



FOR SALE
8807 N BLACK CANYON HWY

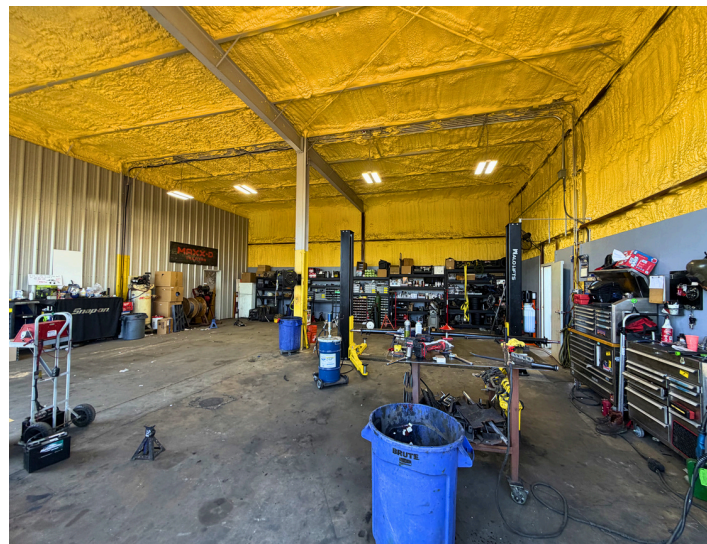
**ROSS
BROWN**



SITE FEATURES - 8807 N BLACK CANYON HWY, PHOENIX, ARIZONA 85021

- 4.60 AC Lot
- Available to Owner/User
- 400' of I-17 Freeway Frontage
- Existing Monument Signage
- Fully Fenced Yard with Lighting
- 3 Gated Egress Points
- Fully Paved Site with Great Manueverability
- 15 Minutes from TSMC
- +/- 4,000 SF Office Space
- +/- 4,000 SF of Existing Shop Space
- +/- 2,500 SF of Canopy Wash Bay with Power and Water
- 3 Grade Level Doors (12' x 14')
- 2 Grade Level Doors (12' x 10')
- Shop Bay 40' Deep
- C-2 Zoning
- 0.5 Miles to ~\$1B Metrocenter Mall Redevelopment

SITE PHOTOS



SITE PLAN

● Grade Level Loading

135'

1,500 SF
SHOP

2,500 SF
WASH BAY

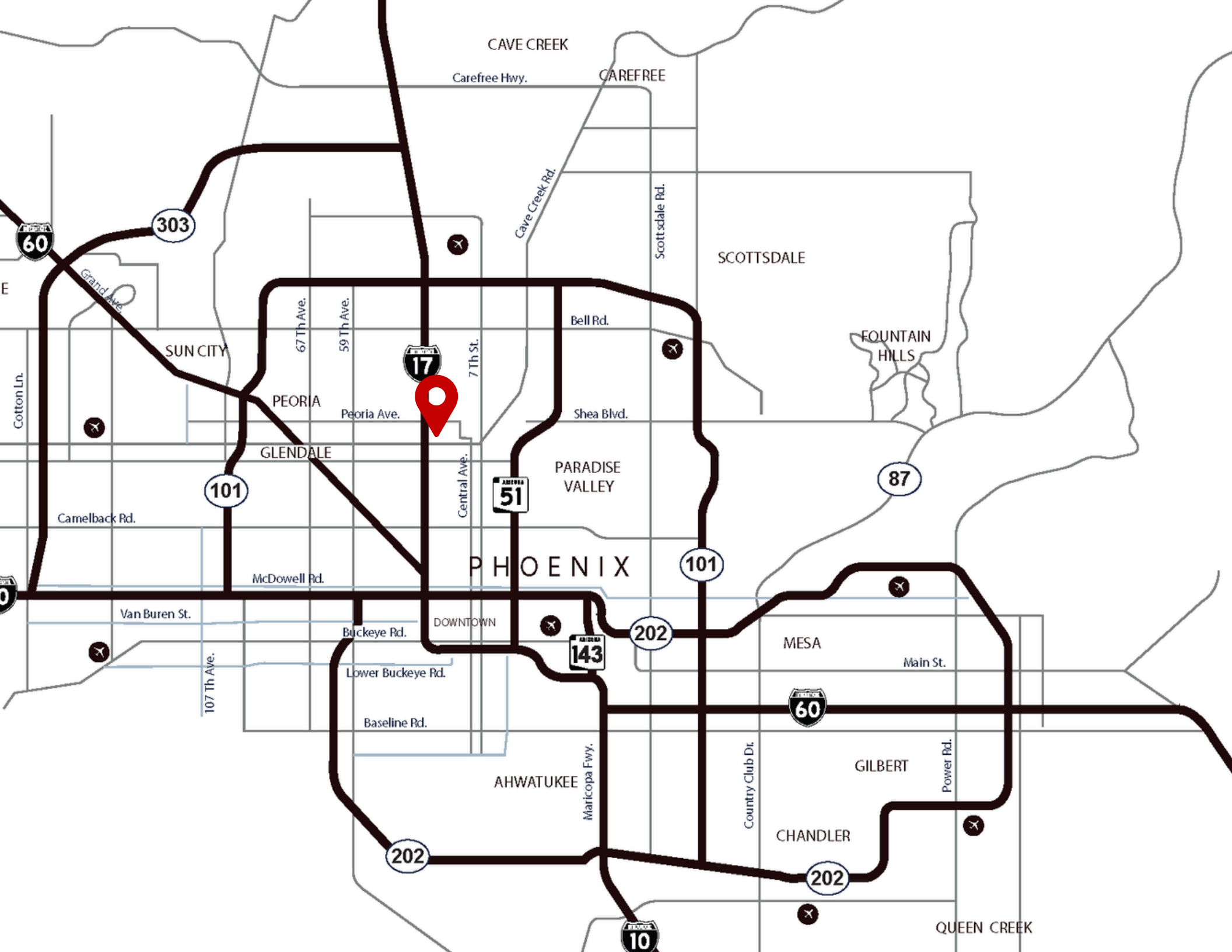
2,600 SF
SHOP

1,500 SF
COVERED
CANOPY

4,000 SF
OFFICE

185'







Payton Kruidenier

480.695.8688

paytonk@rossbrown.com

Kyle McGinley

602.327.3984

kmcginley@rossbrown.com

Rick Collins

480.216.8055

rcollins@rossbrown.com



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Neither Ross Brown Partners, Inc nor any of its clients or independent contractors, makes any guarantees or representations, express or implied, as to the completeness or accuracy of such information. Any projections, opinions, assumptions or estimates. used are for example only. Neither Ross Brown Partners nor any of its clients accepts any liability for loss resulting from reliance on such information. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Copyright © 2026 Ross Brown Partners, Inc. All rights reserved