

BLACK CANYON BUSINESS PARK



OFFICE & INDUSTRIAL
FOR LEASE

2338 ROYAL PALM ROAD | 8155 NORTH 24TH AVE. | 8102-8152 NORTH 23RD AVE.
PHOENIX | AZ | 85021

FOR MORE INFORMATION:

JIM LIEBERTHAL, SIOR
O. 602.386.1229 C. 480.529.6400
jjml@cutlercommercial.com

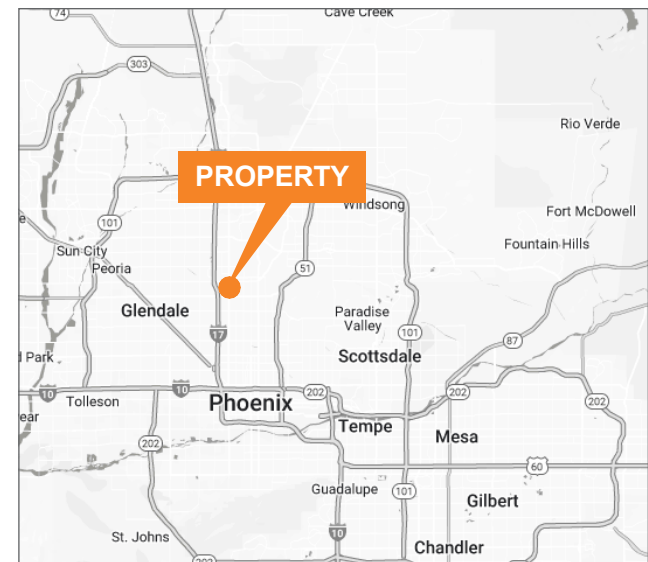
ERIC FERBER, CCIM
O. 602.386.1234 C. 602.332.2821
eferber@cutlercommercial.com

CUTLER COMMERCIAL
2150 East Highland Avenue,
Ste. 207, Phoenix, AZ 85016
www.cutlercommercial.com



PROPERTY FEATURES

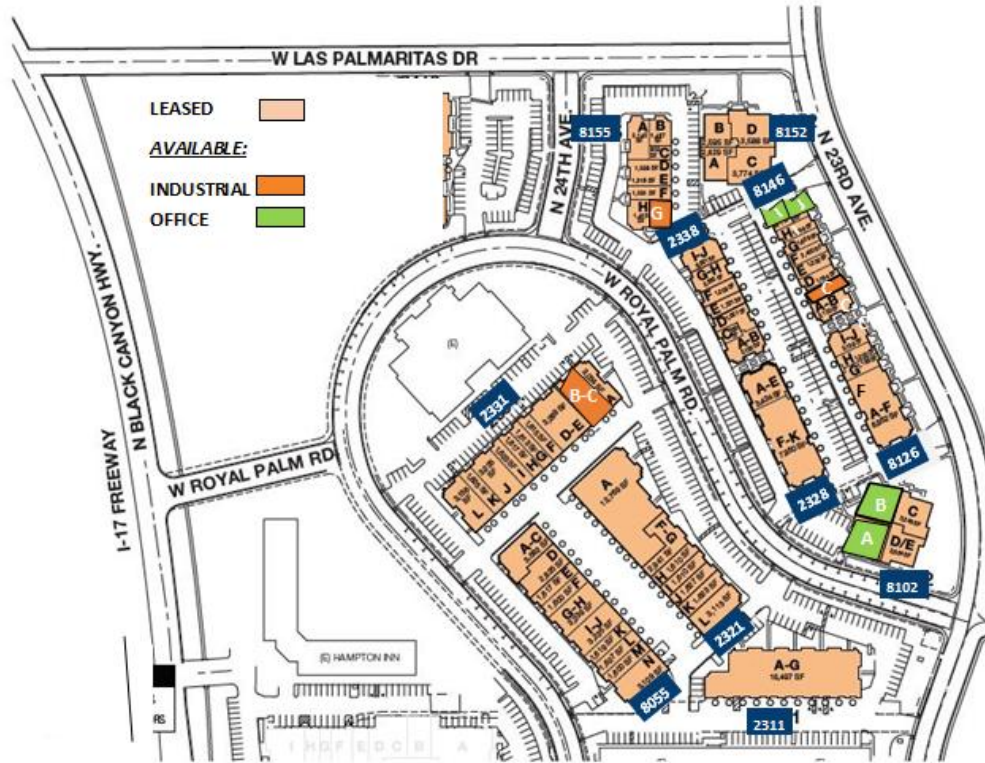
- ◆ Substantial Building Renovations
- ◆ Tenant Friendly Landlord with Streamlined Lease Execution
- ◆ Evaporative Cooled and A/C Warehouse Space Available
- ◆ Grade Level Loading
- ◆ Modern Finishes with Substantial Glass Lines
- ◆ Brand New Spec Suites Available
- ◆ On-Site Property Management & Security
- ◆ Excellent Access to I-17, Loop 101 and SR 51 Freeways/Light Rail Extension



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

BLACK CANYON BUSINESS PARK

SITE PLAN



FOR LEASE



FOR MORE INFORMATION

JIM LIEBERTHAL, SIOR

O. 602.386.1229 C. 480.529.6400

jjml@cutlercommercial.com

ERIC FERBER, CCIM

O. 602.386.1234 C. 602.332.2821

eferber@cutlercommercial.com

CUTLER COMMERCIAL

2150 East Highland Avenue,
Ste. 207, Phoenix, AZ 85016

www.cutlercommercial.com

BLACK CANYON BUSINESS PARK

2338 ROYAL PALM ROAD
8155 NORTH 24TH AVE.
8102-8152 NORTH 23RD AVE.

PHOENIX, AZ, 85021



INDUSTRIAL RATE \$1.15 SF/MO (±\$0.33/SF NNN's)			
BUILDING	SUITE	±SF	NOTES
8146 N 23 RD AVE	C	1,205	Reception, Office, Open Office, Restroom, Evap Warehouse
8155 N. 24 TH AVE	G	1,500	2 Offices, Restroom, A/C Warehouse
2331 W. ROYAL PALM RD.	B-C	3,250	Reception, 1 Office, Open Office, 2 Restrooms, A/C Warehouse
OFFICE RATE \$1.35 SF/MO - MODIFIED GROSS			
BUILDING	SUITE	±SF	NOTES
8146 N 23 RD AVE	I	921	Reception, 3 Offices, Restroom
8146 N 23 RD AVE	J	1,120	Reception, 3 Offices, Open Office, Restroom
* 8102 N 23 RD AVE	A	3,095	4 Offices, Open Office, Reception, Conference Rm, Break Area, 2 Restrooms
* 8102 N. 23 RD AVE	B	3,191	3 Offices, Open Office, Conference Rm, Break Rm, 2 Restrooms

*** 12 Months of ½ Base Rent - 3+ Year Leases, As Is, Subject to Approval of Tenant's Financials
Promotion Valid for New Leases Only - Expires 1/31/26**

Floorplans Available Upon Request

BLACK CANYON BUSINESS PARK

FOR LEASE



FOR MORE INFORMATION

JIM LIEBERTHAL, SIOR
O. 602.386.1229 C. 480.529.6400
jiml@cutlercommercial.com

ERIC FERBER, CCIM
O. 602.386.1234 C. 602.332.2821
eferber@cutlercommercial.com

CUTLER COMMERCIAL
2150 East Highland Avenue,
Ste. 207, Phoenix, AZ 85016
www.cutlercommercial.com

BLACK CANYON BUSINESS PARK

2338 ROYAL PALM ROAD
8155 NORTH 24TH AVE.
8102-8152 NORTH 23RD AVE.

PHOENIX, AZ, 85021



BLACK CANYON BUSINESS PARK

AMENITIES

FOR LEASE



NEARBY AMENITIES

Light Rail Extension
Sprouts Farmers Market
United States Postal Service
I-17 Freeway
Access to Sky Harbor Airport,
Deer Valley, & Downtown Phoenix

FOR MORE INFORMATION

JIM LIEBERTHAL, SIOR
O. 602.386.1229 C. 480.529.6400
jiml@cutlercommercial.com

ERIC FERBER, CCIM
O. 602.386.1234 C. 602.332.2821
eferber@cutlercommercial.com

CUTLER COMMERCIAL
2150 East Highland Avenue,
Ste. 207, Phoenix, AZ 85016
www.cutlercommercial.com

BLACK CANYON BUSINESS PARK

2338 ROYAL PALM ROAD
8155 NORTH 24TH AVE.
8102-8152 NORTH 23RD AVE.
PHOENIX, AZ, 85021

