

# 17431

N. BLACK CANYON HWY

Phoenix, AZ 85023

Rare Owner User Industrial Building  
in North Central Phoenix



**Susan McCall, CCIM**  
Designated Broker/Owner  
Direct 480-452-6731  
[Susan@CommercialPropertyConnect.com](mailto:Susan@CommercialPropertyConnect.com)

**Samantha Borelli**  
Licensed Broker/Agent Support  
Direct 303-478-0633  
[Sam@CommercialPropertyConnect.com](mailto:Sam@CommercialPropertyConnect.com)

[www.CommercialPropertyConnect.com](http://www.CommercialPropertyConnect.com)



## PROPERTY HIGHLIGHTS

17431 N. Black Canyon Hwy., Phoenix, AZ 85023



**Sale Price:** \$4,900,000 (\$186 SF)



**Total Building Size:** 26,320 SF



**Total Land Size:** 1.64 AC



**Year Built:** 1979



**Parking:** 2.8/1000



**Zoning:** Industrial Park



**APN:** 208-31-0011

Industrial property in North Central corridor with access to the growth related to TSMC less than 15 minutes away is in high demand.

- Warehouse has both Evap and A/C Cooling
- Three Grade Level Roll Up Doors
- Ceiling Clear Height in Warehouse 15'11"
- 1600/480 3 Phase Power

*\*Move time for tenant occupant needed*



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# PROPERTY PHOTOS

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# PROPERTY PHOTOS

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Sam's Club

Bell Road Toyota

Turf Paradise

Sanderson Lincoln

Kohl's

Walmart Supercenter

Burger Mania

Midway Chevrolet

Copper State Credit Union

Bánh Mi Bistro

Caramba Mexican Food

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N 25TH AVE

N BLACK CANYON HWY



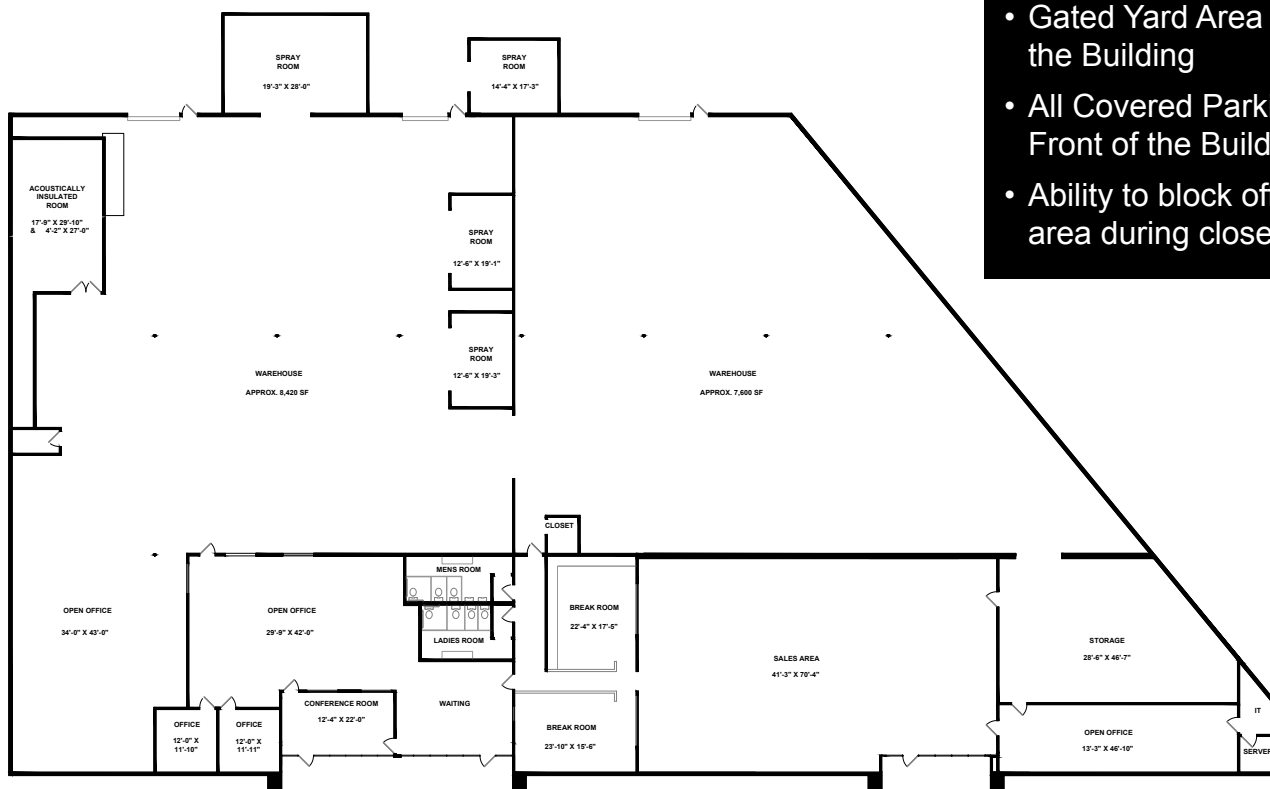
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# DRAWINGS

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- Gated Yard Area in the Rear of the Building
- All Covered Parking in the Front of the Building
- Ability to block off front parking area during closed hours

17431 N BLACK CANYON HWY, PHOENIX, AZ  
 24 X 36 SHEET SCALE 1/8" = 1'-0"  
 RI 1224



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# LOCATION

17431 N. Black Canyon Hwy., Phoenix, AZ 85023



Subject Property

17431



## Drive Time Map

Shaded area shows average 5-15 minute drive from subject property.



17431 North Black Canyon Access Road, Phoenix, Arizona, 85023



Exceptionally easy access from Union Hills or Bell Road exits via the Frontage Road

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