

# 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

|               |                |
|---------------|----------------|
| AVAILABLE SF  | 1,615-3,250 SF |
| BUILDING SIZE | 171,414 SF     |
| MARKET        | Phoenix        |

**For more information, please contact:**

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AVAILABLE OCCUPIED

## Current Availabilities

| BUILDING | SUITE    | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL  | DL  |
|----------|----------|------------|-------------|----------|------|----------|-----|-----|
| 2331     | 2331-B-C | 3,250      | 821         | 0        | IND  | 14       | 2   | 0   |
| 2331     | 2331-F   | 1,615      | 608         | 0        | IND  | 0        | 1   | 0   |
| 8102     | 8102-A   | 3,084      | 3,084       | 0        | OFF  | 0        | 0   | 0   |
| 8102     | 8102-B   | 3,191      | 0           | 0        | OFF  | 0        | N/A | N/A |



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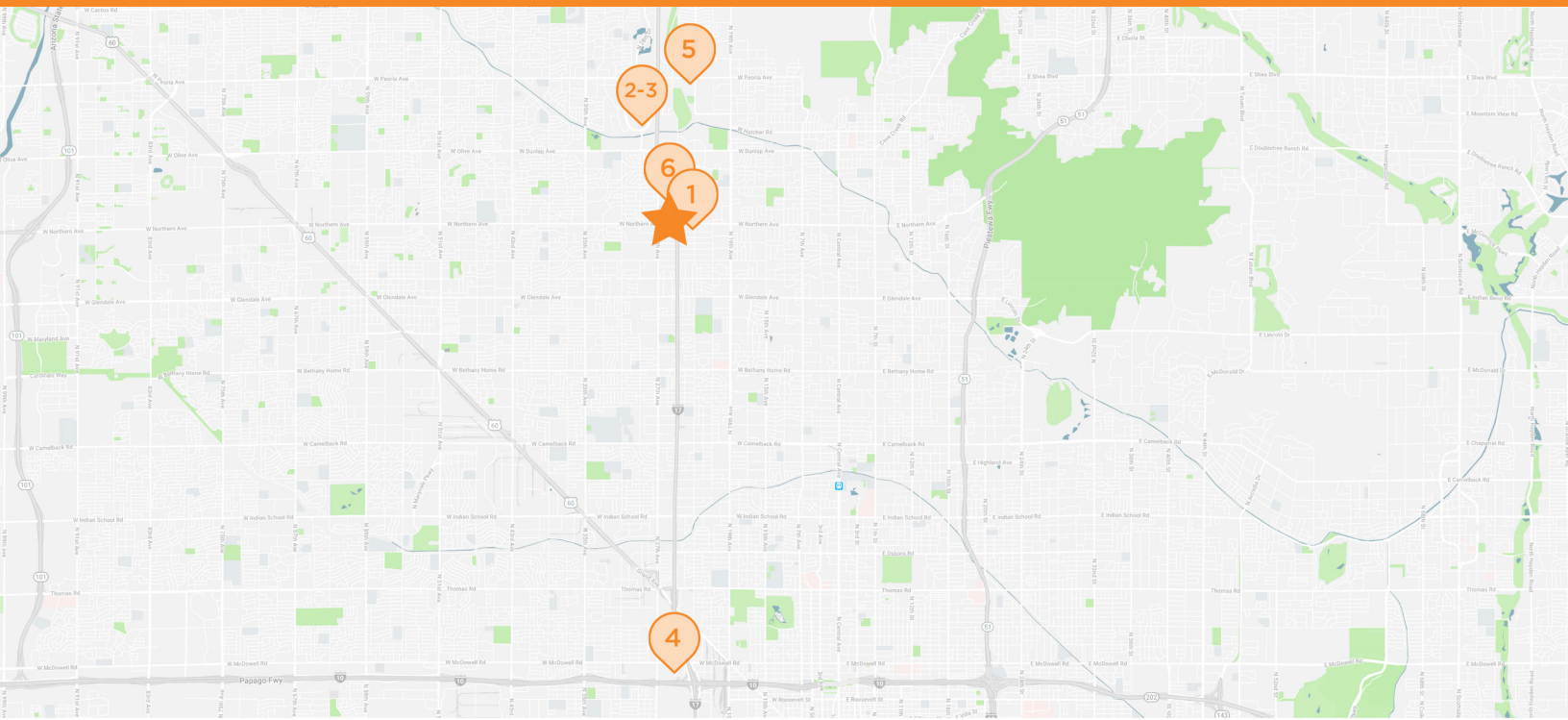
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## BLACK CANYON BUSINESS PARK

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

6

### US POST OFFICE

8155 N Black Canyon Hwy.  
Phoenix, AZ