

# Valley North Business Park

2401 & 2501 WEST BEHREND | PHOENIX AZ 85027

INDUSTRIAL SUITES AVAILABLE FOR LEASE

±1,400 - 6,550 SF SUITES

\$0.90 TO \$0.95 PSF INDUSTRIAL GROSS LEASE RATES



Exclusively Represented by:

Bob Deininger

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CRP/CFP

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2401 & 2501 WEST BEHREND | PHOENIX AZ 85027  
INDUSTRIAL SUITES AVAILABLE FOR LEASE



## Property Details

- Excellent Access to I-17 & 101 Freeways
- 16' - 18' Clear Height
- 10'x12' & 10' & 14' Grade Level Doors
- Fully Sprinklered
- EVAP Cooled Warehouse & All A/C Varies by Suite
- 15% - 100% Office 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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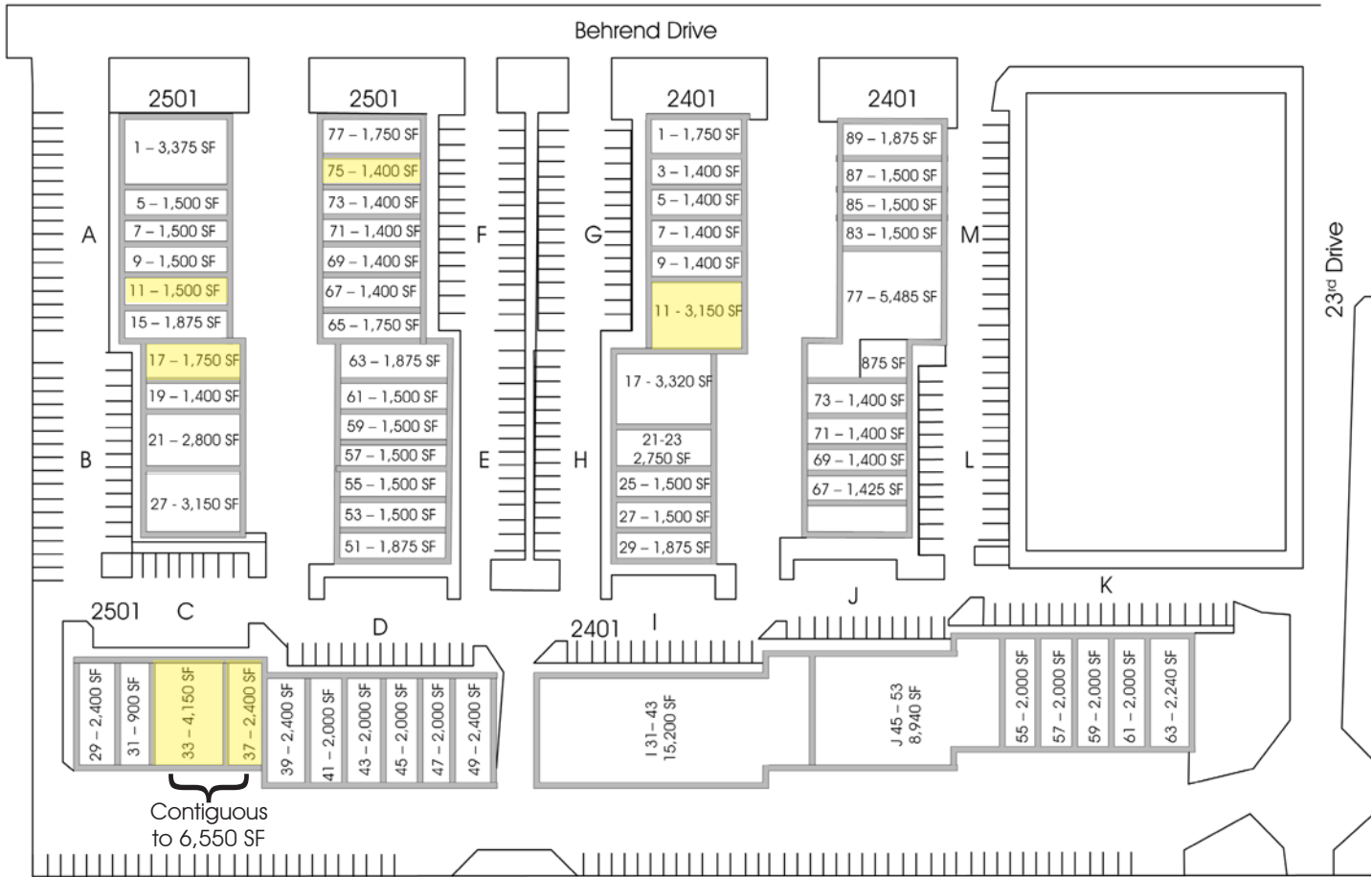


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## Availability | \$0.95 PSF IG

- A11 - ±1,500 SF
- B17 - ±1,750 SF
- C37 - ±2,400 SF (Available 05/01/18)
- F75 - ±1,400 SF
- G11 - ±3,150 SF (Available 04/01/18)

## Availability | \$0.90 PSF IG

- C33 - ±4,150 SF

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2401 & 2501 West Behrend | Phoenix AZ  
Industrial Suites Available For Lease



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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 price change, prior sale, lease, or withdrawal from the market without prior notice. Effective: 03/01/18