

8826 N 23RD AVE BUILDING C

PHOENIX, AZ 85021

TOWNLEY BUSINESS PARK

FOR SALE/LEASE



TOTAL BUILDING SIZE: ±59,019 SF • AVAILABLE: ±43,586 SF

CBRE

PROPERTY FEATURES

Total Building Size: ±59,019 SF

Total Site Size: ±4.4 AC | ±192,000 SF

Available: ±43,586 SF

- ±5,654 SF Spec Office
- ±37,932 SF Warehouse/Manufacturing

±15,433 SF Leased to existing tenant

Yard

±1.34 Acre Yard Available

Clear Height

14' - 16'

Grade Level Doors

Eight (8)

Truckwell Doors

One (1)

Electrical

- 1,600 Amps, 277/480
- Volt 3 Phase



Zoning

IP Zoning, City of Phoenix
Office & Industrial Uses



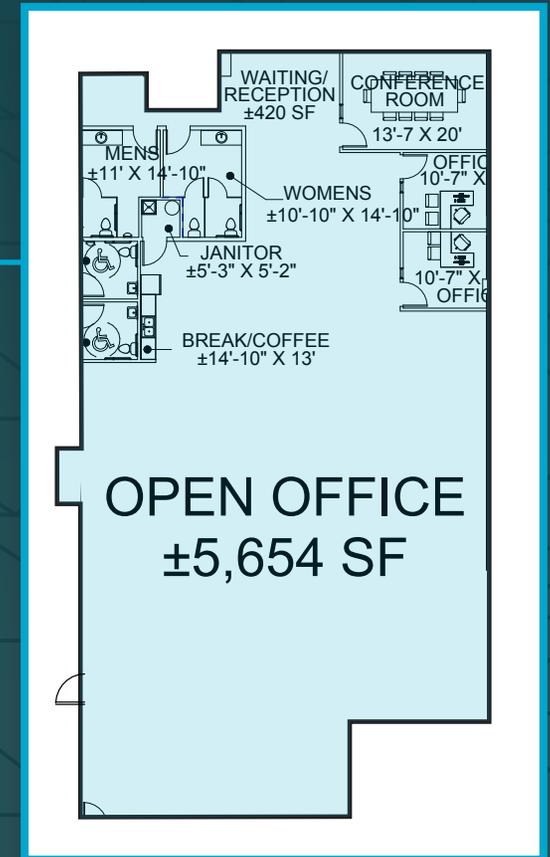
Security

On-site security and extensive
security camera system



Parking Ratio

4:1000





 [CLICK FOR VIRTUAL TOUR](#)

PROPERTY HIGHLIGHTS



Proximity to TSMC



New LED Lights



New Interior Paint



New Office and Warehouse Bathrooms



Ability to add ± 1.34 Acre Fenced Yard

OFFERING DETAILS

**GREAT
OWNER/USER
OPPORTUNITY!**



Size:

±59,019 RSF



For Sale:

\$10,650,000.00
or \$180.50/SF



For Lease:

\$1.12/SF NNN
\$0.40/SF OPEX



Included Income:

\$223,699.92/annum
through existing tenant

**Additionally
Available:**

±1.34 SF

of Vacant Storage
Yard (2423 W.
Townley Avenue)

Pricing:

\$1,355,000
or \$23.13/SF

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