## TOWNLEY BUSINESS PARK

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

### **NEW OWNERSHIP** SPEC SUITES AVAILABLE



8 8 0

4

CAPITAL IMPROVEMENTS COMPLETE





OVER 5M SF OF RETAIL WITHIN 2 MILES



JOHN POMPAY

8

8

36

Director +1 602 224 4422 john.pompay@cushwake.com

GREG McMILLAN Director +1 602 229 5922 greg.mcmillan@cushwake.com



2555 E. Camelback Rd, Suite 400 Phoenix, Arizona 85016 ph:+1 602 954 9000 fx:+1 602 253 0528 www.cushmanwakefield.com

## 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
- On-site security and extensive security camera system

8

8

3

6

74

303

85

101

60

10-

PROPERTY

51

143

101

- Electrical: 277/480 Volt, 3 Phase
- Parking Ratio 4:1000 with expansion capabilities to 8:1000
- Excellent Freeway Access via Interstate 17

#### 8804 N 23rd Ave

#### Building A

- ±26.480 Total Square Feet ٠
- Leased .

#### 8836 N 23rd Ave

#### Building B

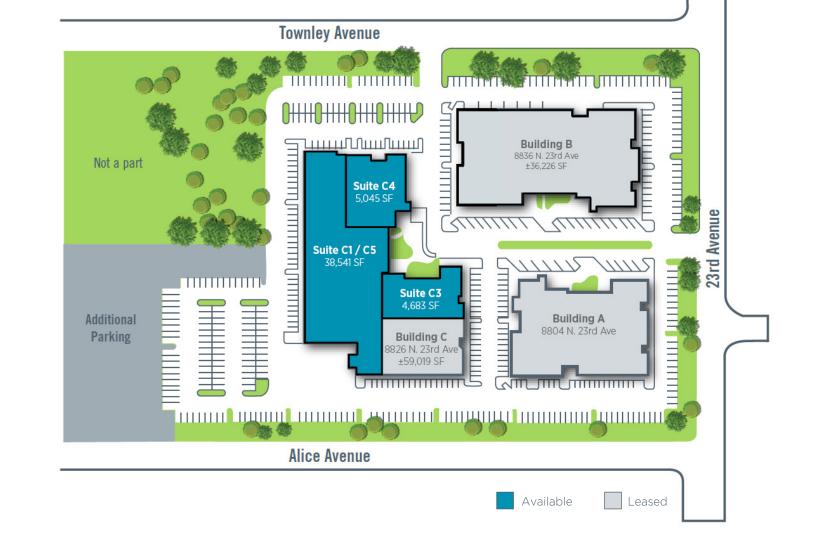
- ±36,226 Total Square Feet
- Leased .

#### 8826 N 23rd Ave

#### Building C

- ±59.019 Total Square Feet ٠
- Available Suites: .
  - C-1: 26.409 SF
  - C-3: 4.683 SF
  - C-4: 5.045 SF
  - C-5: 12132 SE

Contiguous to ±48,269 SF



# TOWNLEY **BUSINESS PARK**



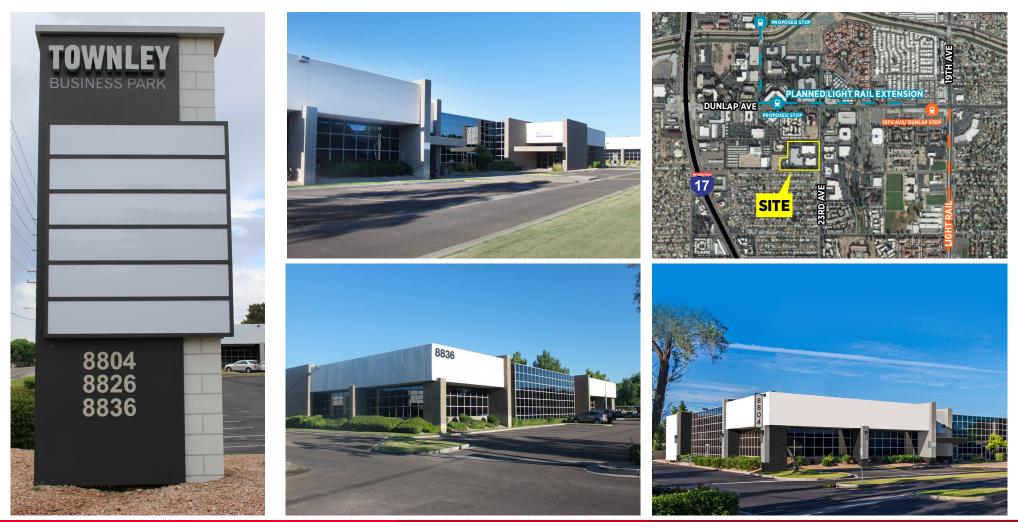
#### **GREG MCMILLAN**

Director +1 602 229 5922 greg.mcmillan@cushwake.com



2555 E. Camelback Rd, Suite 400 Phoenix, Arizona 85016 ph:+16029549000 fx:+1 602 253 0528 www.cushmanwakefield.com

#### **MONUMENT SIGNAGE**



### **TOWNLEY** BUSINESS PARK

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

©2019 Cushman & Wakefield. All rights reserved. The information contained in this communication is shirtly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warrantly or representation, express or implied, is made as to the contained in the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, terd as or been contained withdraw without norticiand bring and to any special listing contains impact by the property or owner(3). Any projections, opinion or estimates are subject to uncreating and non special listing contains impact by the property over(3). Any projections, opinion or estimates are subject to uncreating and contains and the subject or the property performance. IVZ5/P

JOHN POMPAY Director +1 602 224 4422 john.pompay@cushwake.com





2555 E. Camelback Rd, Suite 400

Phoenix, Arizona 85016 ph:+1 602 954 9000 fx:+1 602 253 0528 www.cushmanwakefield.com