

TOWNLEY

BUSINESS PARK

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



NEW OWNERSHIP

SPEC SUITES AVAILABLE

JOHN POMPAY
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**CAPITAL
IMPROVEMENTS
COMPLETE**



**CENTRALLY
LOCATED**



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



**WALKABLE
TO LIGHT RAIL
& BUS ROUTE**



2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016
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TOWNLEY

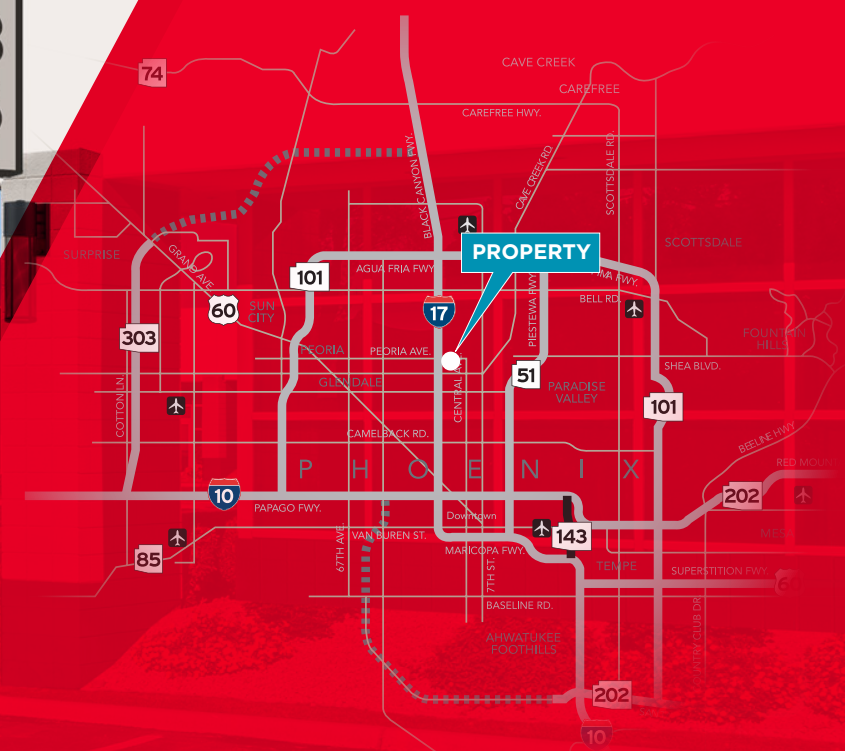
BUSINESS PARK

PROPERTY FEATURES

- ±121,725 SF in 3 Buildings
- ±4,683 SF to ±48,000 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 to 8:1000
- Excellent Freeway Access via Interstate 17



8836



8804 N 23rd Ave

Building A

- ±26,480 Total Square Feet
- Leased

8836 N 23rd Ave

Building B

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

8826 N 23rd Ave

Building C

- ±59,019 Total Square Feet
- Available Suites:
 - C-1: 26,409 SF
 - C-3: 4,683 SF
 - C-4: 5,045 SF
 - C-5: 12,132 SF

Contiguous to ±48,269 SF



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MONUMENT SIGNAGE



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