

BLACK CANYON BUSINESS PARK



OFFICE & INDUSTRIAL
FOR LEASE

2338 ROYAL PALM ROAD | 8155 NORTH 24TH AVE. | 8102-8152 NORTH 23RD AVE.
PHOENIX | AZ | 85021

FOR MORE INFORMATION:

JIM LIEBERTHAL, SIOR

O. 602.386.1229 C. 480.529.6400

jjml@cutlercommercial.com

ERIC FERBER, CCIM

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CUTLER COMMERCIAL

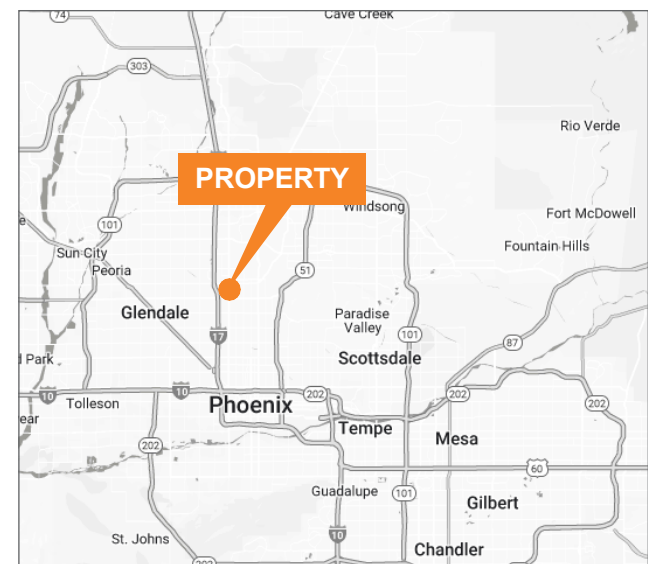
2150 East Highland Avenue,

Ste. 207, Phoenix, AZ 85016

www.cutlercommercial.com

PROPERTY FEATURES

- ◆ Substantial Building Renovations
- ◆ Tenant Friendly Landlord with Streamlined Lease Execution
- ◆ Evaporative Cooled and A/C Warehouse Space Available
- ◆ Grade Level Loading
- ◆ Modern Finishes with Substantial Glass Lines
- ◆ Brand New Spec Suites Available
- ◆ On-Site Property Management & Security
- ◆ Excellent Access to I-17, Loop 101 and SR 51 Freeways/Light Rail Extension

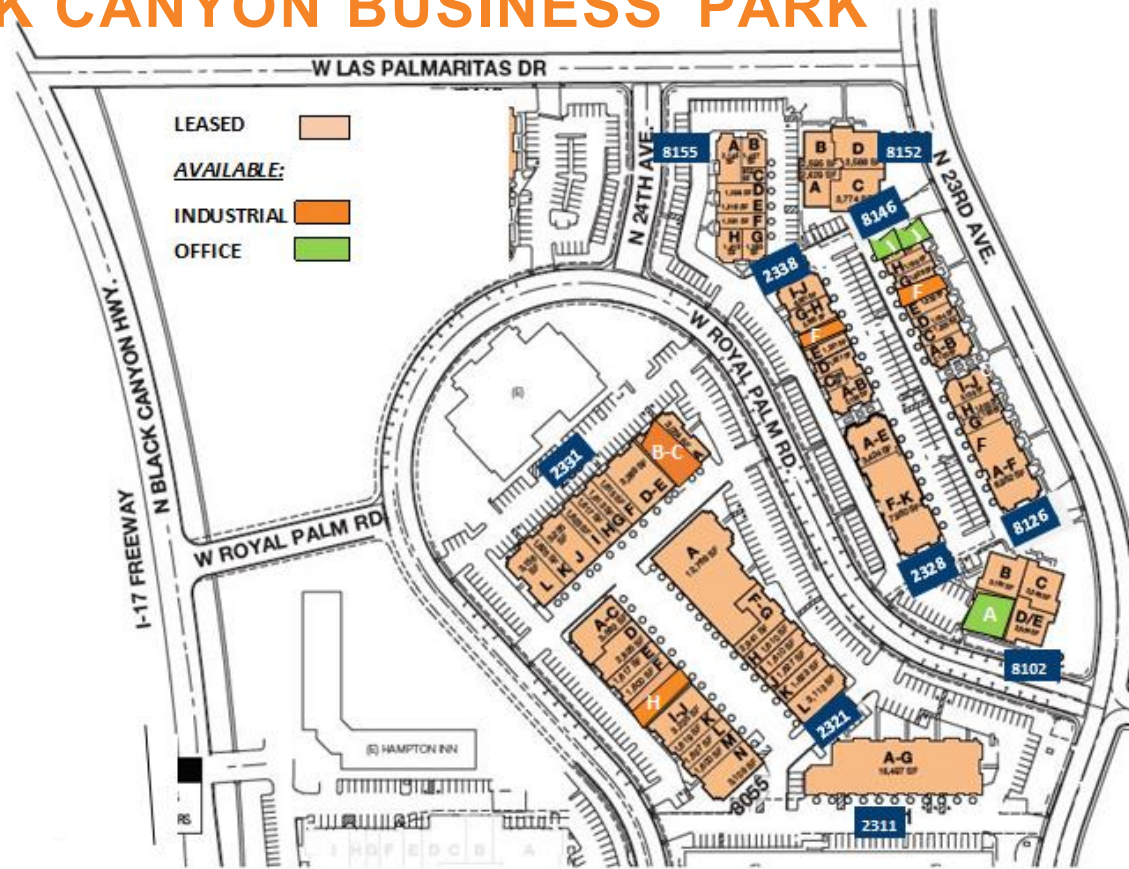


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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SITE PLAN



FOR LEASE



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INDUSTRIAL RATE \$1.15 SF/MO (±\$0.33/SF NNN's)			
BUILDING	SUITE	±SF	NOTES
2338 W. ROYAL PALM RD	F	1,209	1 Office, Open Office, Restroom, Evap Warehouse
8146 N. 23 RD AVE	F	1,212	Reception, 3 Offices, 2 Restrooms, Evap Warehouse
8055 N. 24 TH AVE	H	1,621	Reception, 2 Offices, Restroom, Evap Warehouse
2331 W. ROYAL PALM RD	B-C	3,250	Reception, 1 Office, Open Office, 2 Restrooms, A/C Warehouse
OFFICE RATE \$1.35 SF/MO - MODIFIED GROSS			
BUILDING	SUITE	±SF	NOTES
8146 N 23 RD AVE	I	921	Reception, 3 Offices, Restroom
8146 N 23 RD AVE	J	1,120	Reception, 3 Offices, Open Office, Restroom
8102 N 23 RD AVE	A	3,095	4 Offices, Open Office, Reception, Conference Rm, Break Area, 2 Restrooms

Floorplans Available Upon Request

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BLACK CANYON BUSINESS PARK

AMENITIES

FOR LEASE



NEARBY AMENITIES

Light Rail Extension
Sprouts Farmers Market
United States Postal Service
I-17 Freeway
Access to Sky Harbor Airport,
Deer Valley, & Downtown Phoenix

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