

# BLACK CANYON BUSINESS PARK

2331 W Royal Palm Rd Phoenix, AZ 85021



Available SF  
**921-3,250 SF**

Renovated

Clear Height

Location  
**PHOENIX, AZ**



- 11 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

## FOR MORE INFORMATION

### **Ricky Borane**

Leasing Manager  
BKM Management Company  
P. 602.362.0803  
E. RBORANE@BKMMGMT.COM

### **Jim Lieberthal**

Leasing Agent  
Cutler Commercial  
P. 480.529.6400  
E. JIML@CUTLERCOMMERCIAL.COM

### **Eric Ferber**

Leasing Agent  
Cutler Commercial  
P. 602.332.2821  
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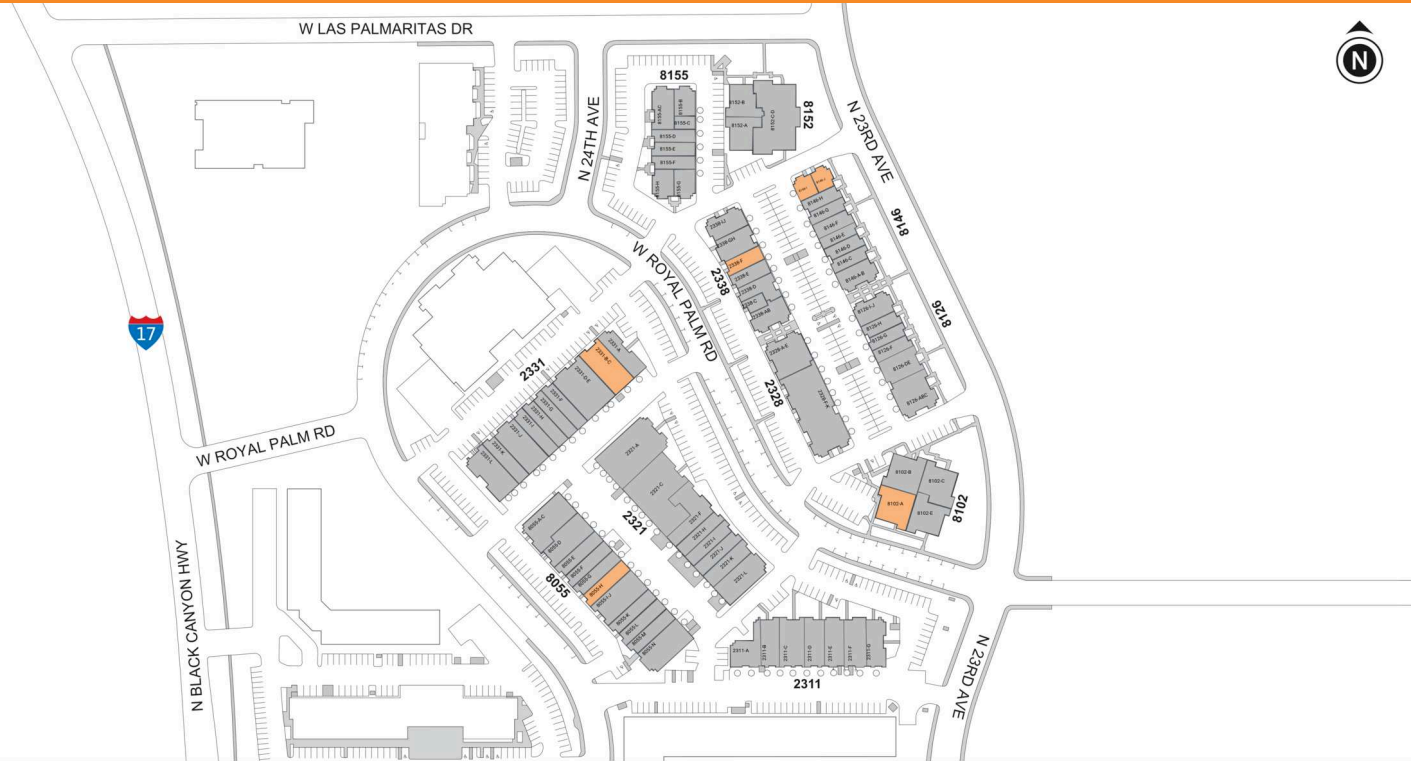
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**LEGEND**

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



● AVAILABLE ● OCCUPIED

## CURRENT AVAILABILITIES

BUILDING	SUITE	TOTAL SF	OFFICE SF	OFFICE %	TYPE	CLEAR HT	GL	DL
2331	2331-B-C	3,250	1,090	34%	IND	14	2	0
2338	2338-F	1,209	625	52%	IND	0	1	0
8055	8055-H	1,621	467	29%	IND	0	1	0
8102	8102-A	3,084	3,095	100%	OFF	0	0	0
8146	8146-I	921	967	90%	IND	0	0	0
8146	8146-J	1,120	1,120	100%	OFF	0	0	0

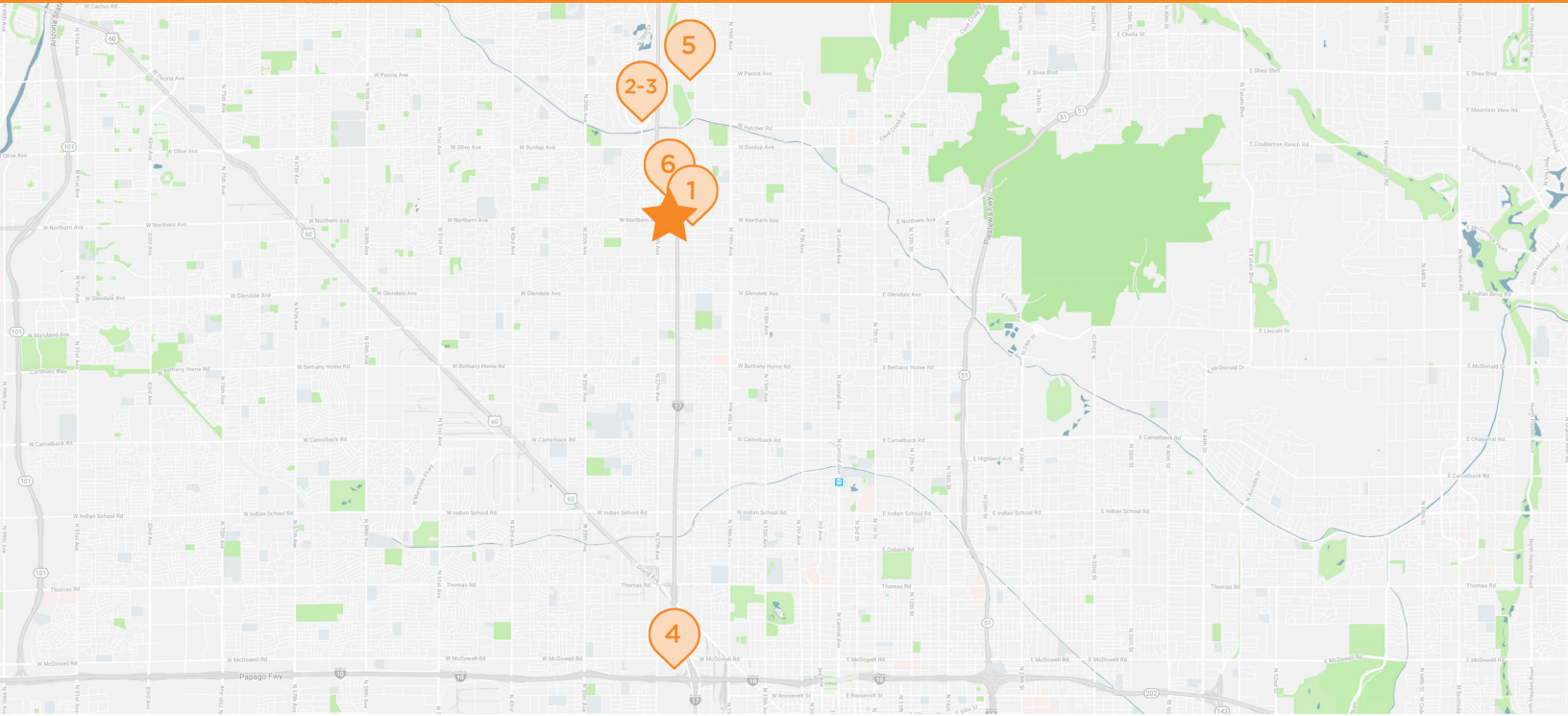
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## BLACK CANYON BUSINESS PARK

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



### WELLS FARGO

2302 W. Northern Ave.  
Phoenix, AZ



### SEARS

9617 N. Metro Pkwy. W  
Phoenix, AZ



### METROCENTER MALL

9617 N. Metro Pkwy. W  
Phoenix, AZ



### CACTUS RECYCLING

2522 W. McDowell Rd.  
Phoenix, AZ



### FEDEX SHIPPING

2320 W. Peoria  
Phoenix, AZ



### US POST OFFICE

8155 N Black Canyon Hwy.  
Phoenix, AZ