

# TOWNLEY

## BUSINESS PARK

Interstate 17 & Dunlap Road  
8804, 8826, 8836 North 23rd Avenue, Phoenix AZ



## NEW OWNERSHIP

### EXTENSIVE CAPITAL IMPROVEMENTS UNDERWAY



**CAPITAL IMPROVEMENTS UNDERWAY**



**CENTRALLY LOCATED**



**OVER 5M SF OF RETAIL WITHIN 2 MILES**



**WALKABLE TO LIGHT RAIL & BUS ROUTE**



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# TOWNLEY

## BUSINESS PARK

### PROPERTY FEATURES

- ±121,725 SF in 3 Buildings
- ±4,683 SF to ±26,480 SF Available
- 18' Clear Height
- IP Zoning, City of Phoenix Office & Industrial Uses
- 10' x 10' Grade Level Roll-Up Doors
- Extensive Landscaping
- Electrical: 277/480 Volt, 3 Phase
- Parking Ratio 4:1000 with expansion capabilities
- Excellent Freeway Access via Interstate 17



8836



## 8804 N. 23rd Avenue



### Building A

- ±26,480 Total Square Feet
- Leased

## 8836 N. 23rd Avenue



### Building B

- ±36,226 Total Square Feet
- Available Suite:
  - B-1: 19,320 SF
  - B-3: 6,906 SF

## 8826 N. 23rd Avenue



### Building C

- ±59,019 Total Square Feet
- Available Suites:
  - C-3: 4,683 SF
  - C-4: 5,045 SF
  - C-5: 12,132 SF



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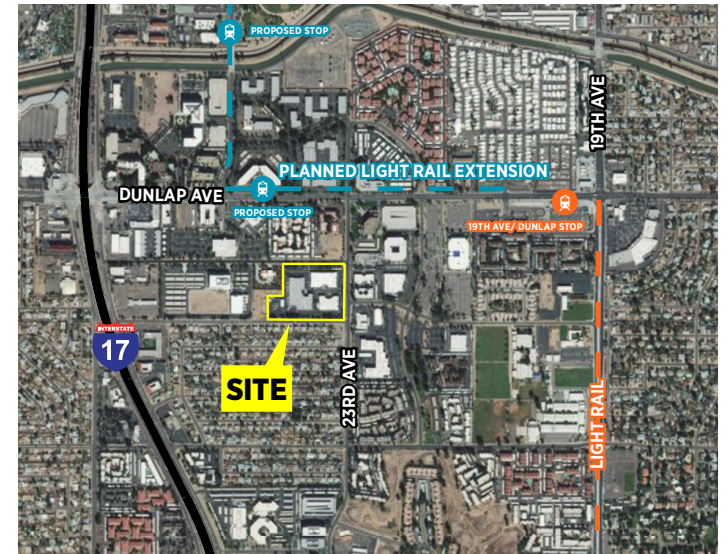
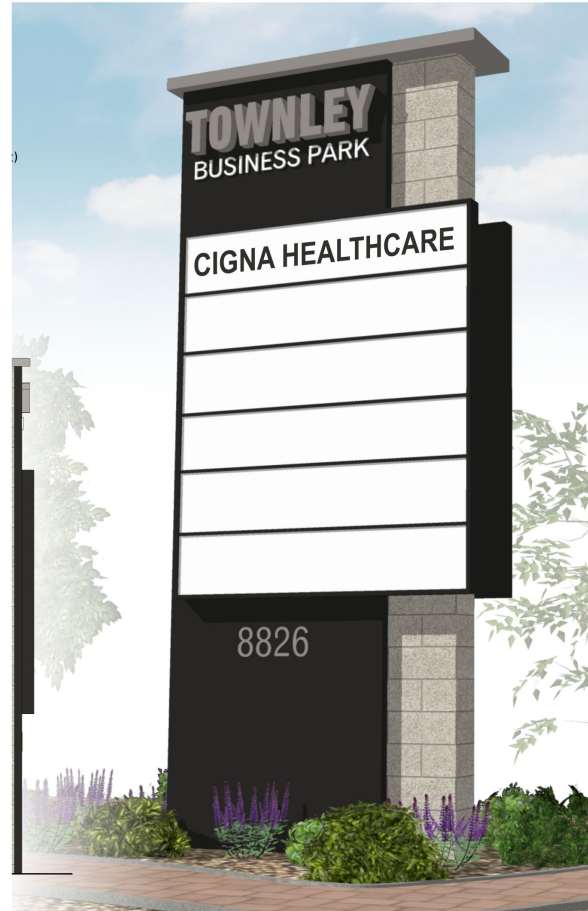
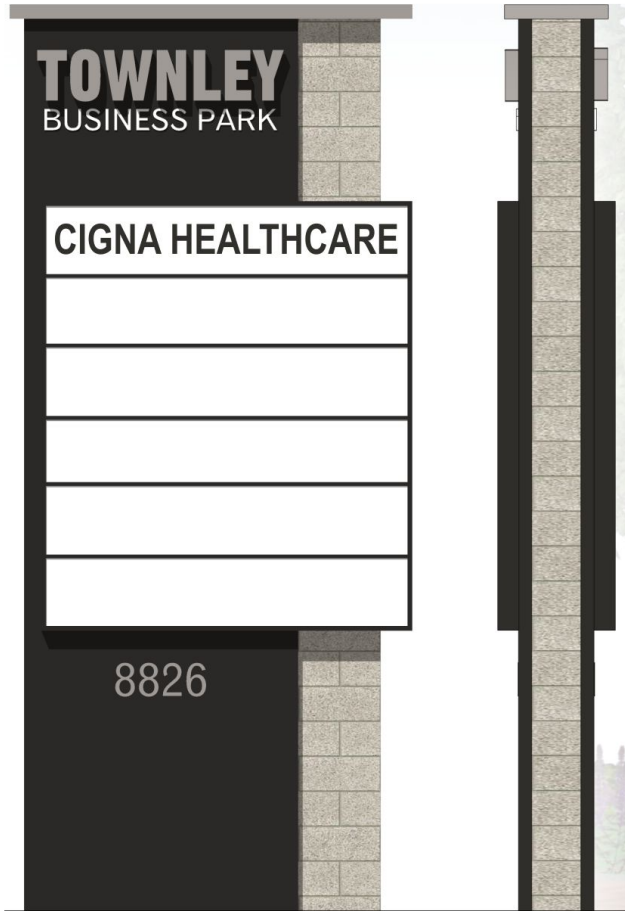
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# MONUMENT SIGNAGE



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