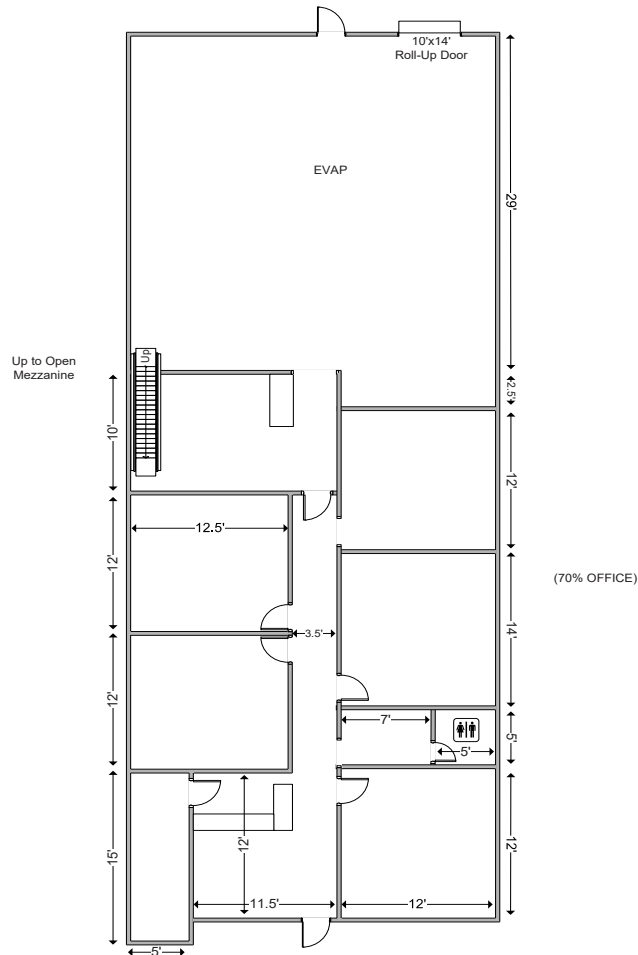
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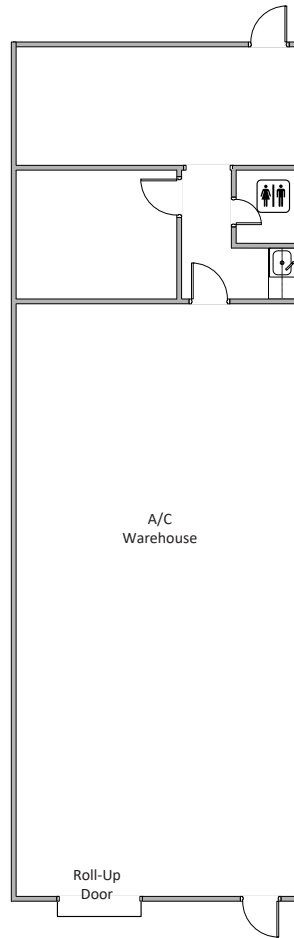
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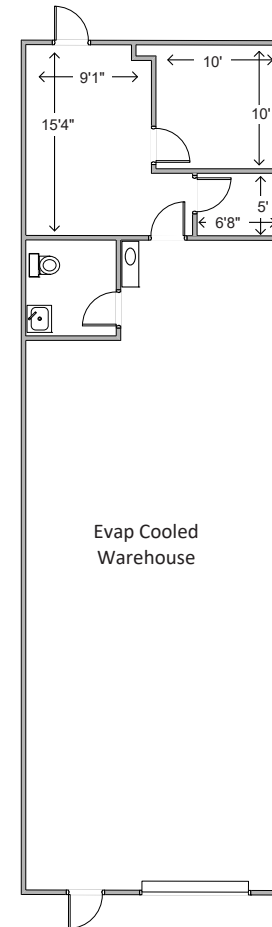
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2501 WEST BEHREND  
Suite C37  
±2,400 SF



2501 WEST BEHREND  
Suite F69  
±1,400 SF



2501 WEST BEHREND  
Suite F71  
±1,400 SF  
Sublease - Expires 9/30/2028  
AVAILABLE w/30 day notice

All scale, characteristics, dimensions and square footages indicated are approximate. Actual dimensions are to be field-verified.

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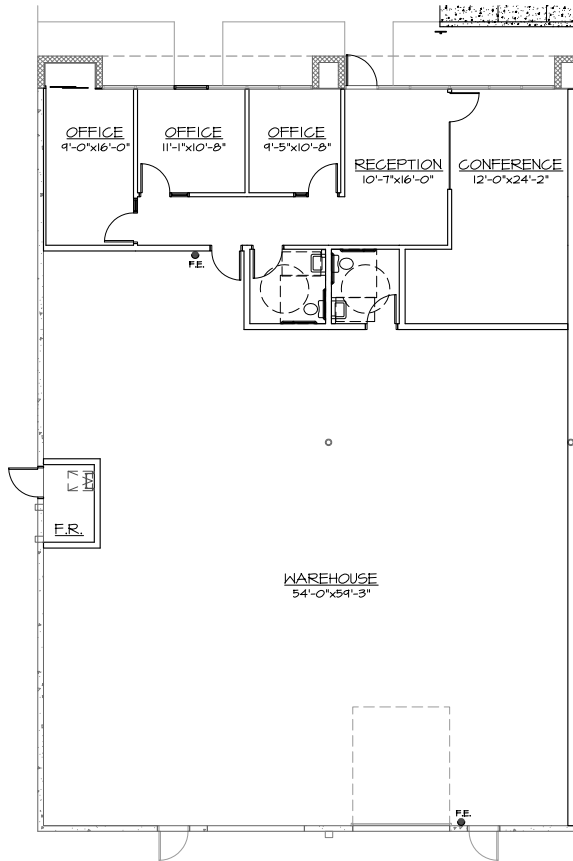
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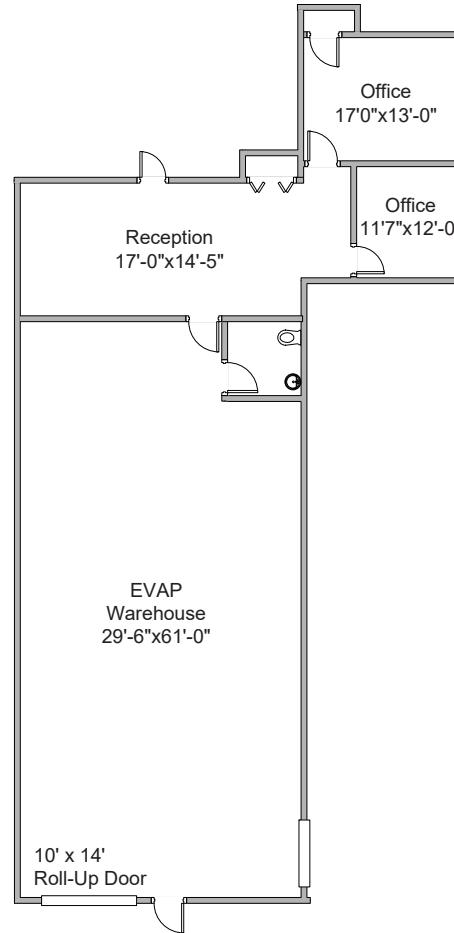
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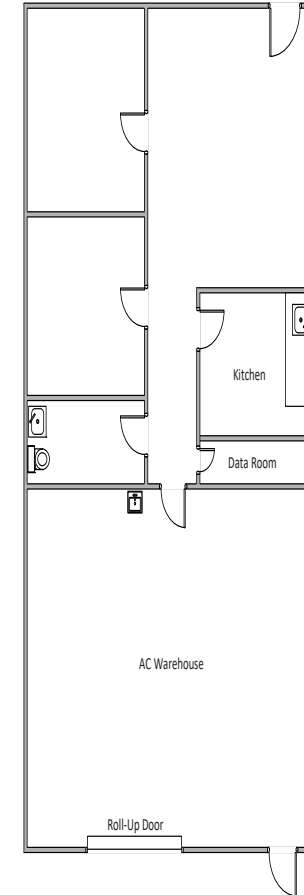
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2401 WEST BEHREND  
Suite 133  
±3,340 SF



2401 WEST BEHREND  
Suite J51  
±2,912 SF



2401 WEST BEHREND  
Suite L71  
±1,400 SF  
AVAILABLE 05/2026

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**Happy Valley  
Town Center**

Happy Valley Rd

Pinnacle Peak Rd

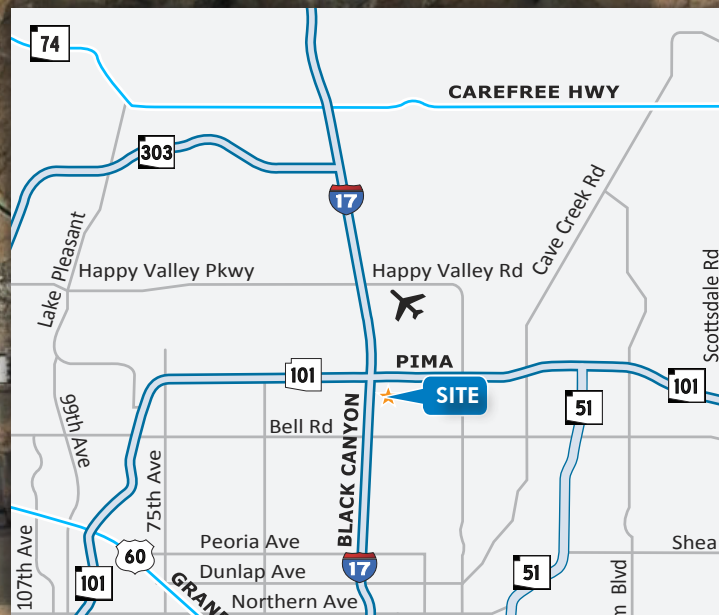
**Deer Valley Airport**

Deer Valley Rd

**VALLEY NORTH BUSINESS CENTER**

N 19th Ave

N 7th Ave



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