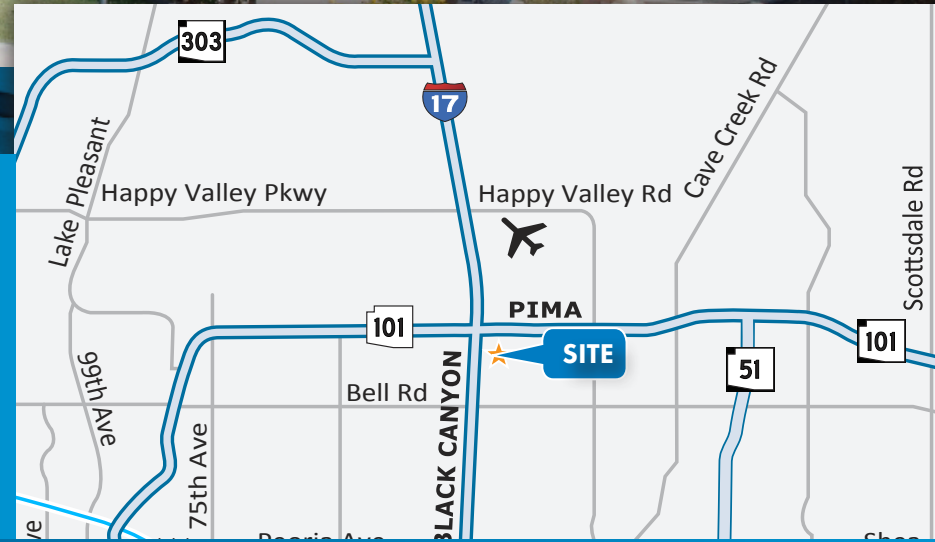


Valley North Business Park

2401 & 2501 W Behrend | Phoenix, AZ 85027



INDUSTRIAL SUITES AVAILABLE FOR LEASE



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 08/5/26

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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

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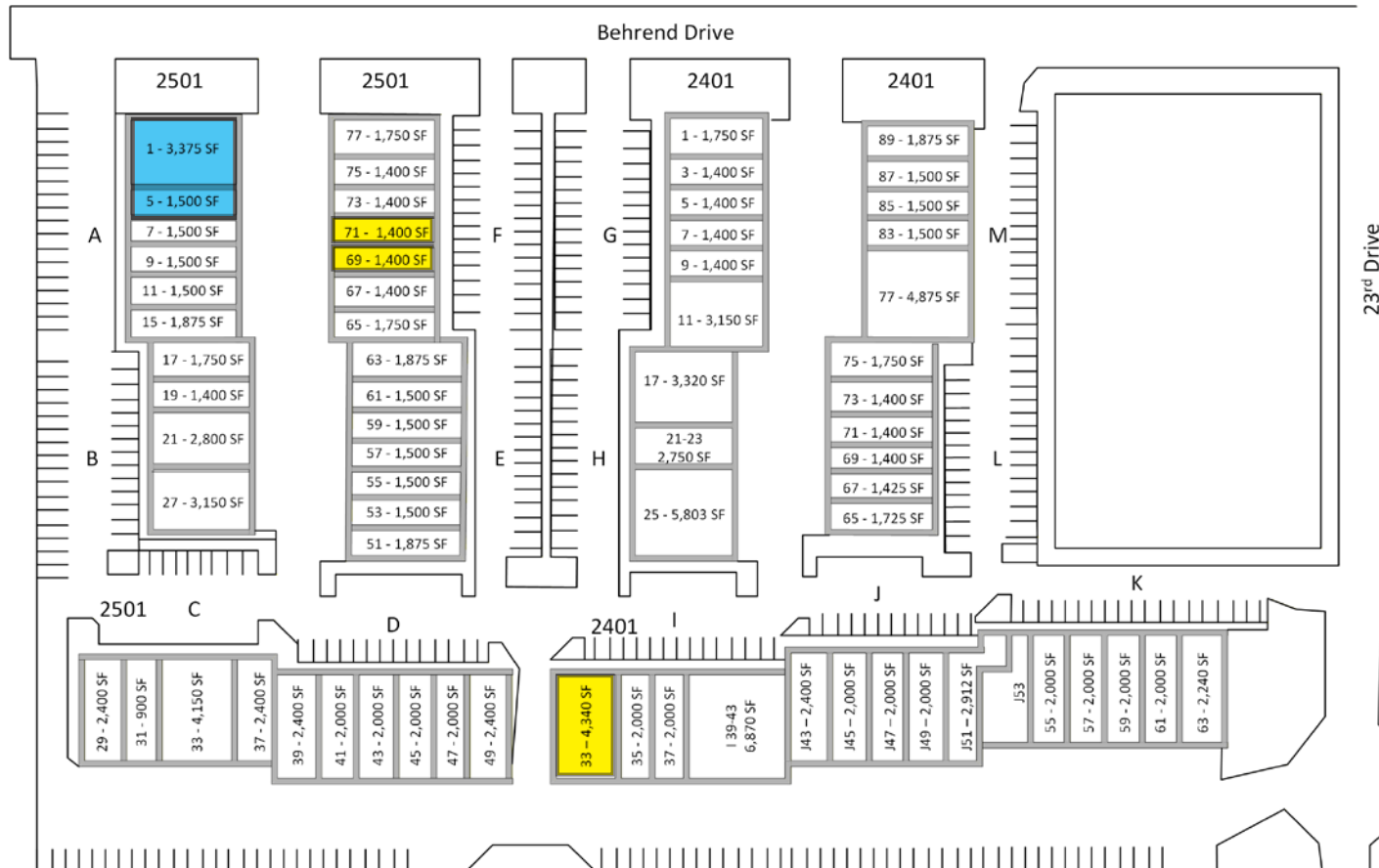
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AVAILABLE MID TO LATE FALL
\$1.45 PSF + \$0.07

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

AVAILABILITY | \$1.45 PSF + \$0.07

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

AVAILABILITY | \$1.55 PSF + \$0.07

- I33: ±4,340 SF

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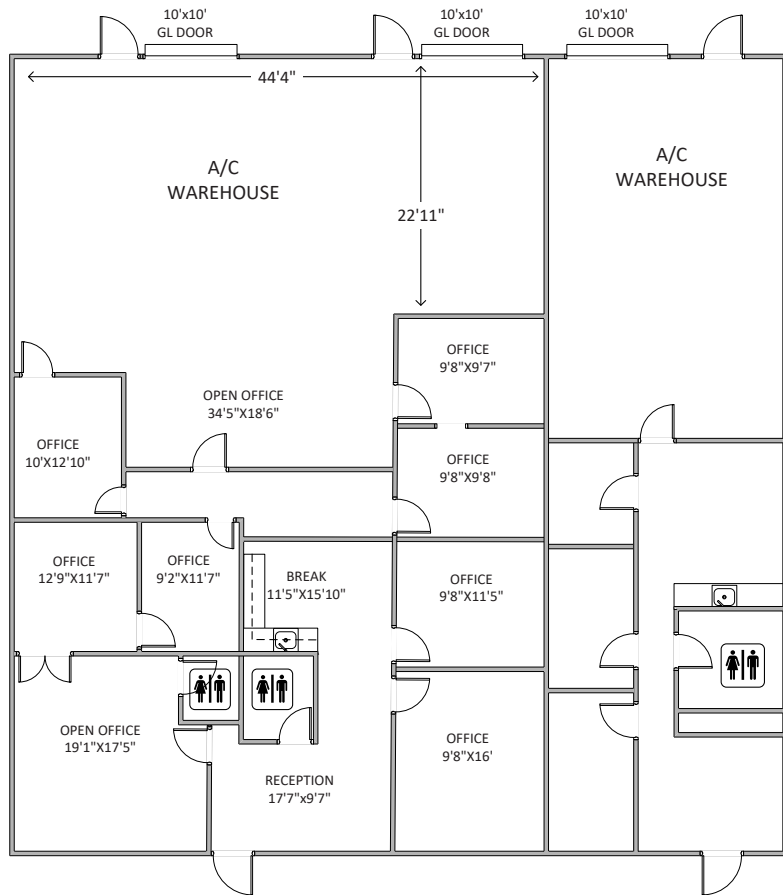
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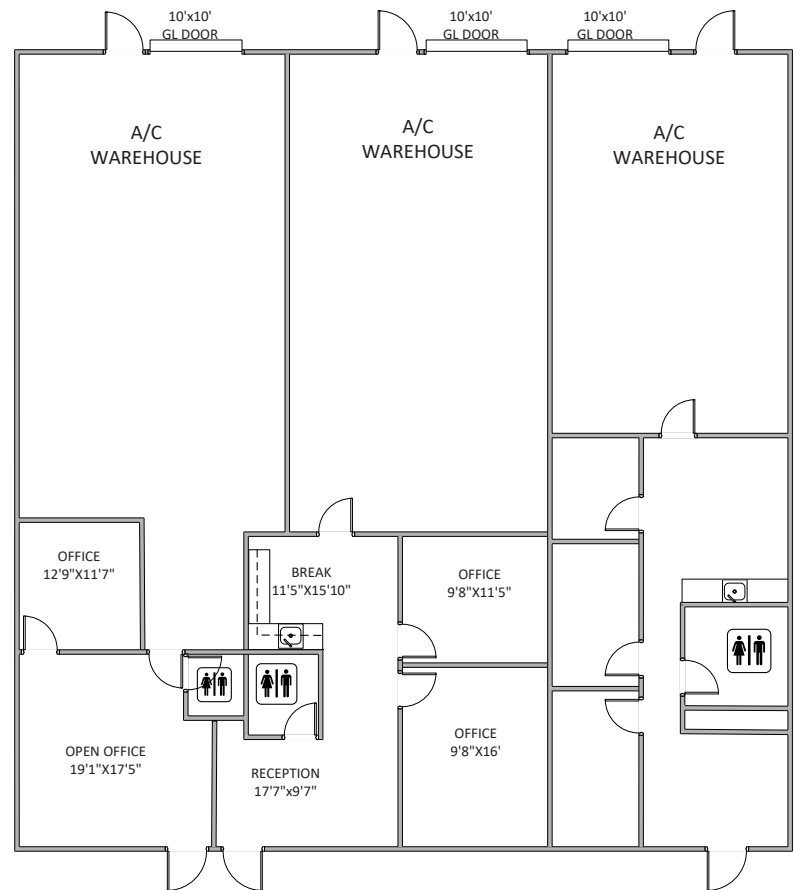
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Suite A1-3, 5: $\pm 4,875$ SF

2501 WEST BEHREND - AS BUILT



Suite A1: $\pm 1,875$ SF Suite A3: $\pm 1,875$ SF Suite A5: $\pm 1,500$ SF

2501 WEST BEHREND - POTENTIAL DEMISED

All scale, characteristics, dimensions and square footages indicated are approximate. Actual dimensions are to be field-verified.

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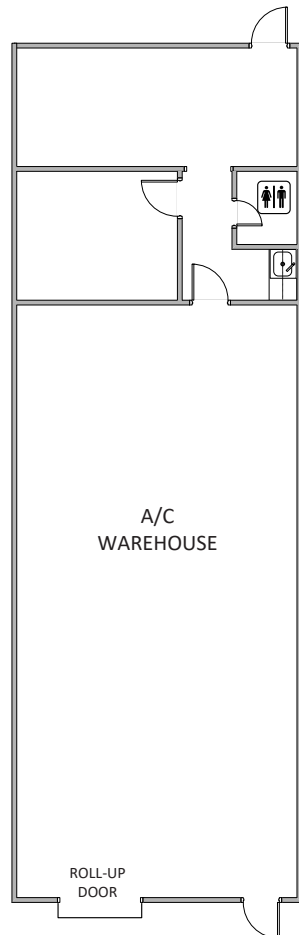
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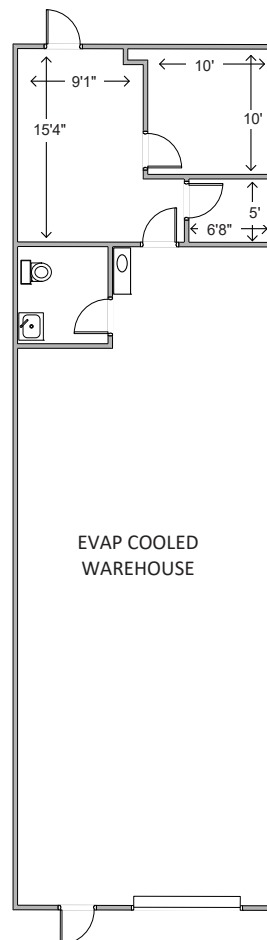
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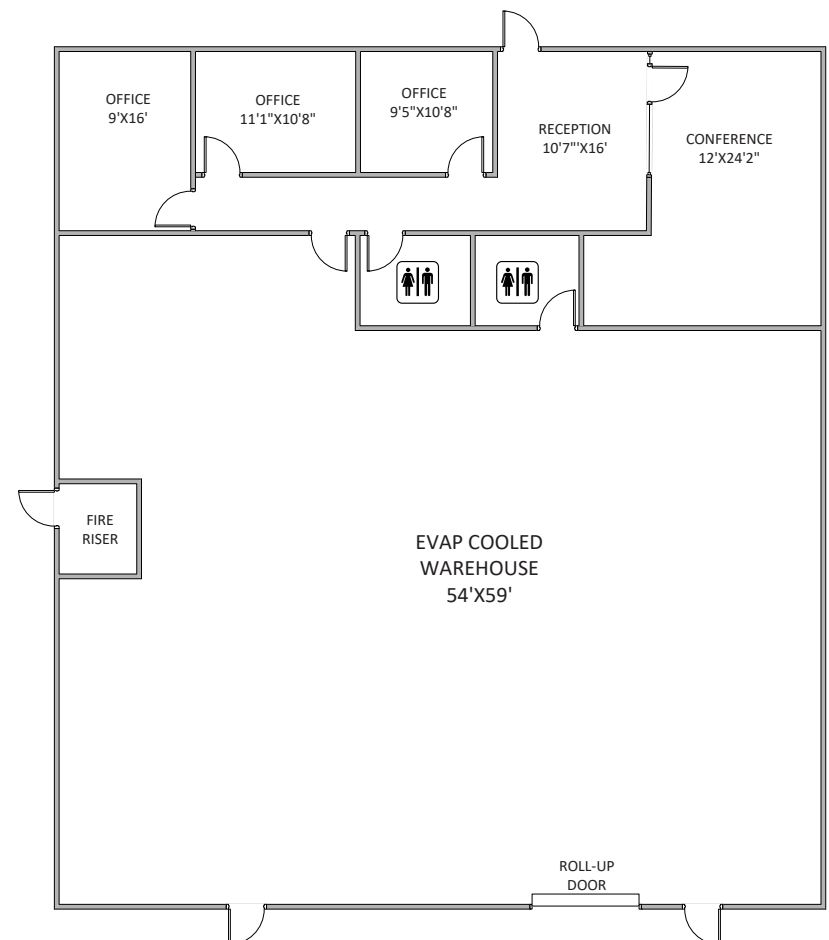
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2501 WEST BEHREND
Suite F69
±1,400 SF



2501 WEST BEHREND
Suite F71
±1,400 SF



2401 WEST BEHREND
Suite I33
±4,340 SF

Sublease - Expires 9/30/28 -AVAILABLE w/30 day notice

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