## TOWNLEY BUSINESS PARK

Interstate 17 & Dunlap Road 8804, 8826, 8836 North 23rd Avenue, Phoenix AZ

### INDUSTRIAL SUITE WITH POTENTIAL ±1.34 ACRE FENCED YARD FOR LEASE ±17,840 - ±43,000 SF



8 8 0

> CAPITAL IMPROVEMENTS UNDERWAY





OVER 5M SF OF RETAIL WITHIN 2 MILES



JOHN POMPAY +1 602 224 4422 john.pompay@cushwake.com

8

8

36

GREG McMILLAN +1 602 229 5922 greg.mcmillan@cushwake.com



2555 E. Camelback Rd, Suite 400 Phoenix, Arizona 85016 ph:+1 602 954 9000 fx:+1 602 253 0528 www.cushmanwakefield.com

## TOWNLEY BUSINESS PARK

#### **PROPERTY FEATURES**

- ±121,725 SF in 3 Buildings
- ±17,840 SF to ±43,000 SF Available
- 16' Clear Height
- IP Zoning, City of Phoenix Office & Industrial Uses
- 10' x 10' Grade Level Roll-Up Doors
- On-site security and extensive security camera system

8

8

3

6

74

303

85

101

60

10-

PROPERTY

51

143

101

- Electrical: 277/480 Volt, 3 Phase
- Parking Ratio 4:1000 with expansion capabilities to 8:1000
- Excellent Freeway Access via Interstate 17

#### 8826 N 23rd Ave

#### Building C

- ±43,586 SF
- Divisible to ± 17,230
- 5,045 SF of office
- Two (2) truck well doors
- Seven (7) grade doors
- 14' 16' clear height
- New LED lights
- New interior painting
- Potential ±1.34 acre fenced yard
- 4/1,000 parking
- 1,600 AMPs 277/480v
- Asking Rate \$1.00 NNN\*

\*Rate does not reflect the outside storage area



# TOWNLEY BUSINESS PARK

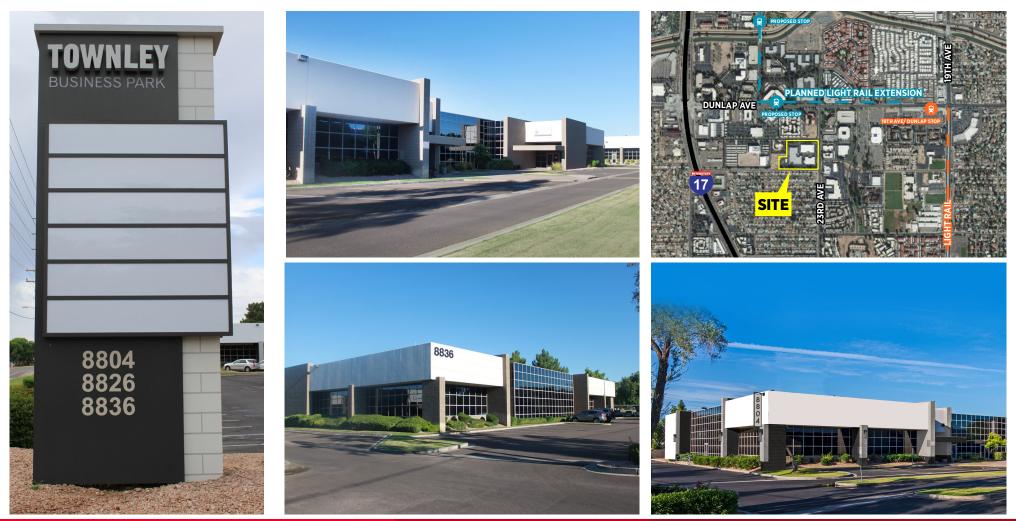
#### JOHN POMPAY +1 602 224 4422 john.pompay@cushwake.com

GREG MCMILLAN +1 602 229 5922 greg.mcmillan@cushwake.com



2555 E. Camelback Rd, Suite 400 Phoenix, Arizona 85016 ph:+1 602 954 9000 fx:+1 602 253 0528 www.cushmanwakefield.com

#### **MONUMENT SIGNAGE**



### **TOWNLEY** BUSINESS PARK

Interstate 17 & Dunlap Road 8804, 8826, 8836 North 23rd Avenue, Phoenix AZ

©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warrantly or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, tergt or other accuracy or completeness of the accuracy or unpleteness of the accuracy or the accuracy or completeness of the accuracy or the information contained herein, and same is submitted subject to errors, omissions, change of price, tergt or endormal or water of the accuracy or unpleteness of the accuracy or unpleteness of the accuracy or an endormal or endormal or water or the accuracy or unpleteness of the accuracy or unp

JOHN POMPAY +1 602 224 4422 john.pompay@cushwake.com GREG MCMILLAN +1 602 229 5922 greg.mcmillan@cushwake.com



2555 E. Camelback Rd, Suite 400 Phoenix, Arizona 85016 ph:+1 602 954 9000 fx:+1 602 253 0528 www.cushmanwakefield.com