

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**

JOHN POMPAY
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**CAPITAL
IMPROVEMENTS
UNDERWAY**



**CENTRALLY
LOCATED**



**OVER 5M SF
OF RETAIL
WITHIN 2 MILES**



**WALKABLE
TO LIGHT RAIL
& BUS ROUTE**

 **CUSHMAN &
WAKEFIELD**

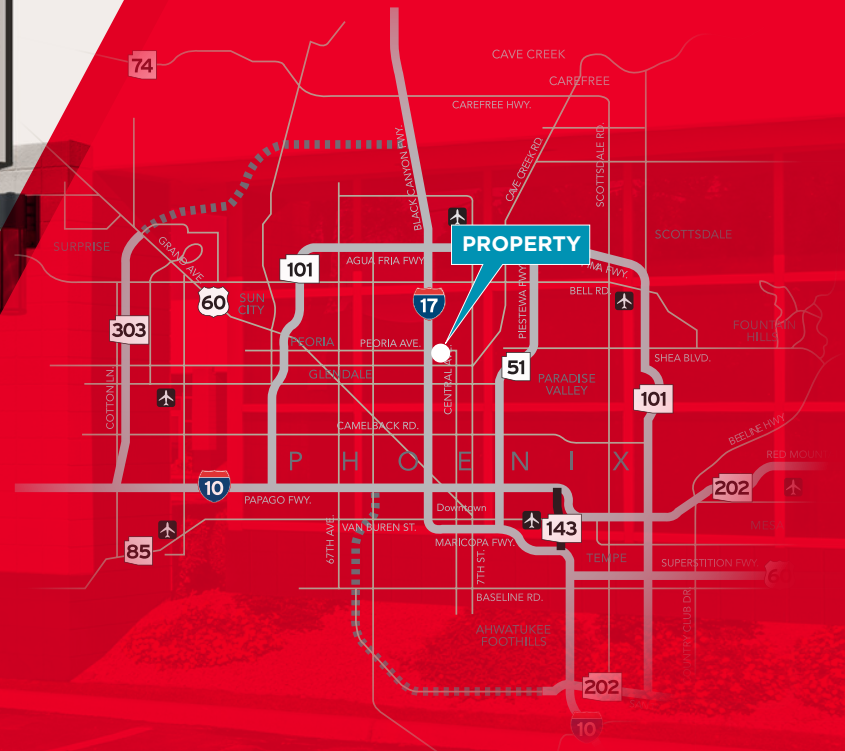
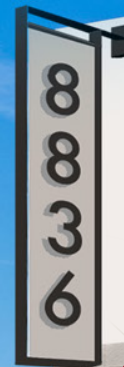
2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016
ph:+1 602 954 9000
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BUSINESS PARK

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

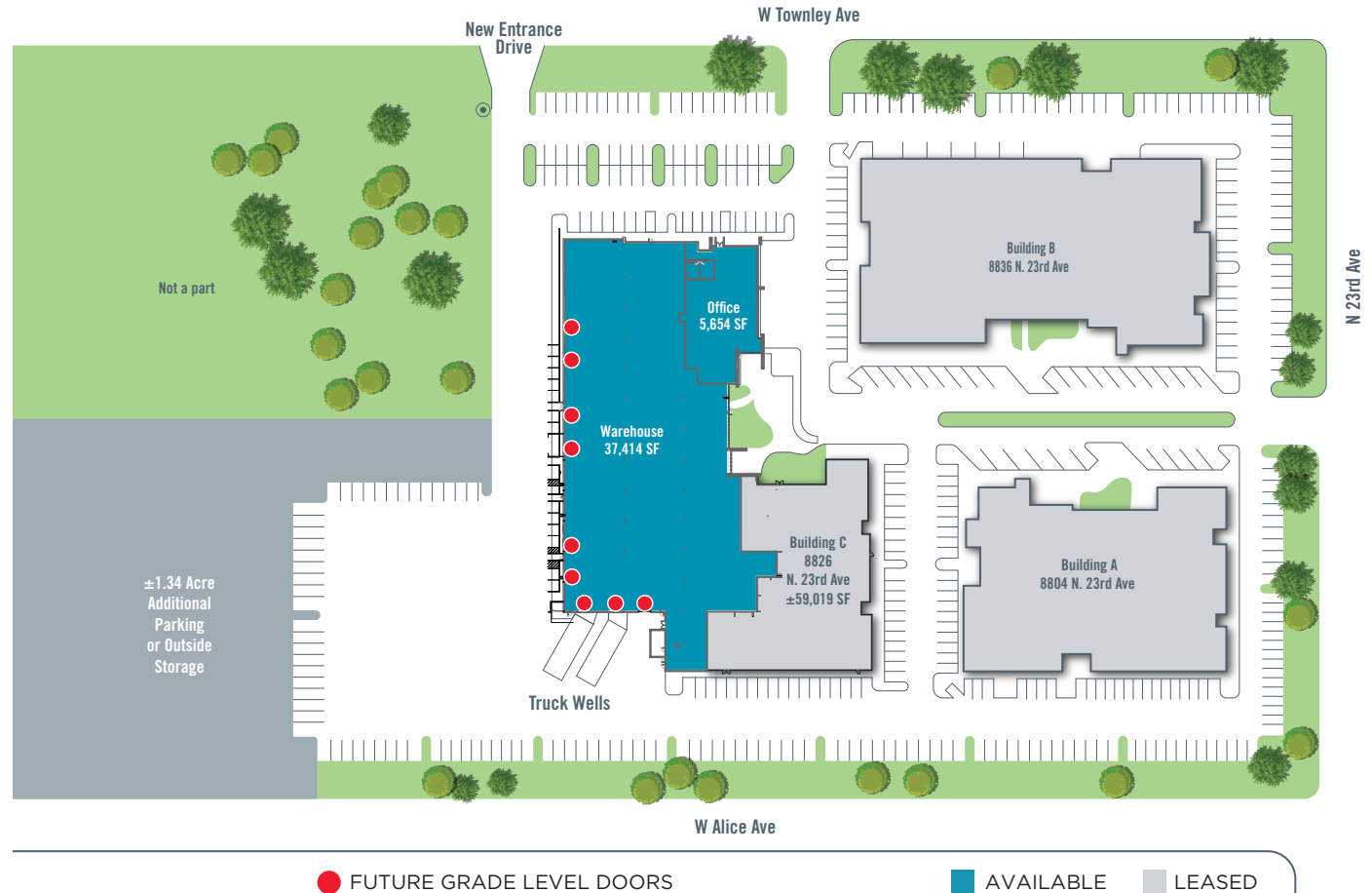


8826 N 23rd Ave

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



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MONUMENT SIGNAGE



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