



Bethany Bay

16840 Bethany Home Rd,
Litchfield Park, AZ 85340

AVAILABLE
SUMMER
2026



NEWMARK

FOR LEASE
±4,700 - ±25,000 SF Available

PROJECT DETAILS



Bldg 1 Divisible to
±10,000 SF



Bldg 2 Divisible to
±4,700 SF



Bldg 1 Spec Office
1,628 SF



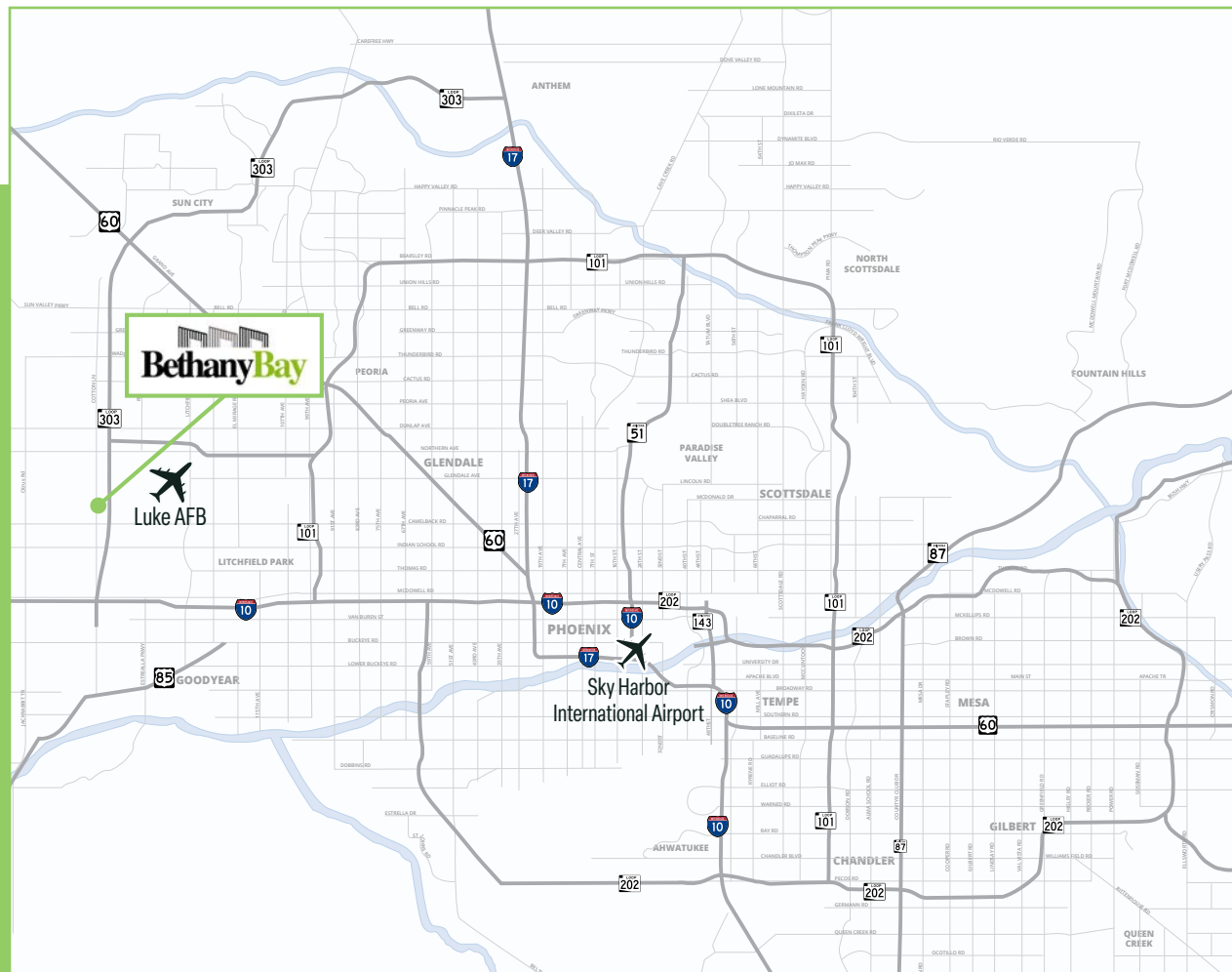
Bldg 2 Spec Office
1,078 SF



Rear Load Building
114,543 SF



PAD Zoning
City of Surprise



BUILDING 1 - ±98,060 SF

100% AC
28' Clear Height
Column: 50'x52"
6" Concrete over 4" ABC SOG
R-38 Combined Roof System Insulation Value
2ea - 2500A SESs
ESFR Fire Sprinkler System
Loading: Grade + Dock
Divisibility: 7,800 SF - 17,879 SF

BUILDING 2 - ±39,226 SF

100% AC
24' Clear Height
Column: 50'x54"
6" Concrete over 4" ABC SOG
R-38 Combined Roof System Insulation Value
1ea - 2500amp SES
ESFR Fire Sprinkler System
Loading: All Grade Level
Divisibility: 4,804 SF - 9,993 SF

SITE PLAN

Key Features Designed for Efficiency, Access, and Flow



(22) 9' x 10' Dock High Doors
with Knockouts for 8 More
(Bldg 1 Only)



80' Truck Court
60' Truck Dock



(16) 12' x 14' Grade Level Doors
Bldg 1: 8ea
Bldg 2: 8ea



156 Auto Parking Stalls
Bldg 1: 111ea Total
Bldg 2: 45ea Total

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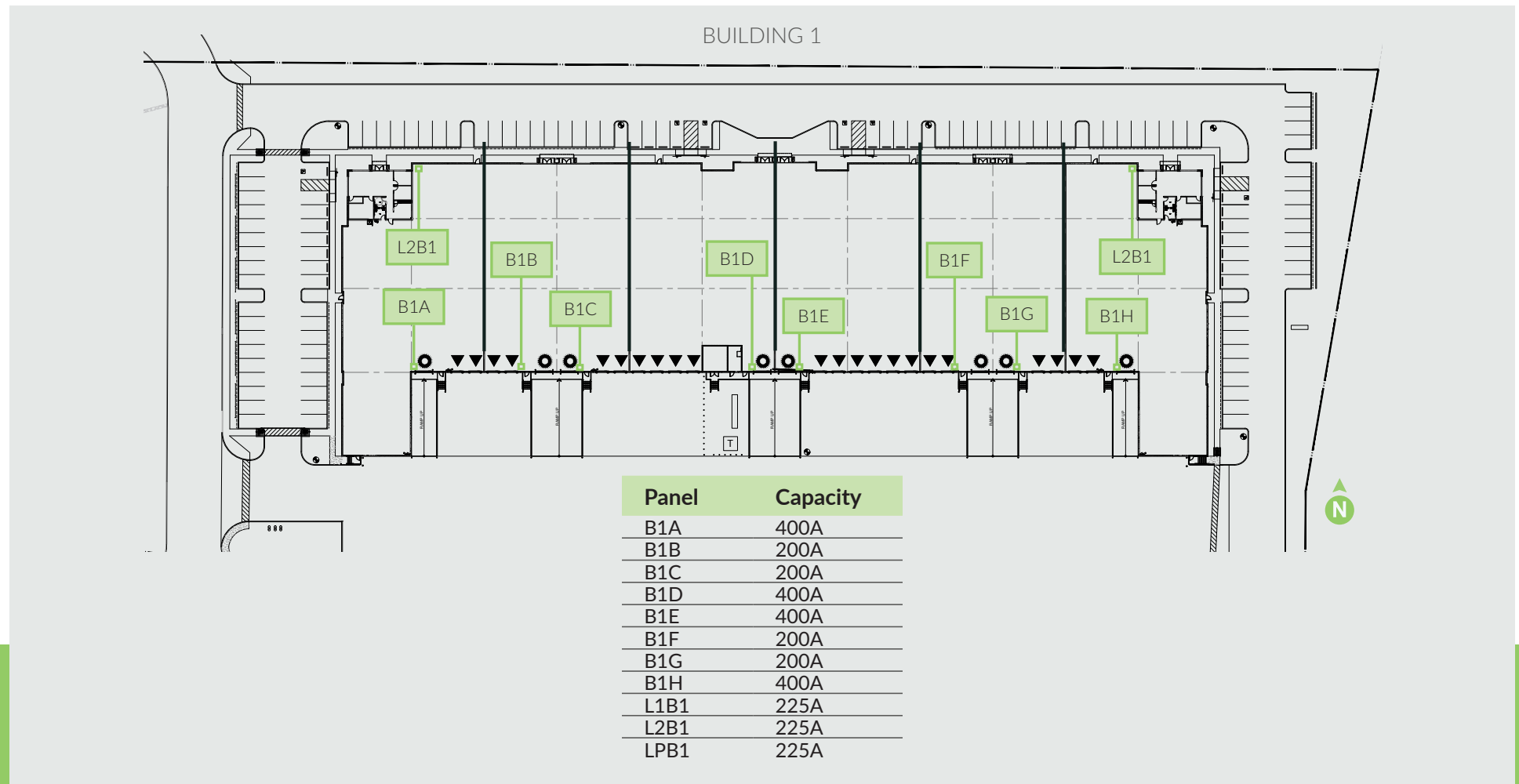


SITE PLAN

Electrical Layout Service Capacity & Initial Power Distribution

BUILDING 1

- (2) 2500 AMP SES, each providing:
 - (4) 400 AMP sections
 - (1) 3-packs of 200 AMP sections
- Initial power distribution:
 - (200) AMPs per bay ($\pm 15K$ SF per bay)
 - 2 bays receive (400) AMPs Day One
- Spare capacity for future needs:
 - (4) 400 AMP sections
 - (1) 200 AMP section

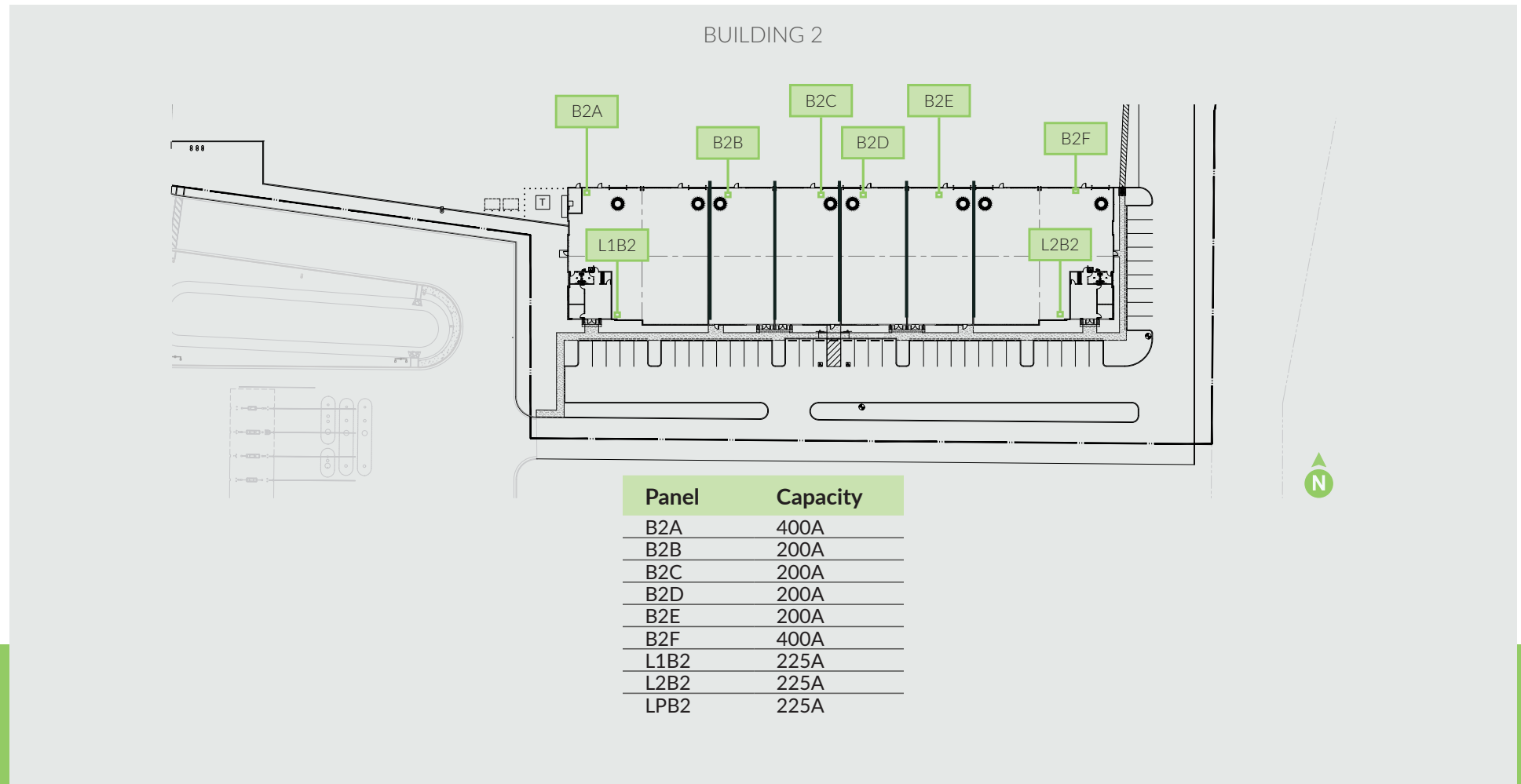


SITE PLAN

Electrical Layout Service Capacity & Initial Power Distribution

BUILDING 2

- (1) 2500 AMP SES providing:
 - (2) 400 AMP sections
 - (1) 3-pack of 200 AMP sections
 - (1) 6-pack of 200 AMP sections
- Initial power distribution:
 - (400) AMPs to end caps
 - (200) AMPs per 5K SF bay
- Spare capacity for future needs:
 - (4) 200 AMP sections



AREA OVERVIEW

Nearby Downtowns



11 miles

TO WESTGATE GLENDALE

20 miles

TO DOWNTOWN PHOENIX

Freeway Access



0.2 miles

TO US-60

4.3 miles

TO LOOP 303

Nearby Airports



32 miles

TO PHX SKY HARBOR INTL

22 miles

TO PHOENIX GOODYEAR





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