

# Valley North Business Park

2401 & 2501 W Behrend | Phoenix, AZ 85027

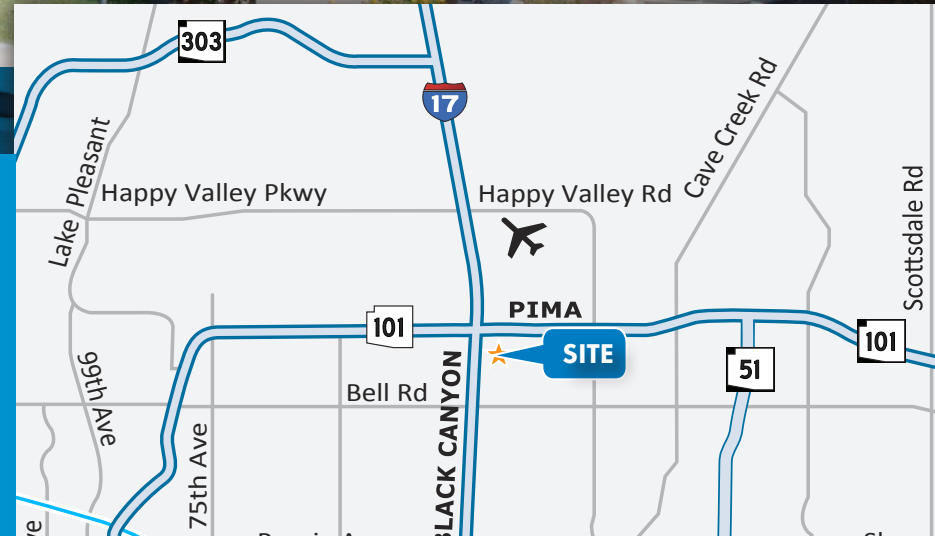


INDUSTRIAL SUITES AVAILABLE FOR LEASE

# GET FREE RENT

WHEN YOU SIGN A LEASE BY JULY 31, 2026

CALL FOR DETAILS



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. Effective 06/8/26

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

# Valley North Business Park

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## PROPERTY HIGHLIGHTS

- Excellent Access to I-17 & 101 Freeways
- 16'-18' Clear Height
- 10'x10', 10'x12' & 10'x14' Grade Level Doors
- Fully Sprinklered
- EVAP cooled Warehouse & All A/C Varies by Suite
- Suites Can Be Built to Suit in 30-90 Days
- CP/GCP City of Phoenix
- 4/1,000 Parking Ratio

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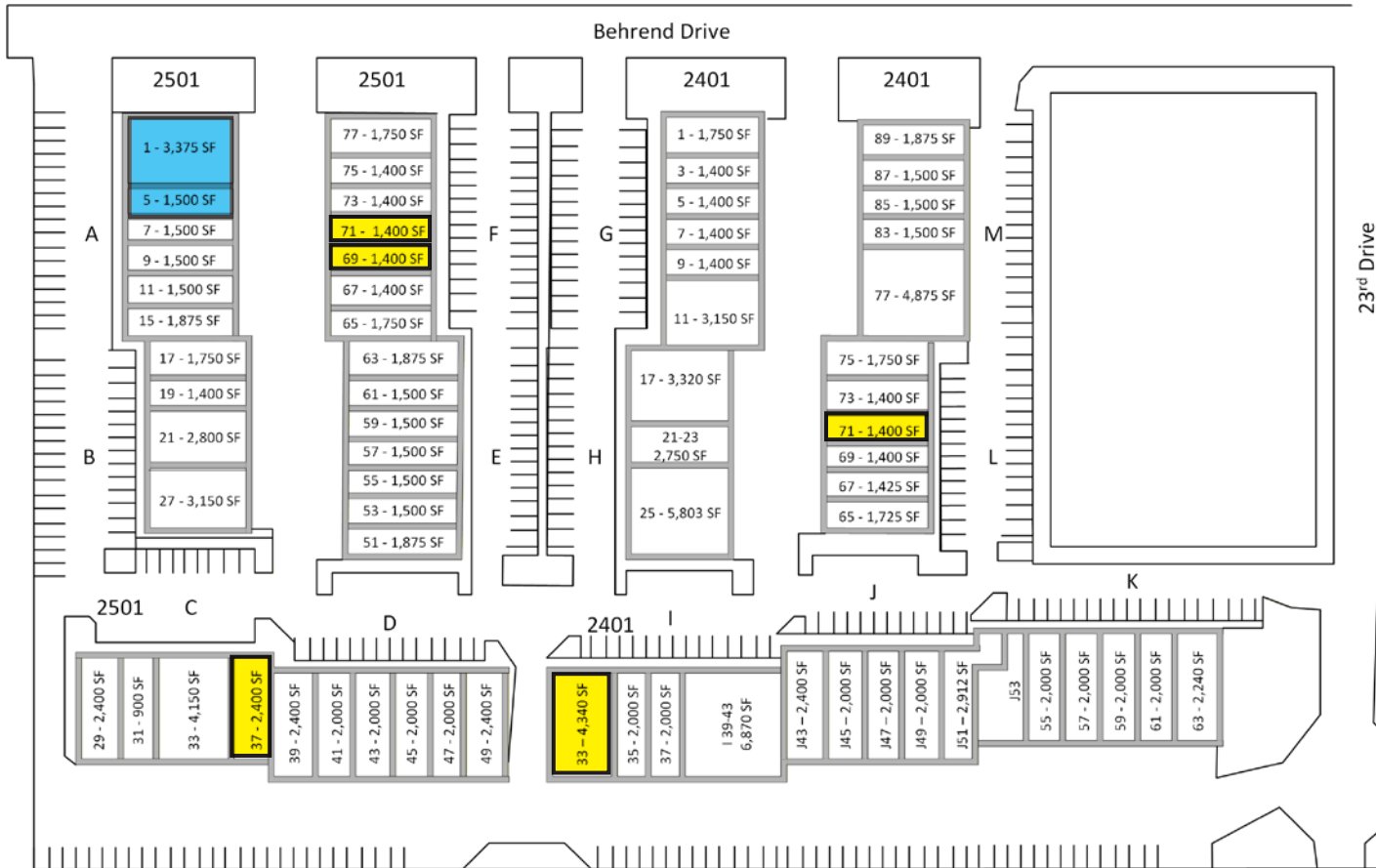
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**AVAILABLE MID TO LATE FALL**  
**\$1.45 PSF + \$0.07**

- A1, A3, A5: ±4,875 SF  
 Divisible to 3,375 SF and 1,500 SF

**AVAILABILITY | \$1.45 PSF + \$0.07**

- C37: ±2,400 SF
- F69: ±1,400 SF
- F71: ±1,400 SF Avail 30 day notice  
 (Sublease - Expires 9/30/2028)
- L71: ±1,400 SF

**AVAILABILITY | \$1.55 PSF + \$0.07**

- I33: ±4,340 SF

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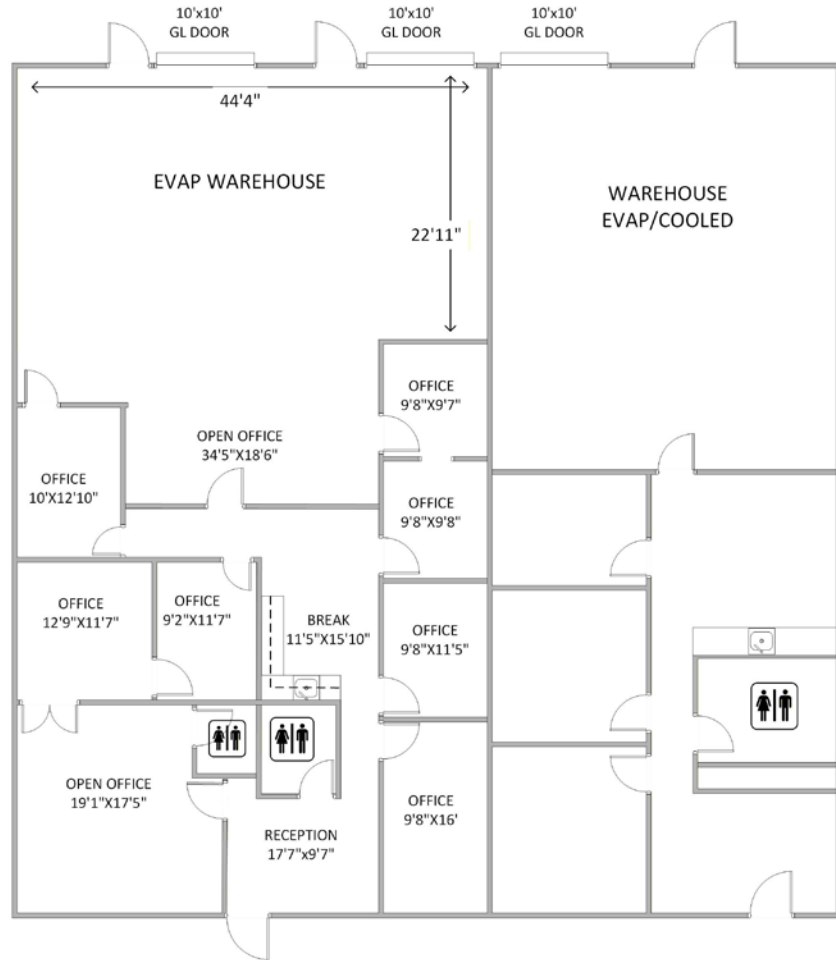
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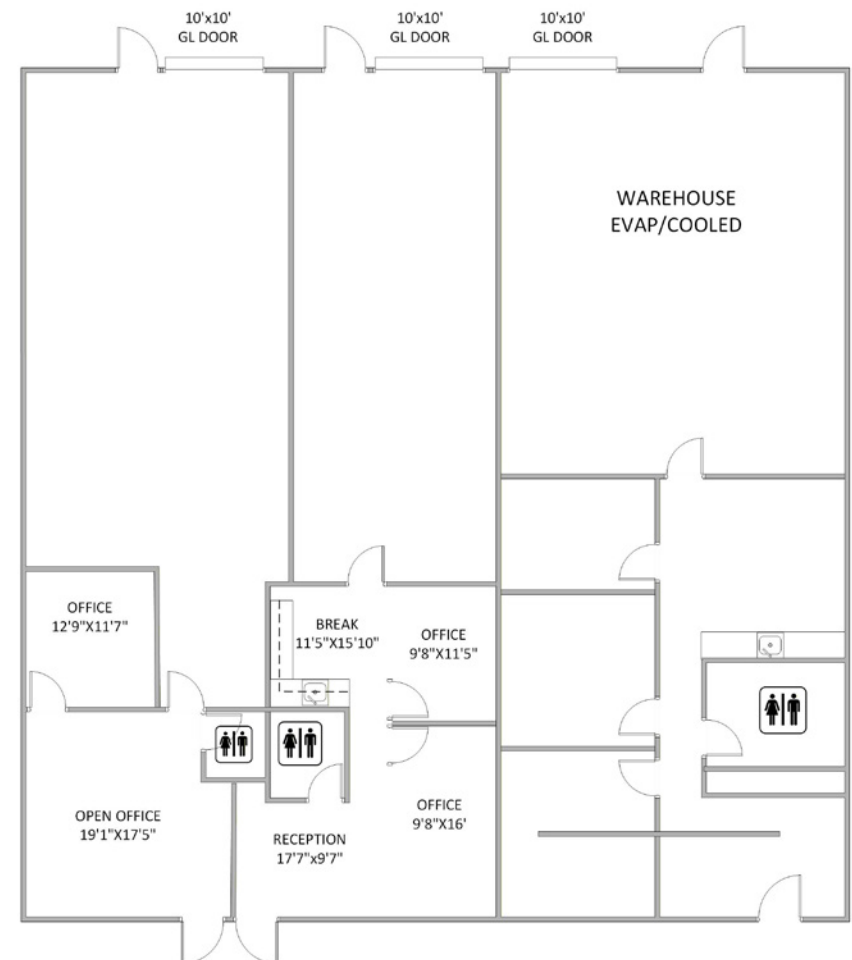
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Suite A1-3, 5: ±4,875SF

2501 WEST BEHREND - AS BUILT



Suite A1: ±1,875 SF Suite A3: ±1,875 SF Suite A5: ±1,500 SF

2501 WEST BEHREND - POTENTIAL DEMISED

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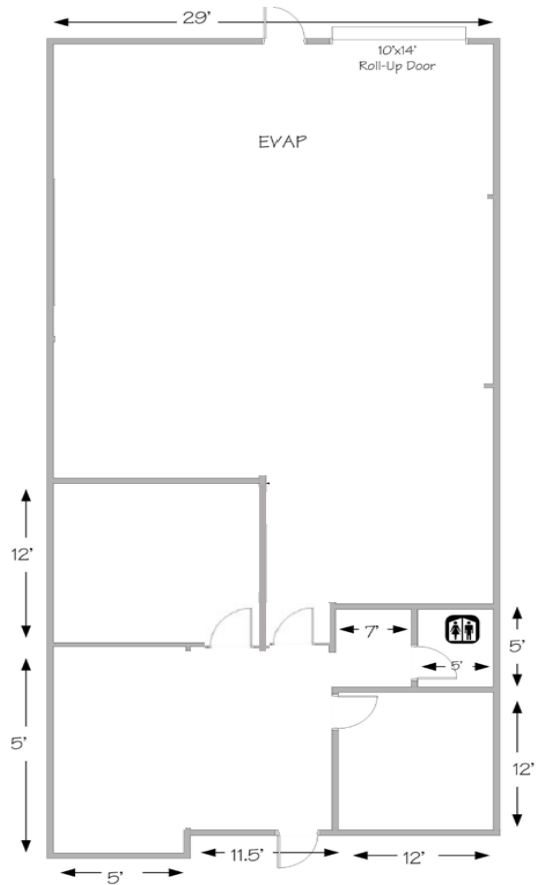
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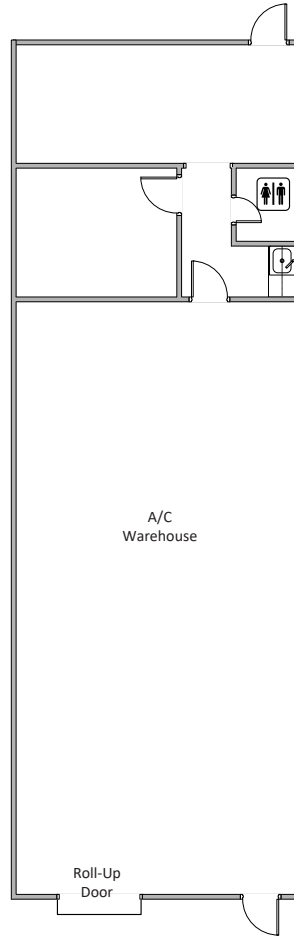
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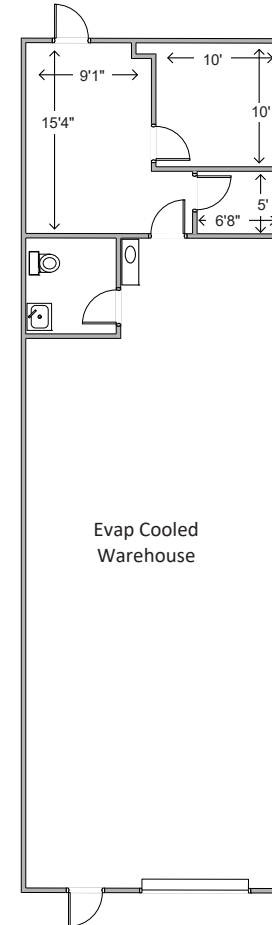
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2501 WEST BEHREND  
Suite C37  
±2,400 SF



2501 WEST BEHREND  
Suite F69  
±1,400 SF



2501 WEST BEHREND  
Suite F71  
±1,400 SF  
Sublease - Expires 9/30/2028  
AVAILABLE w/30 day notice

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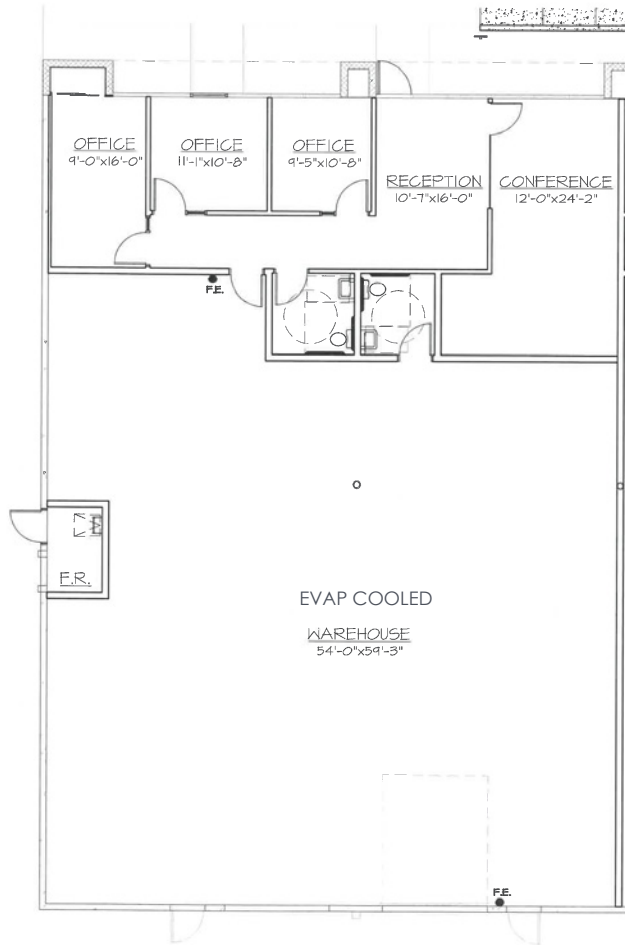
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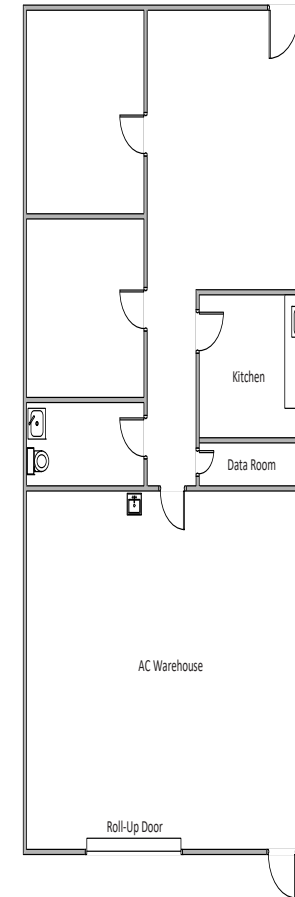
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2401 WEST BEHREND  
Suite I33  
±4,340 SF



2401 WEST BEHREND  
Suite L71  
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