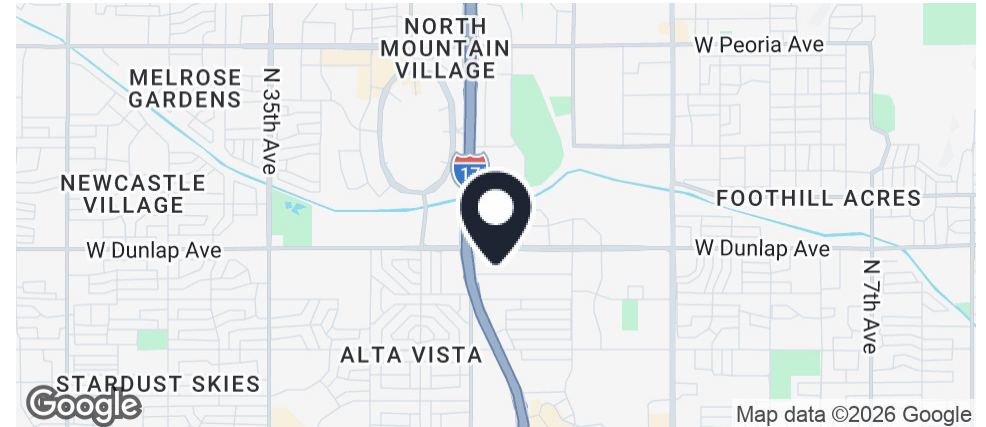


TOWNLEY COMMERCE CENTER

2602-2606 W. Townley Ave., Phoenix, AZ 85021

INDUSTRIAL PROPERTY FOR LEASE



PROPERTY HIGHLIGHTS

- 100-200A/110-220V, 1 Phase Power
- Parking Ratio 0.90/1,000 (30 total parking spaces)
- Clear Height 12' +/-
- Year Built 1980
- C-2 Zoning, City of Phoenix
- Located at I-17 & Dunlap

2606 W TOWNLEY - SUITE 1 - (1,600± SF)

- Reception Area
- One (1) Restroom
- One 12' Tall Grade Level Door

2606 W TOWNLEY - SUITE 3 AND 4 BOTH AVAILABLE (1,500 ±SF EACH)

- Reception Area
- Restroom
- Evap Cooled Warehouse
- 12' ± Tall Grade Level Door (For Suite 4)

2602 W TOWNLEY - SUITE 1 - (±2,282 SF) - AVAILABLE MAY 1, 2026

- Reception, Restroom, 8'x10' GL Door and Balanced Evap Cooled Warehouse

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // cutlercommercial.com

ELIZABETH HAMMER

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ehammer@cutlercommercial.com

ROD CROTTY

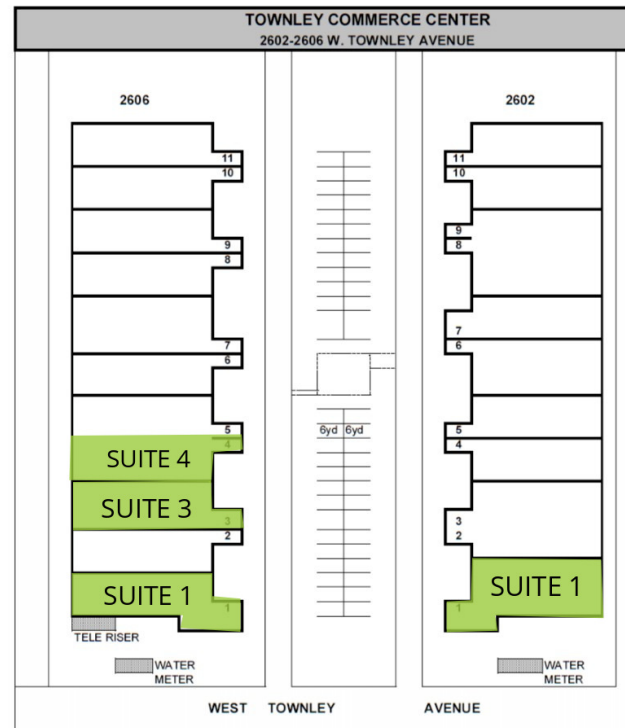
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NOTE: ALL DIMENSIONS ARE APPROXIMATE AND THE SITE PLAN/FLOOR PLAN IS NOT TO SCALE

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