



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

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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

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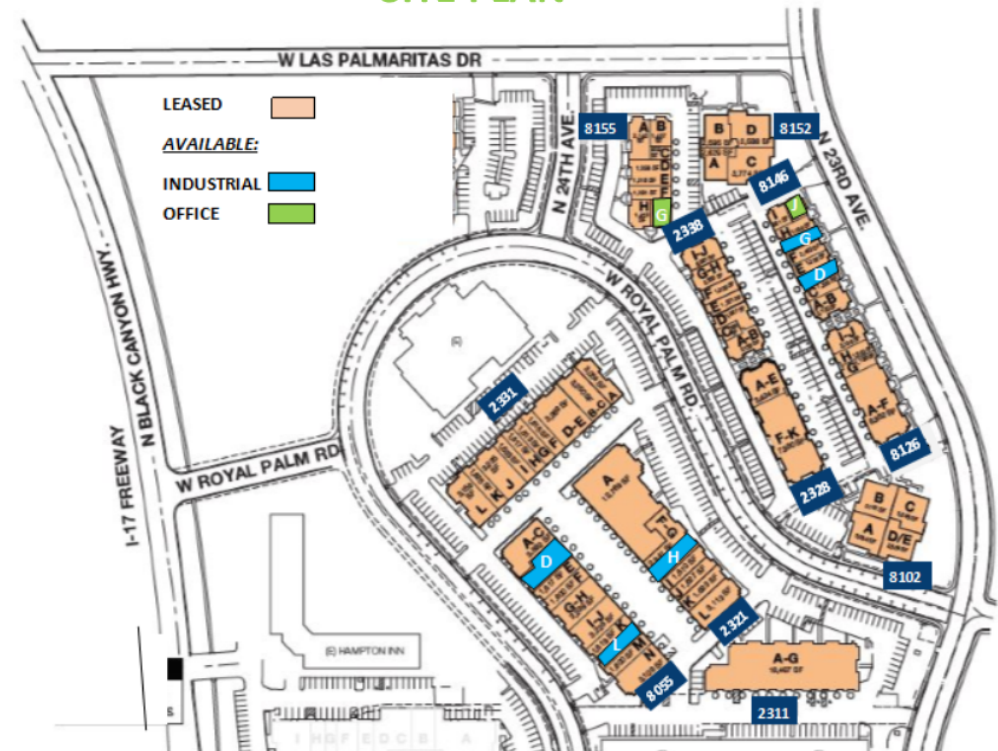


AVAILABILITY & SITE PLAN

AVAILABILITY

INDUSTRIAL RATE: \$1.01 SF INDUSTRIAL GROSS LEASE			
BUILDING	STE	±SF	NOTES
8055 N. 24th Ave.	L	1,627	2 Offices, Lobby, Open Area, Evap. Warehouse, 2 Bathrooms
8055 N. 24th Ave.	D	2,825	2 Offices, Lobby, Open Area, Evap. Warehouse, 2 Bathrooms
2321 W. Royal Palm Rd.	H	1,607	2 Offices, Open Area, Break Rm., A/C Warehouse, 1 Bathroom
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



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Additional Photos



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