

# BLACK CANYON BUSINESS PARK

2331 W ROYAL PALM RD • PHOENIX, AZ 85021



- 12 Building Office/Industrial Park
- Extensive exterior improvements
- Available suite sizes to meet all needs
- 20% to 100% standard office buildout and office improvements
- Excellent access to I-17 freeway
- Parking ratio 5:1,000
- Covered and uncovered parking
- Updated landscaping, new ownership, on-site management and leasing office

## Property Summary

<b>AVAILABLE SF</b>	2,134-3,191 SF
<b>BUILDING SIZE</b>	171,284 SF
<b>MARKET</b>	Phoenix

**For more information, please contact:**

### **RICKY BORANE**

LEASING MANAGER  
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### **JIM LIEBERTHAL**

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**LEGEND**

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



■ AVAILABLE    ■ OCCUPIED

## Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
2321	2321-L	3,107	0	0	IND	0	N/A	N/A
2338	2338-IJ	2,134	0	0	IND	0	N/A	N/A
8102	8102-B	3,191	0	0	OFF	0	N/A	N/A

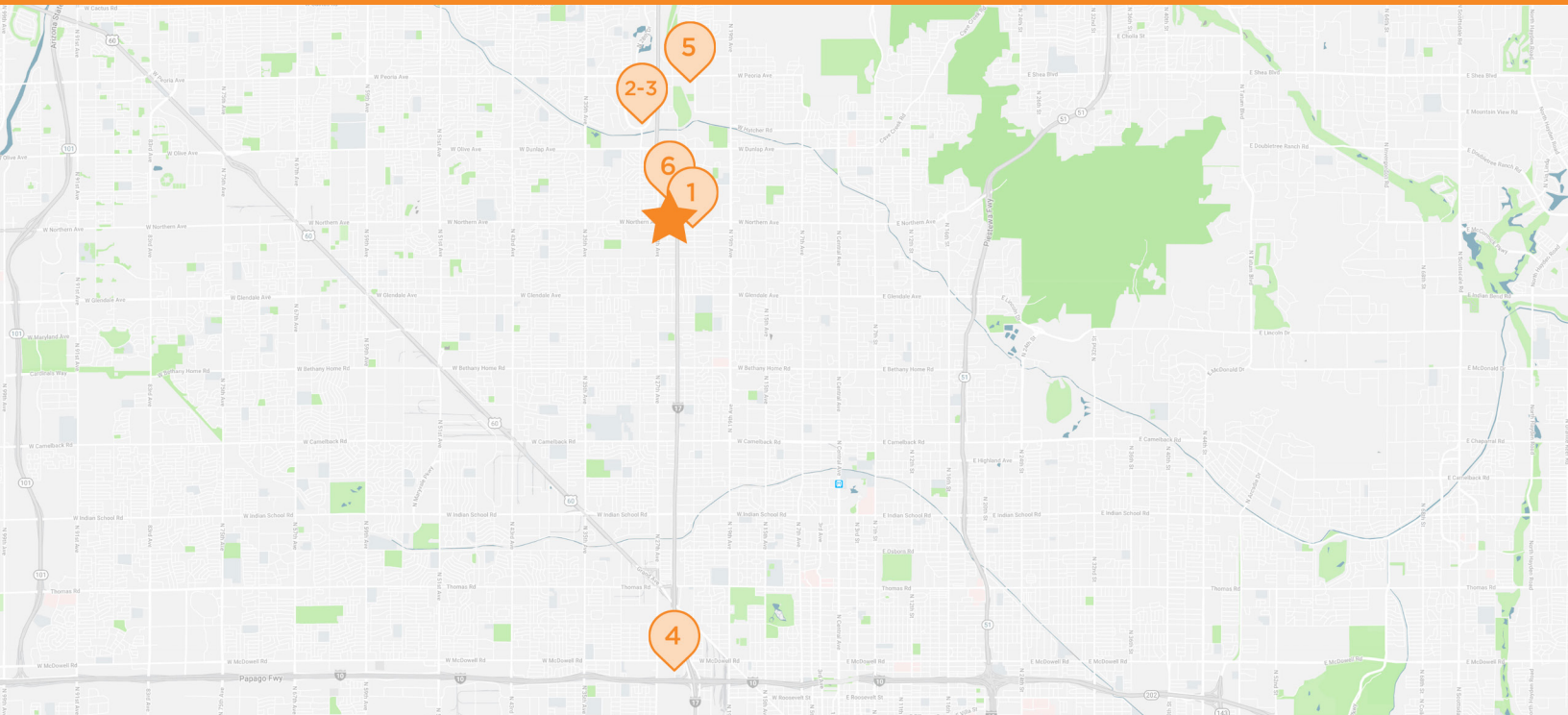
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## BLACK CANYON BUSINESS PARK

8027 N. Black Canyon Hwy., Phoenix, AZ 85021

1

### WELLS FARGO

2302 W. Northern Ave.  
Phoenix, AZ

2

### SEARS

9617 N. Metro Pkwy. W  
Phoenix, AZ

3

### METROCENTER MALL

9617 N. Metro Pkwy. W  
Phoenix, AZ

4

### CACTUS RECYCLING

2522 W. McDowell Rd.  
Phoenix, AZ

5

### FEDEX SHIPPING

2320 W. Peoria  
Phoenix, AZ

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### US POST OFFICE

8155 N Black Canyon Hwy.  
Phoenix, AZ