

# Valley North Business Park

2401 & 2501 W Behrend | Phoenix, AZ 85027



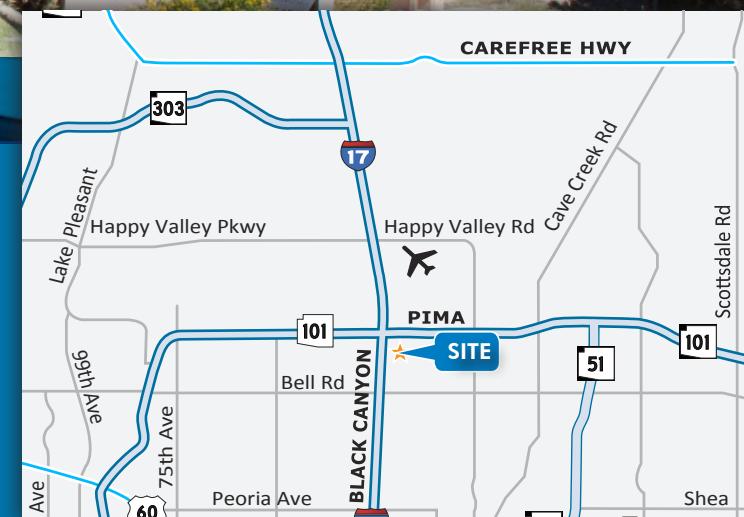
## Industrial Suites Available for Lease

- 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

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 01 28 26

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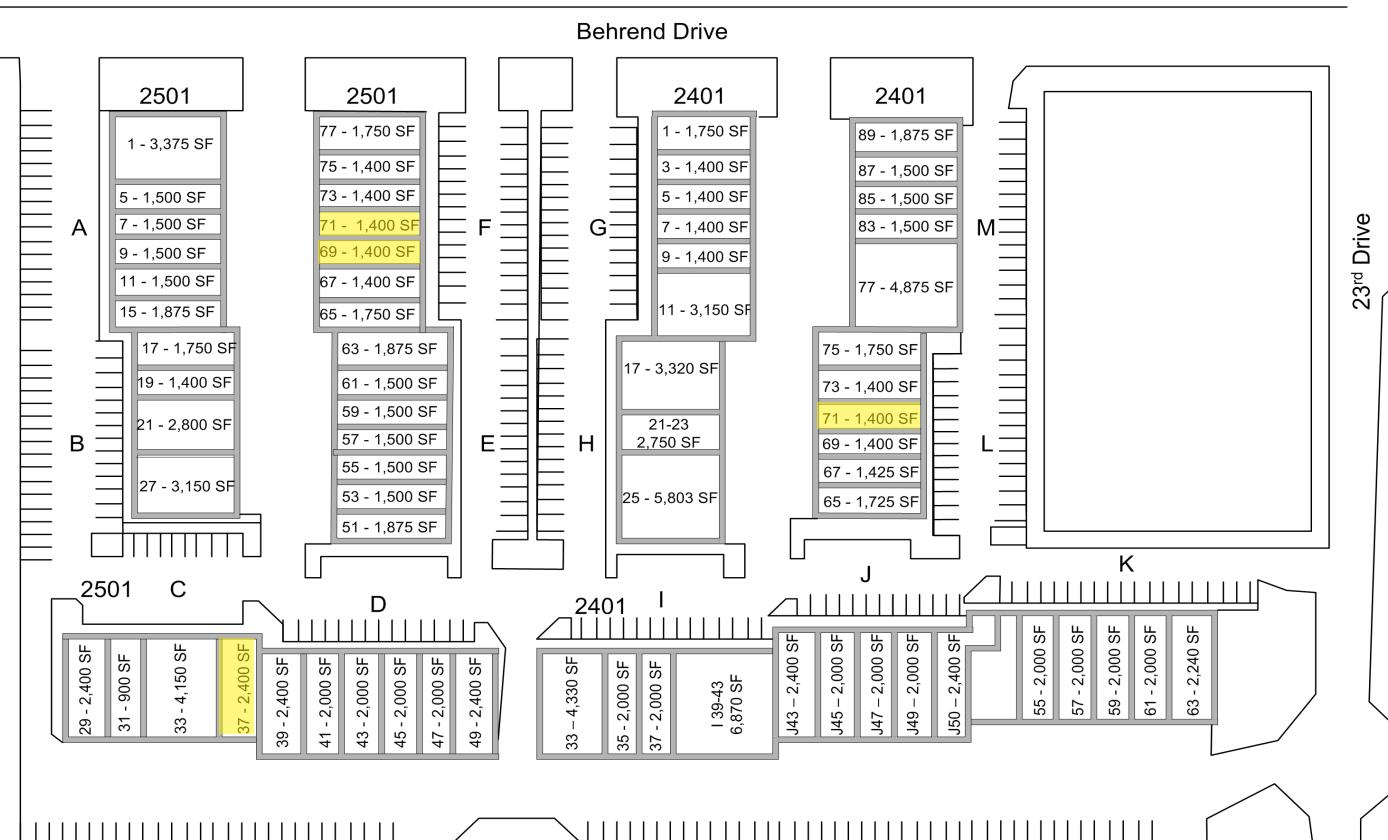
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AVAILABILITY | \$1.45 PSF + \$0.07

- C37: ±2,400 SF Avail 4/2026
- F71: ±1,400 SF Avail 30 day notice (Sublease - Expires 9/30/2028)
- F69: ±1,400 SF Avail 3/2026
- L71: ±1,400 SF Avail 5/2026

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