



# BLACK CANYON BUSINESS PARK

±1,120 - ±2,825 SF Available | 8102 - 8152 N 23RD AVE, 8155 N 24TH AVE, 2311 - 2338 W ROYAL PALM, Phoenix, AZ 85021

**JAMES LIEBERTHAL, SIOR**

Associate Broker | 602.386.1229 (D) | 480.529.6400 (Mobile/Text)  
jiml@cutlercommercial.com | www.jimlieberthal.com

**ERIC FERBER**

Senior Associate | 602.386.1234 (D) | 602.332.2821 (Mobile/Text)  
eferber@cutlercommercial.com

**CUTLER COMMERCIAL**

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016  
602.955.3500 | cutlercommercial.com

# BLACK CANYON BUSINESS PARK

8102 - 8152 N 23RD AVE, 8155 N 24TH AVE, 2311 - 2338 W ROYAL PALM, Phoenix, AZ 85021



## Property Summary



### PROPERTY DESCRIPTION

Office & Office/Warehouse Spaces Available - Industrial Gross Leases

### PROPERTY HIGHLIGHTS

- Substantial Building Renovations Complete
- Evap and A/C Warehouse Space Available
- Ample Covered & Uncovered Parking - Approx 5:1,000 SF
- Excellent Access to I-17 - Off Northern Avenue
- Grade Level Loading
- Spec Suites Available for Quick Move-In

### OFFERING SUMMARY

Lease Rate:	\$1.01 - 1.05 SF/month (Gross)
Available SF:	±1,120 - ±2,825 SF
Building Size:	±189,199 SF Complex

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	8,132	63,131	168,929
Total Population	19,693	169,896	454,564
Average HH Income	\$42,515	\$55,046	\$56,505

#### JAMES LIEBERTHAL, SIOR

Associate Broker | 602.386.1229 (D) | 480.529.6400 (Mobile/Text)  
jiml@cutlercommercial.com | www.jimlieberthal.com

#### ERIC FERBER

Senior Associate | 602.386.1234 (D) | 602.332.2821 (Mobile/Text)  
eferber@cutlercommercial.com

#### CUTLER COMMERCIAL

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016  
602.955.3500 | cutlercommercial.com



# BLACK CANYON BUSINESS PARK

8102 - 8152 N 23RD AVE, 8155 N 24TH AVE, 2311 - 2338 W ROYAL PALM, Phoenix, AZ 85021

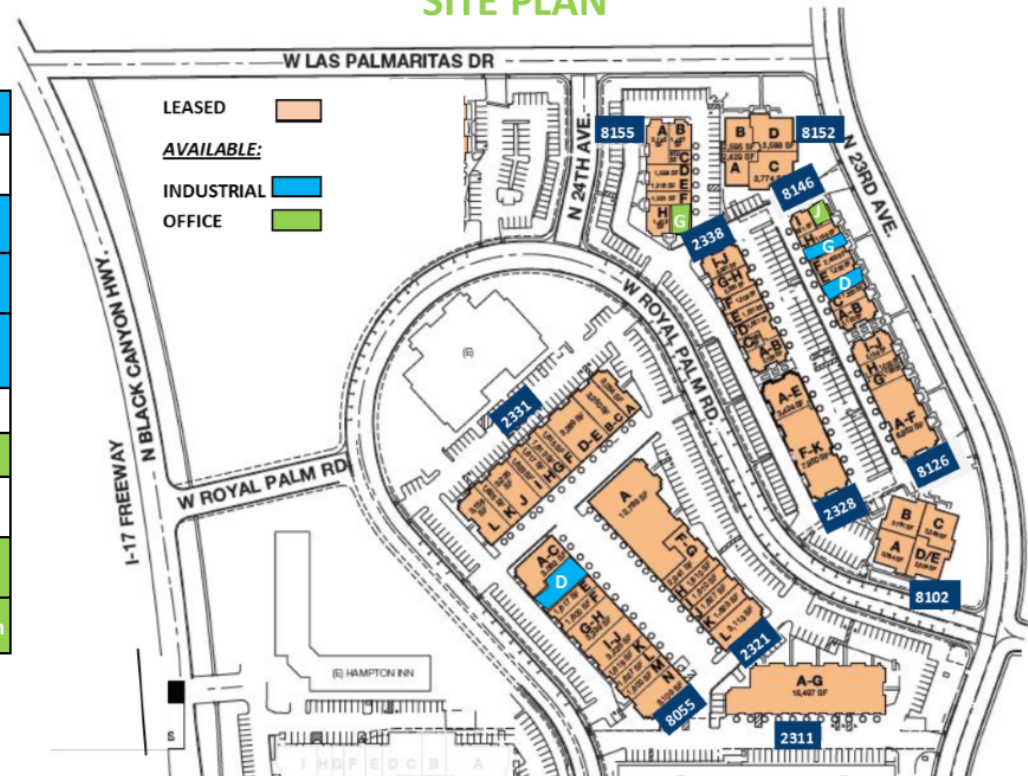


## AVAILABILITY & SITE PLAN

### AVAILABILITY

INDUSTRIAL   RATE: \$1.01 SF   INDUSTRIAL GROSS LEASE			
BUILDING	STE	±SF	NOTES
8055 N. 24th Ave.	D	2,825	2 Offices, Lobby, Open Area, Evap. Warehouse, 2 Bathrooms
8146 N. 23rd Ave.	D	1,196	2 Offices, Lobby, Evap. Warehouse, 1 Bathroom
8146 N. 23rd Ave.	G	1,200	1 Office, Conference Rm, Lobby, A/C Warehouse, 1 Bathroom
OFFICE   RATE: \$1.05 SF   INDUSTRIAL GROSS LEASE			
BUILDING	STE	±SF	NOTES
8146 N. 23rd Ave.	J	1,120	2 Offices, Open Office, Conference Rm, Lobby, Break Area, 1 Bathroom
8155 N. 24th Ave.	G	1,200	Open Office, Office, Conference Room, 1 Bathroom

### SITE PLAN



#### JAMES LIEBERTHAL, SIOR

Associate Broker | 602.386.1229 (D) | 480.529.6400 (Mobile/Text)  
 jiml@cutlercommercial.com | www.jimlieberthal.com

#### ERIC FERBER

Senior Associate | 602.386.1234 (D) | 602.332.2821 (Mobile/Text)  
 eferber@cutlercommercial.com

#### CUTLER COMMERCIAL

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016  
 602.955.3500 | cutlercommercial.com

# BLACK CANYON BUSINESS PARK

8102 - 8152 N 23RD AVE, 8155 N 24TH AVE, 2311 - 2338 W ROYAL PALM, Phoenix, AZ 85021



## Additional Photos



### JAMES LIEBERTHAL, SIOR

Associate Broker | 602.386.1229 (D) | 480.529.6400 (Mobile/Text)  
jjml@cutlercommercial.com | www.jimlieberthal.com

### ERIC FERBER

Senior Associate | 602.386.1234 (D) | 602.332.2821 (Mobile/Text)  
eferber@cutlercommercial.com

### CUTLER COMMERCIAL

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016  
602.955.3500 | cutlercommercial.com