



# Bethany Bay

16830 & 16840 Bethany Home Rd,  
Litchfield Park, AZ 85340

AVAILABLE  
**Q3**  
**2026**



**NEWMARK**

**FOR LEASE**  
±4,830 - ±17,982 SF Available

# PROJECT DETAILS



Bldg 1 Divisible to  
±7,844 SF



Bldg 2 Divisible to  
±4,830 SF



Bldg 1 Spec Office  
1,628 SF



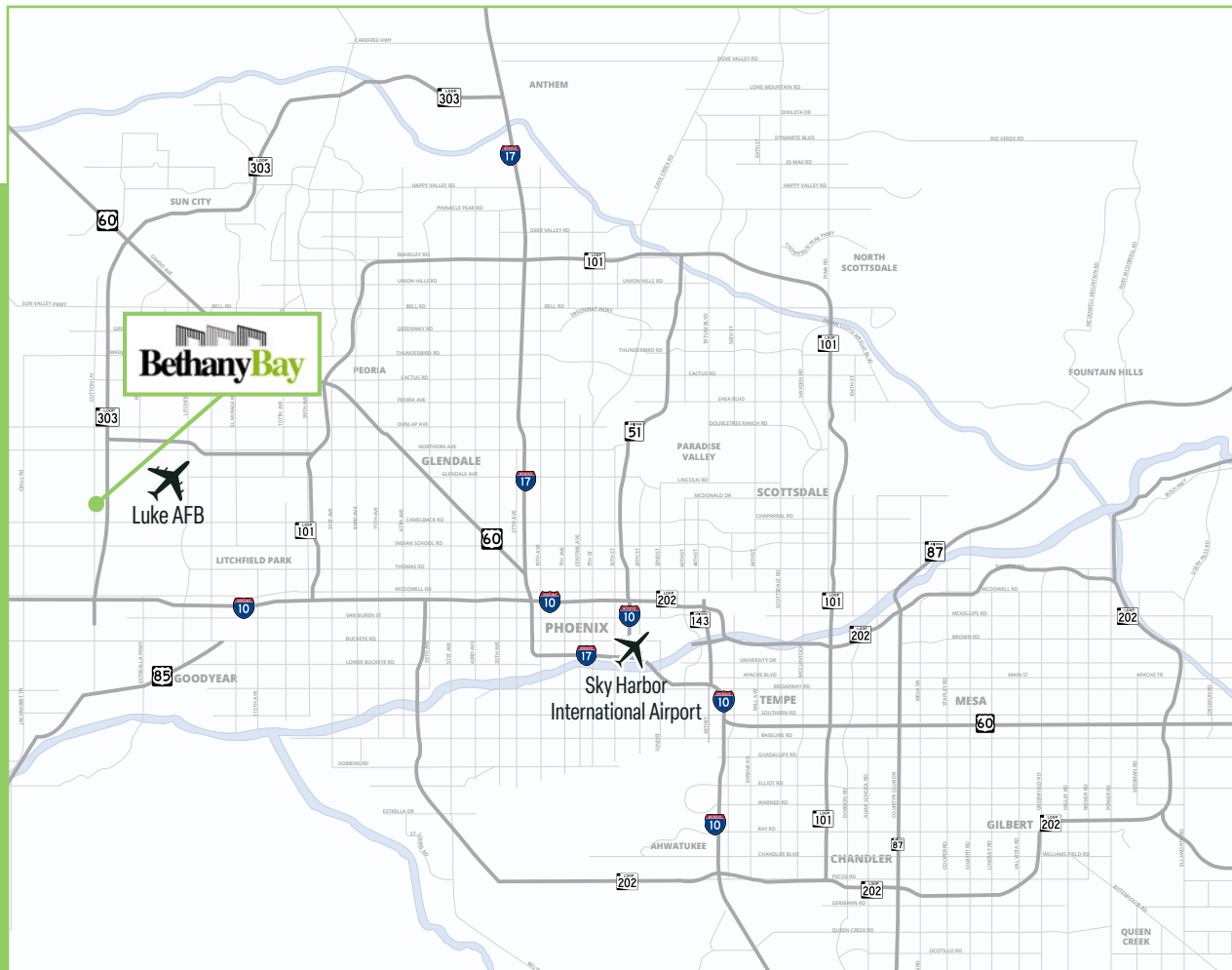
Bldg 2 Spec Office  
1,077 SF



Project Size Total  
**137,186 SF**



PAD Zoning  
**City of Surprise**



## BUILDING 1 - ±97,984 SF

- 100% AC
- 28' Clear Height
- Column: 50'x52'
- 6" Concrete over 4" ABC SOG
- R-38 Combined Roof System Insulation Value
- 2ea - 2500A SESs
- ESFR Fire Sprinkler System
- Loading: Grade + Dock
- Divisibility: 14,866 SF - 17,879 SF

## BUILDING 2 - ±39,202 SF

- 100% AC
- 24' Clear Height
- Column: 50'x54'
- 6" Concrete over 4" ABC SOG
- R-38 Combined Roof System Insulation Value
- 1 - 2500A SES
- ESFR Fire Sprinkler System
- Grade Level Loading
- Divisibility: 4,808 SF - 9,993 SF

# AVAILABILITIES

Key Features Designed for Efficiency, Access, and Flow



(22) 9' x 10' Dock High Doors with Knockouts for 8 More (Bldg 1 Only)



80' Truck Court  
60' Truck Dock



(16) 12' x 14' Grade Level Doors  
Bldg 1: 8  
Bldg 2: 8



156 Auto Parking Stalls  
Bldg 1: 111  
Bldg 2: 45



## 16840 Bethany Home Road

Suite	SF	Grade Level	Dock High	Rate
100	17,982	1	2	\$1.45
110	7,844	1	2	\$1.70
120	7,844	1	2	\$1.70
130	15,602	1	6	\$1.50
140	15,043	1	4	\$1.50
150	7,844	1	2	\$1.70
160	7,844	1	2	\$1.70
170	17,981	1	2	\$1.45

## 16830 Bethany Home Road

Suite	SF	Grade Level	Dock High	Rate
120	4,830	1	0	\$1.60
130	4,830	1	0	\$1.60
140	4,830	1	0	\$1.60
150	9,838	2	0	\$1.50

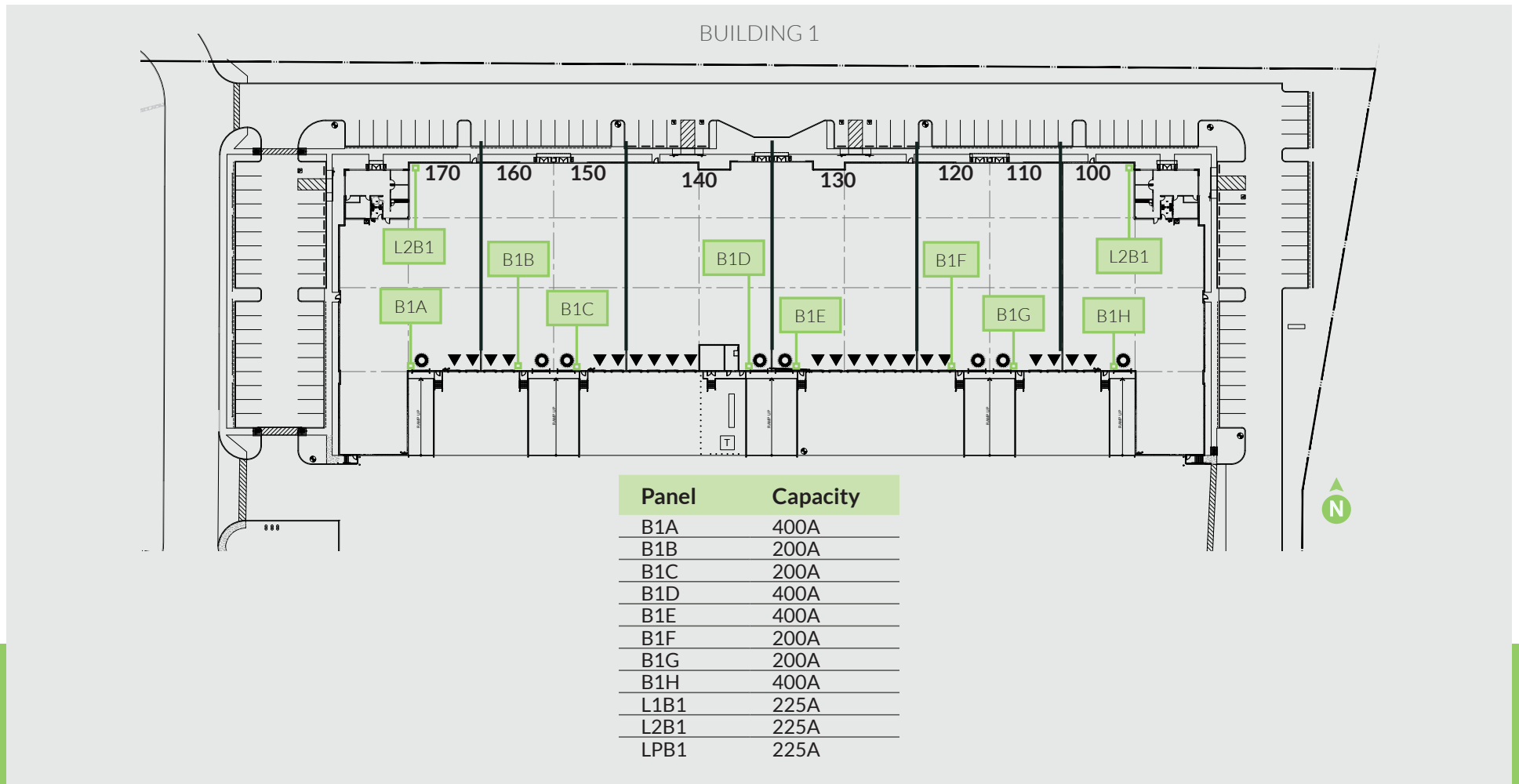
16830 & 16840 Bethany Home Rd, Litchfield Park, AZ 85340

# ELECTRICAL PLAN

## Electrical Layout Service Capacity & Initial Power Distribution

### 16840 - BUILDING 1

- (2) 2500 AMP SES, each providing:
  - (4) 400 AMP sections
  - (1) 3-packs of 200 AMP sections
- Initial power distribution:
  - (200) AMPs per bay ( $\pm 15K$  SF per bay)
  - 2 bays receive (400) AMPs Day One
- Spare capacity for future needs:
  - (4) 400 AMP sections
  - (1) 200 AMP sections

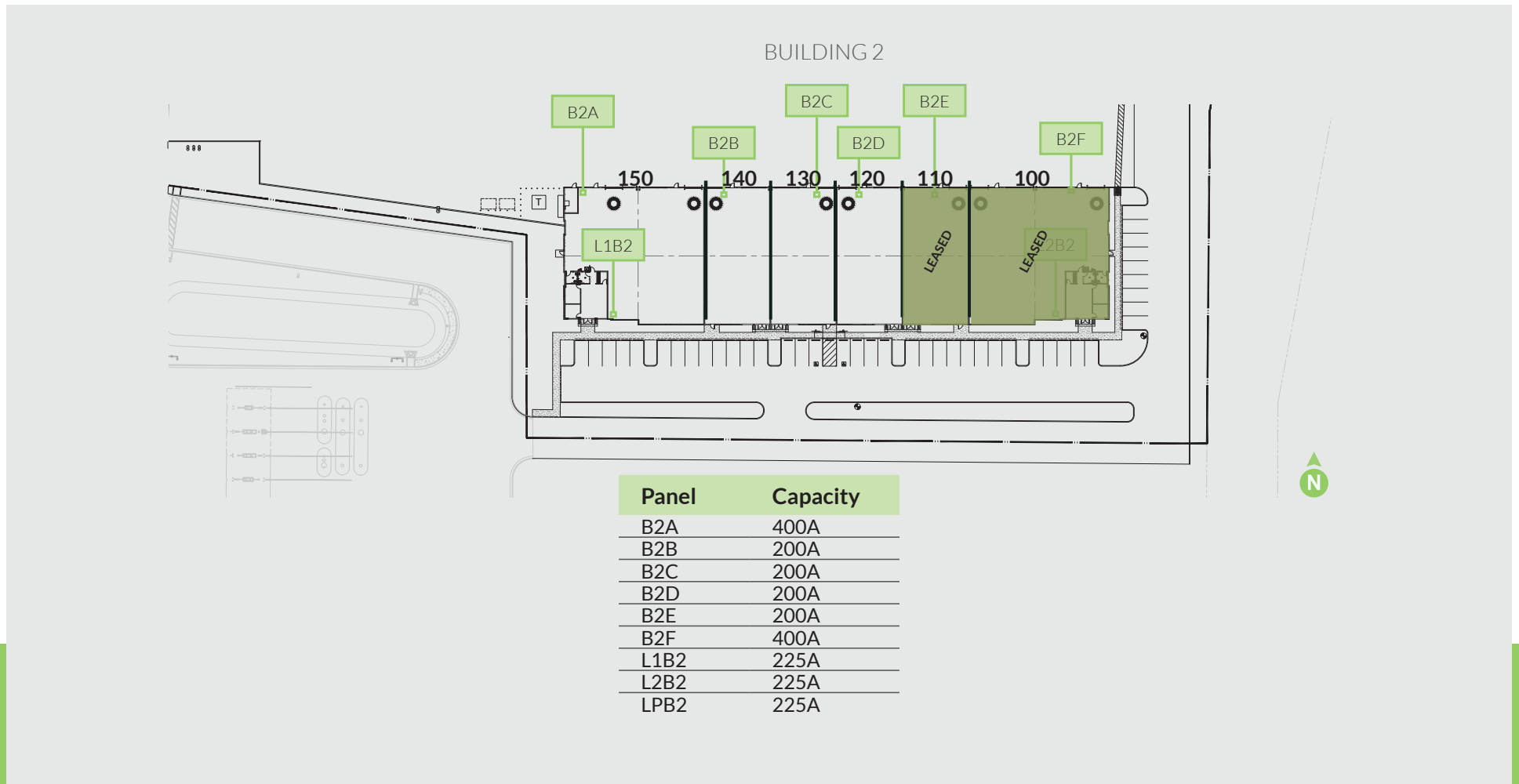


# ELECTRICAL PLAN

## Electrical Layout Service Capacity & Initial Power Distribution

### 16830 - BUILDING 2

- (1) 2500 AMP SES providing:
  - (2) 400 AMP sections
  - (1) 3-pack of 200 AMP sections
  - (1) 6-pack of 200 AMP sections
- Initial power distribution:
  - (400) AMPs to end caps
  - (200) AMPs per 5K SF bay
- Spare capacity for future needs:
  - (4) 200 AMP sections

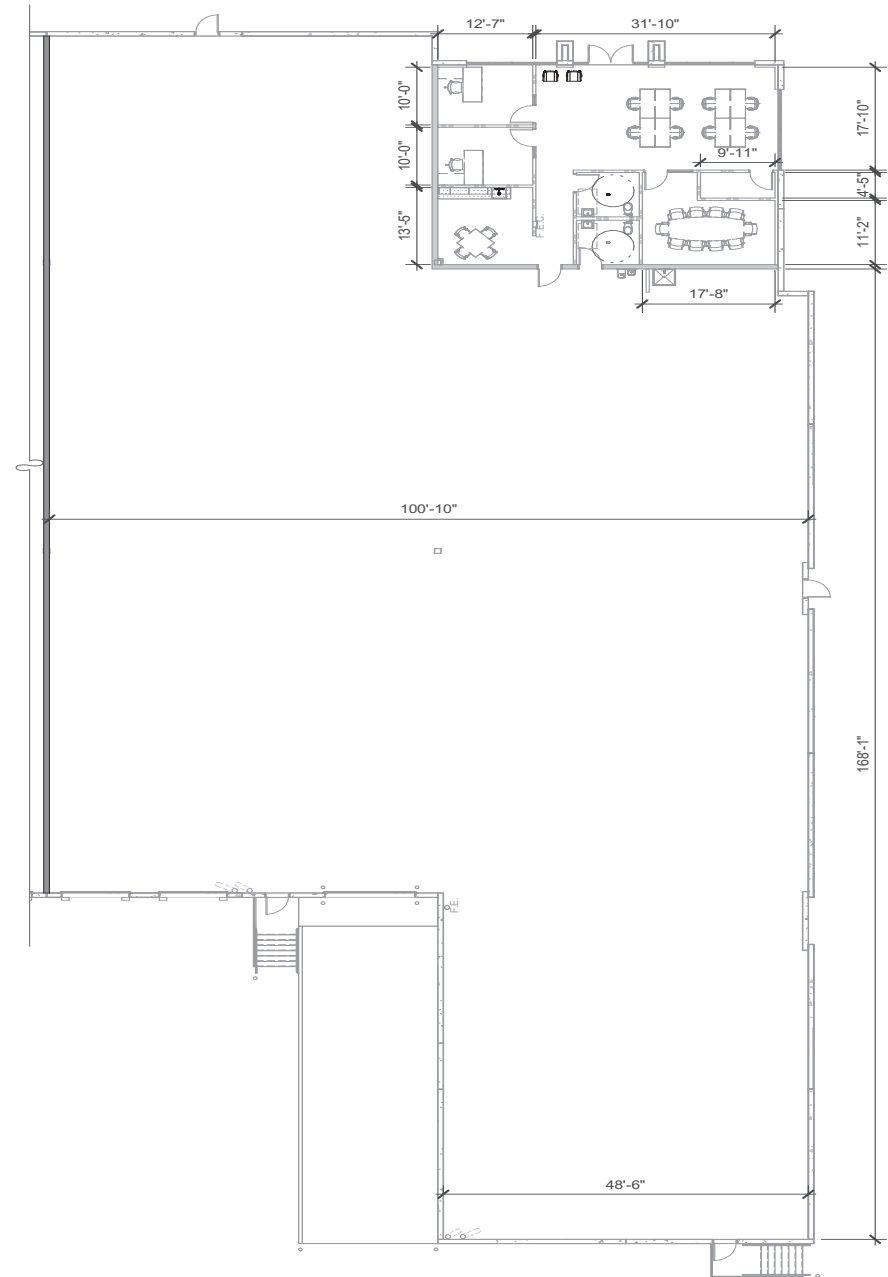
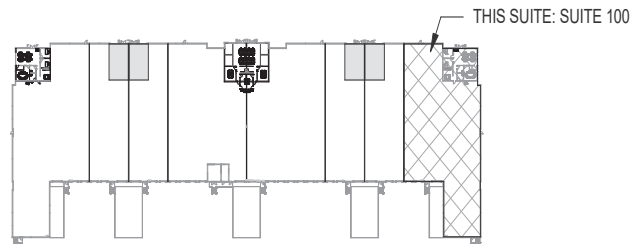


# FLOOR PLANS

16840 - BUILDING 1

## SUITE 100

SF	Grade Level	Dock High	Rate
17,982	1	2	\$1.45 NNN
Office: 1,633 SF Warehouse: 16,246 SF			

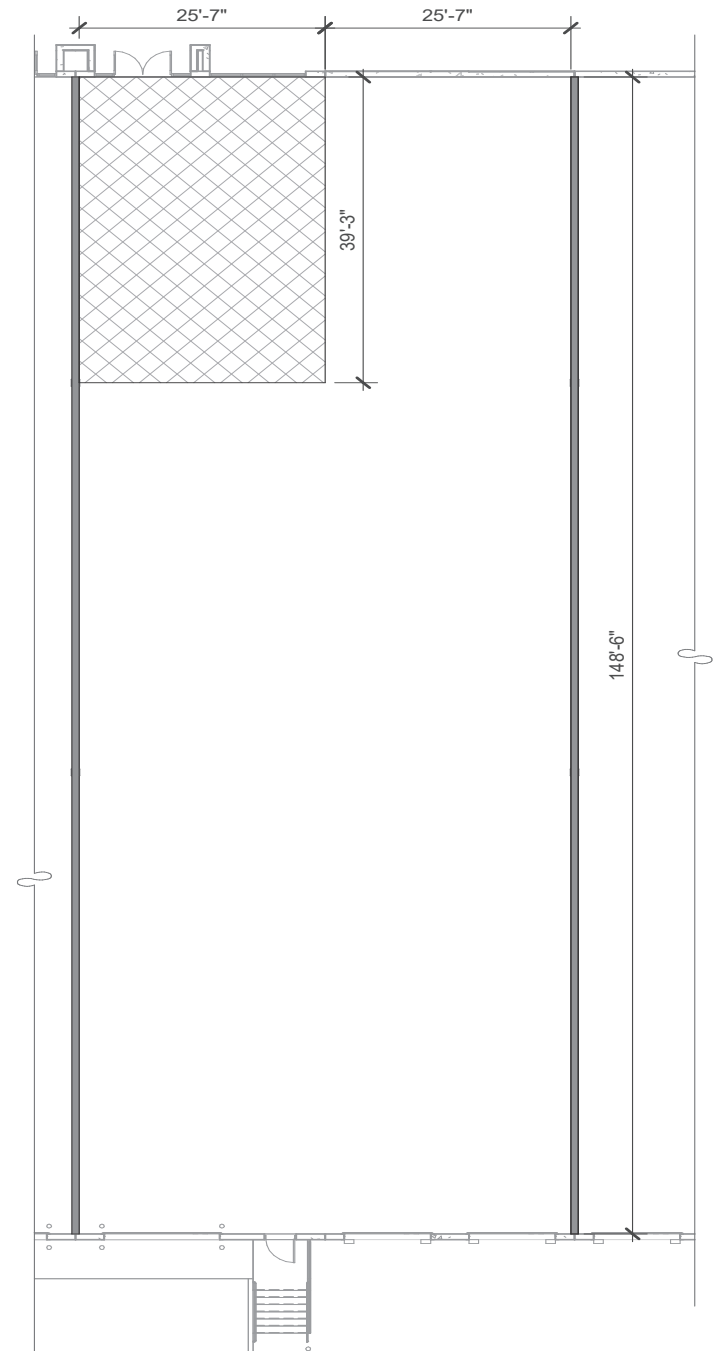
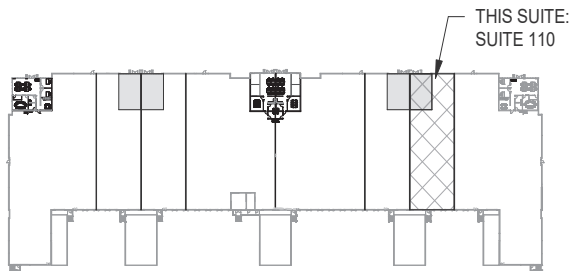


# FLOOR PLANS

16840 - BUILDING 1

## SUITE 110

SF	Grade Level	Dock High	Rate
7,844	1	2	\$1.70 NNN
Office: 1,005 SF Warehouse: 6,795 SF			

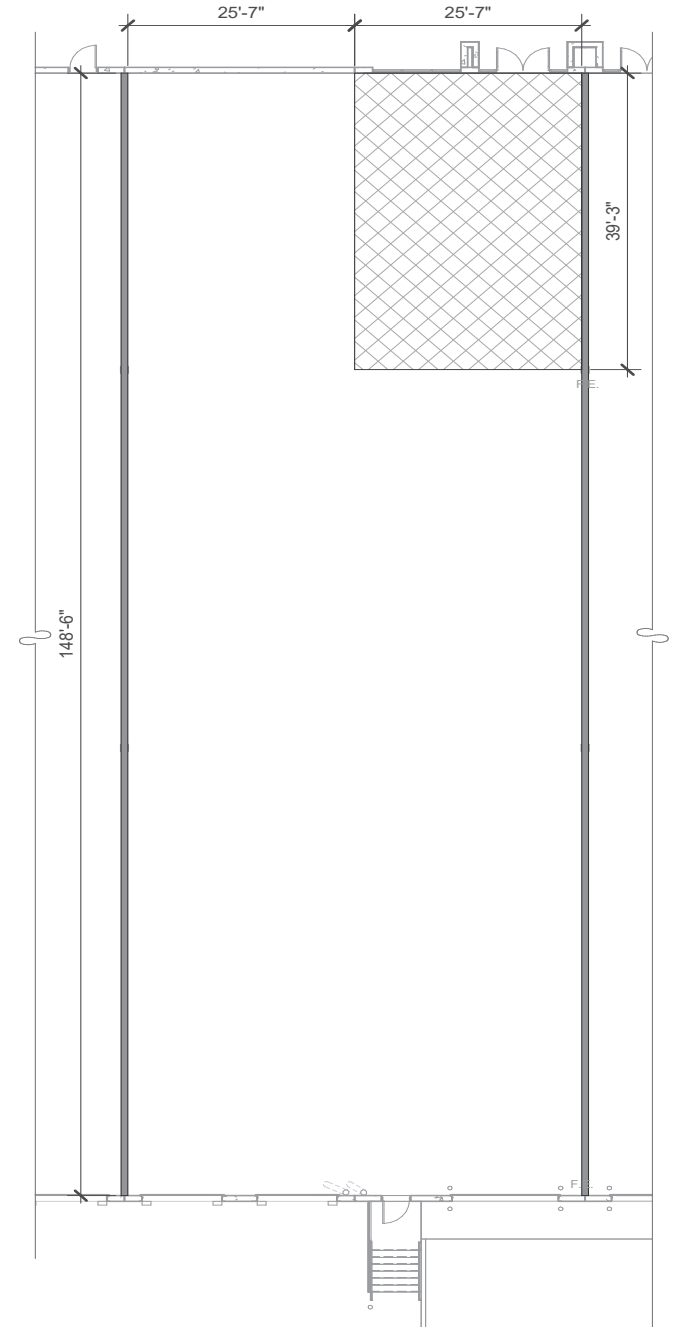
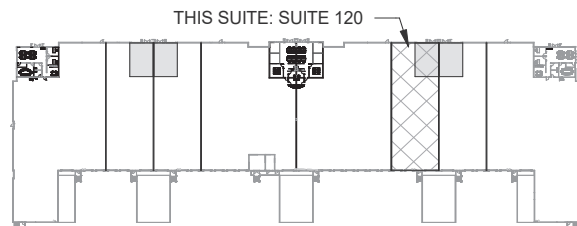


# FLOOR PLANS

16840 - BUILDING 1

## SUITE 120

SF	Grade Level	Dock High	Rate
7,844	1	2	\$1.70 NNN
Office: 1,005 SF Warehouse: 6,795 SF			

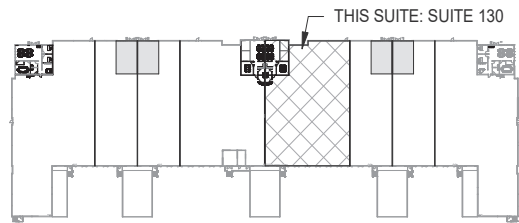
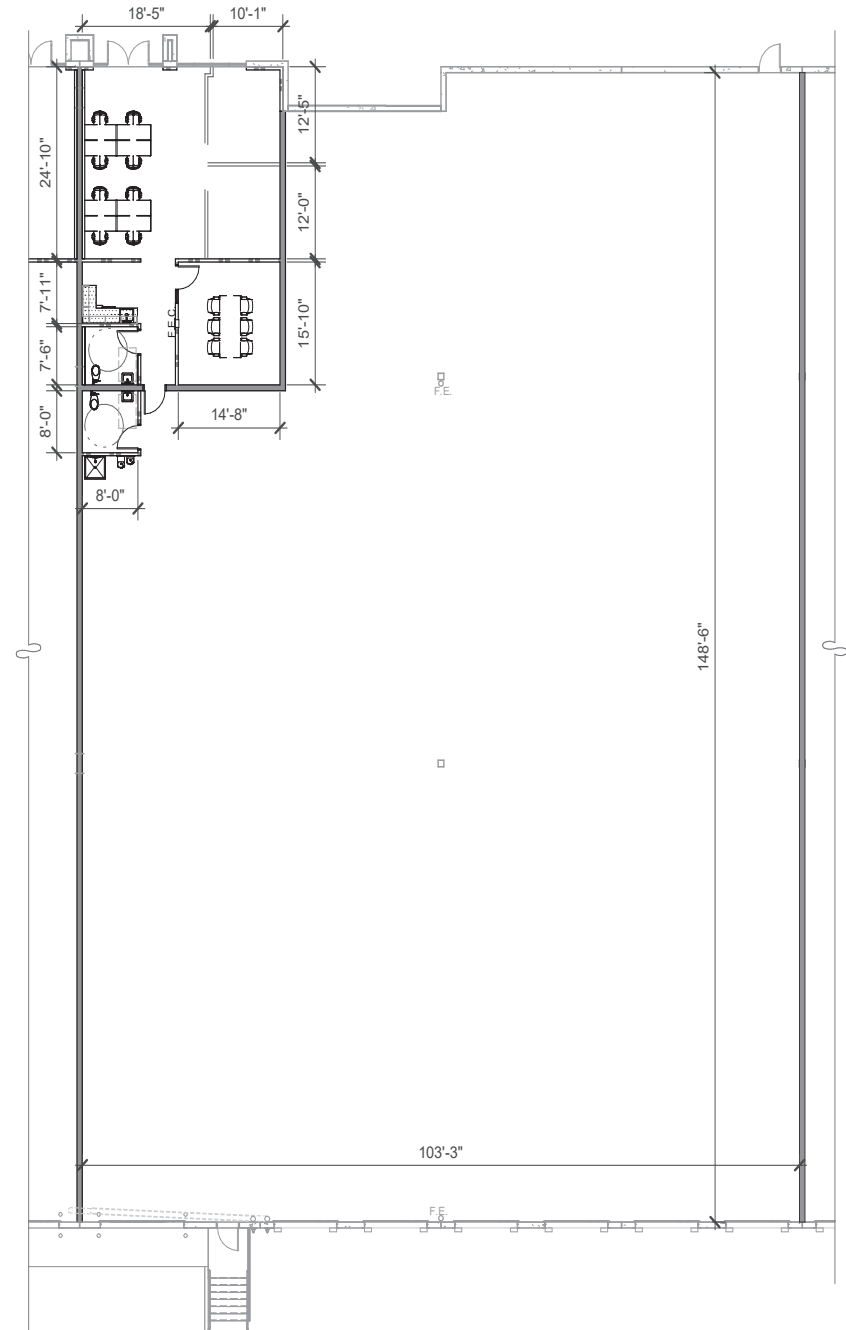


# FLOOR PLANS

16840 - BUILDING 1

## SUITE 130

SF	Grade Level	Dock High	Rate
15,602	1	6	\$1.50 NNN
Office: 1,187 SF Warehouse: 14,326 SF			

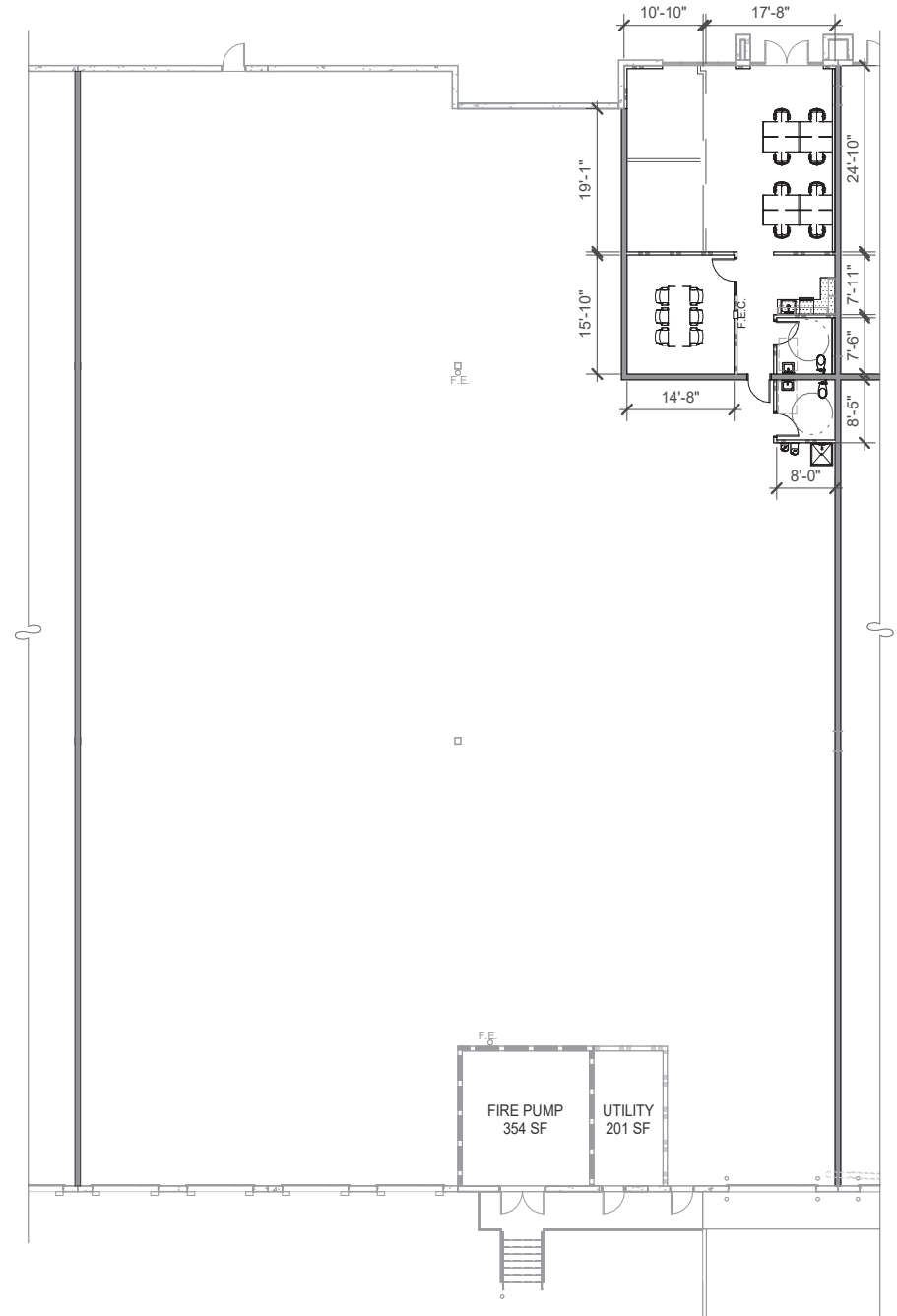
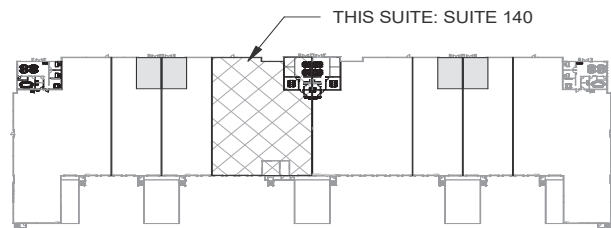


# FLOOR PLANS

16840 - BUILDING 1

## SUITE 140

SF	Grade Level	Dock High	Rate
15,043	1	4	\$1.50 NNN
Office: 1,187 SF Warehouse: 13,3770 SF			

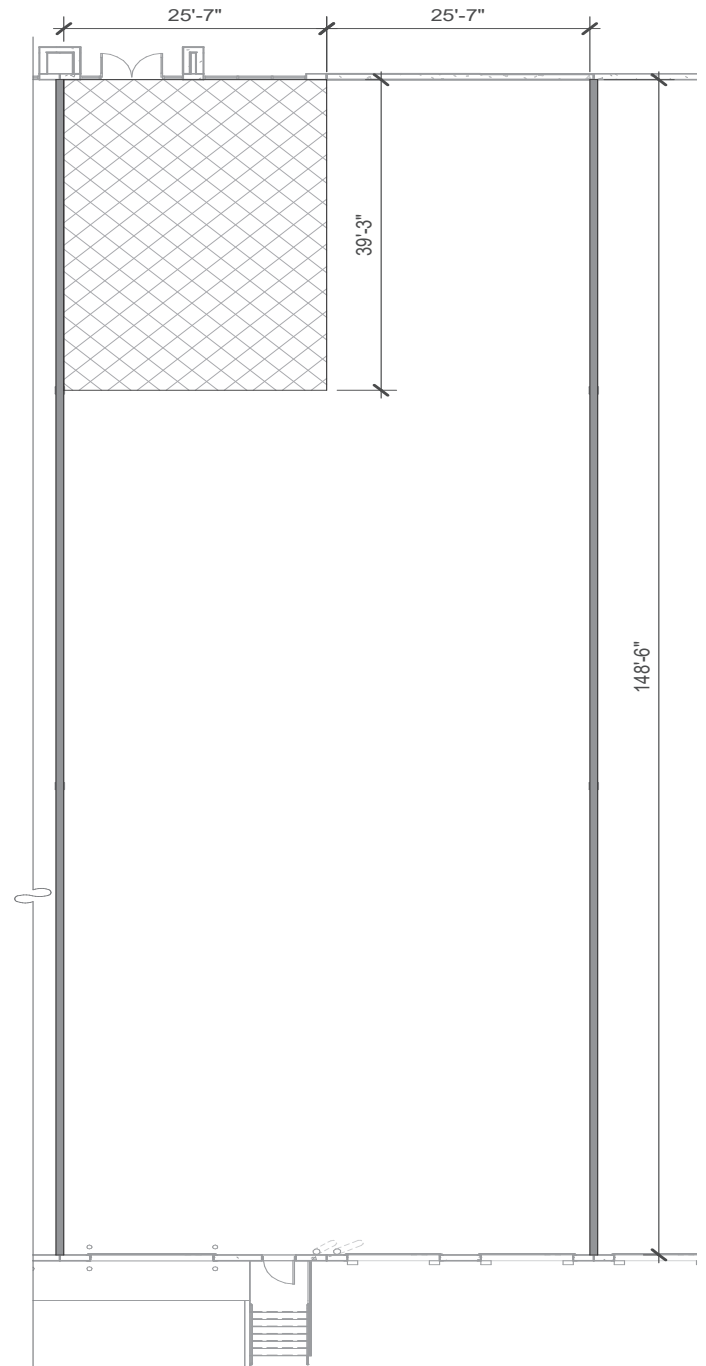
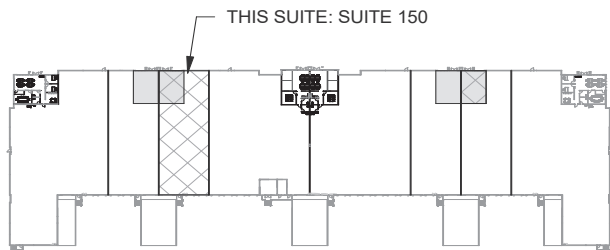


# FLOOR PLANS

16840 - BUILDING 1

## SUITE 150

SF	Grade Level	Dock High	Rate
7,844	1	2	\$1.70 NNN
Office: 1,005 SF Warehouse: 6,795 SF			



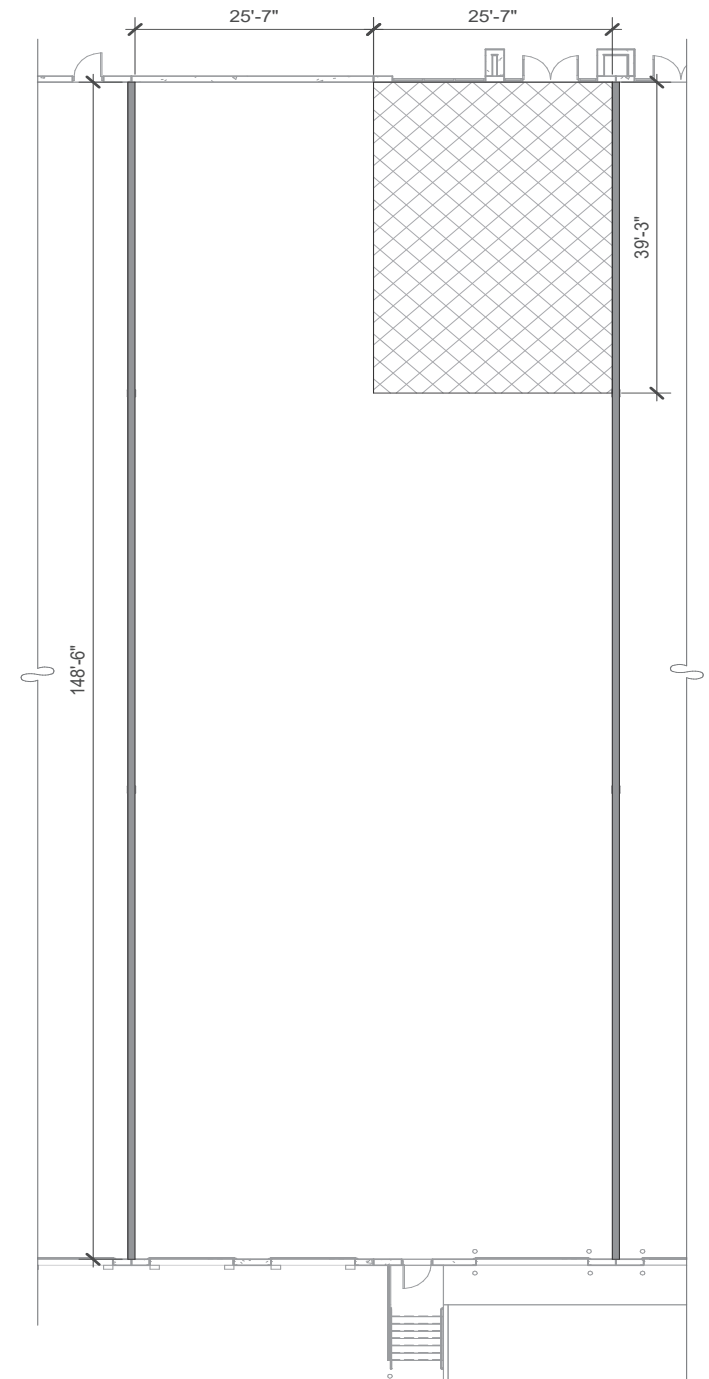
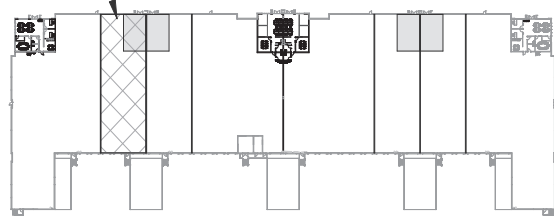
# FLOOR PLANS

16840 - BUILDING 1

## SUITE 160

SF	Grade Level	Dock High	Rate
7,844	1	2	\$1.70 NNN
Office: 1,005 SF Warehouse: 6,795 SF			

THIS SUITE: SUITE 160

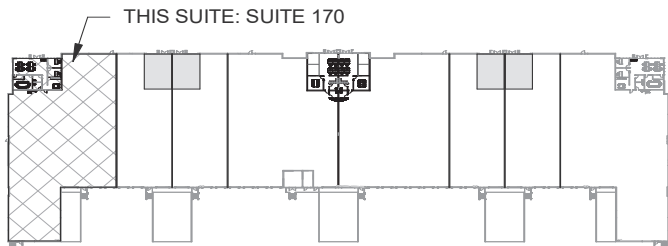
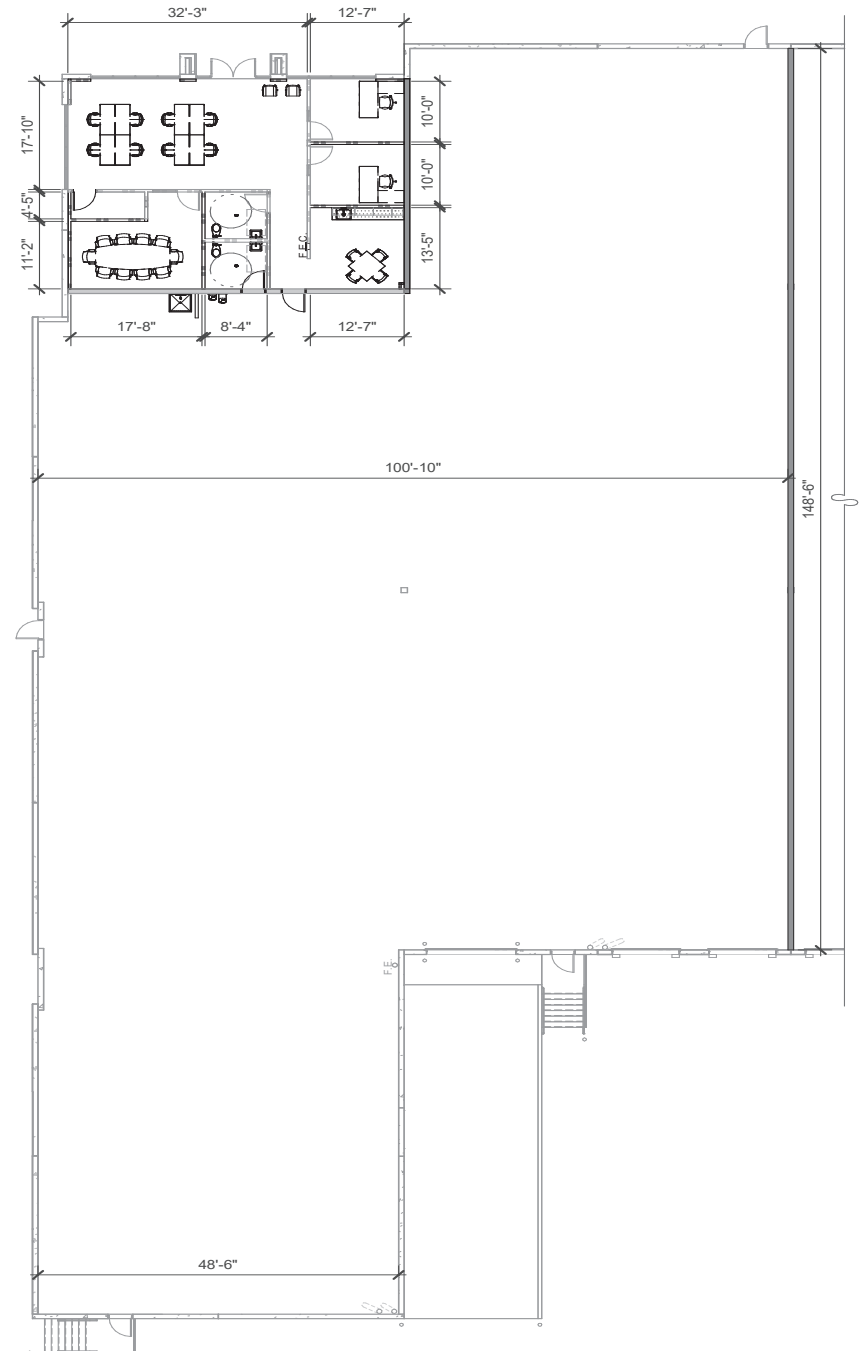


# FLOOR PLANS

16840 - BUILDING 1

## SUITE 170

SF	Grade Level	Dock High	Rate
17,981	1	2	\$1.45 NNN
Office: 1,633 SF Warehouse: 16,246 SF			

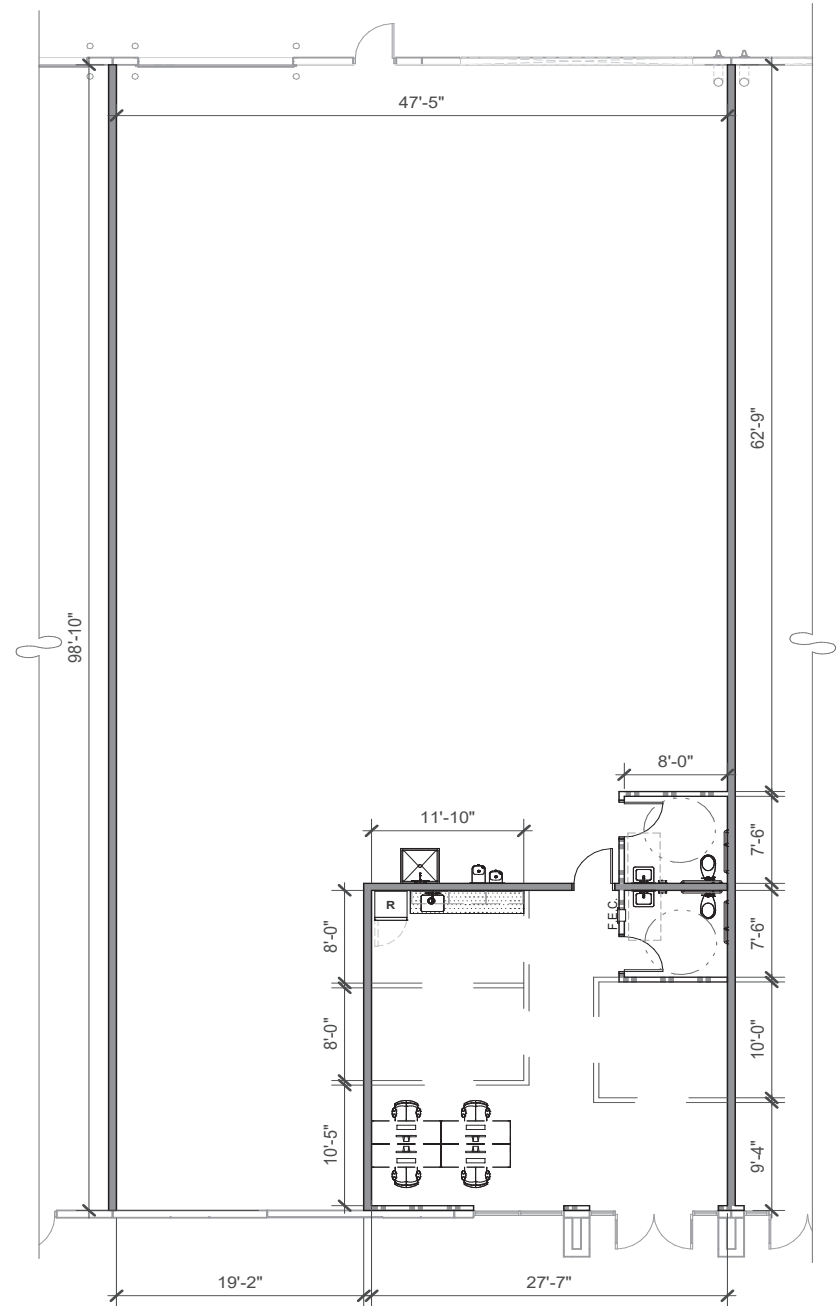
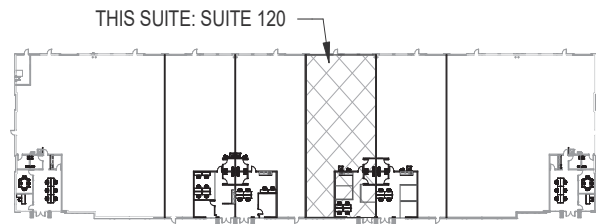


# FLOOR PLANS

16830 - BUILDING 2

## SUITE 120

SF	Grade Level	Dock High	Rate
4,830	1	0	\$1.60 NNN
Office: 763 SF Warehouse: 4,041 SF			



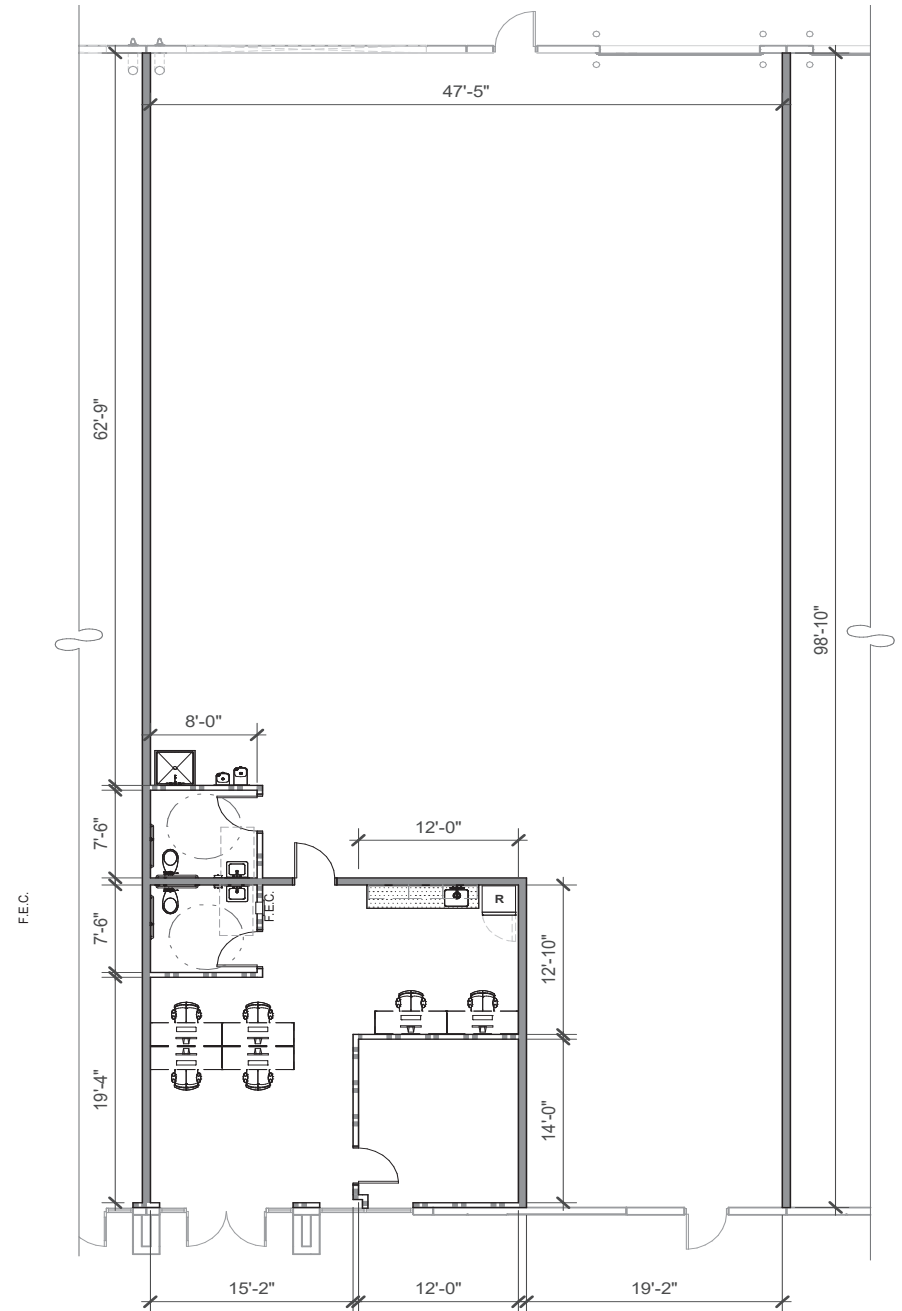
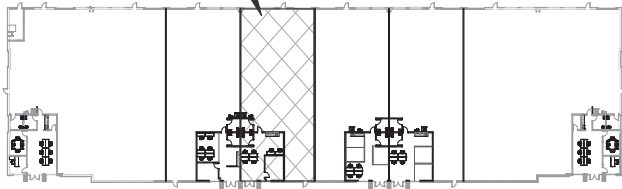
# FLOOR PLANS

16830 - BUILDING 2

## SUITE 130

SF	Grade Level	Dock High	Rate
4,830	1	0	\$1.60 NNN
Office: 763 SF Warehouse: 4,041 SF			

THIS SUITE: SUITE 130



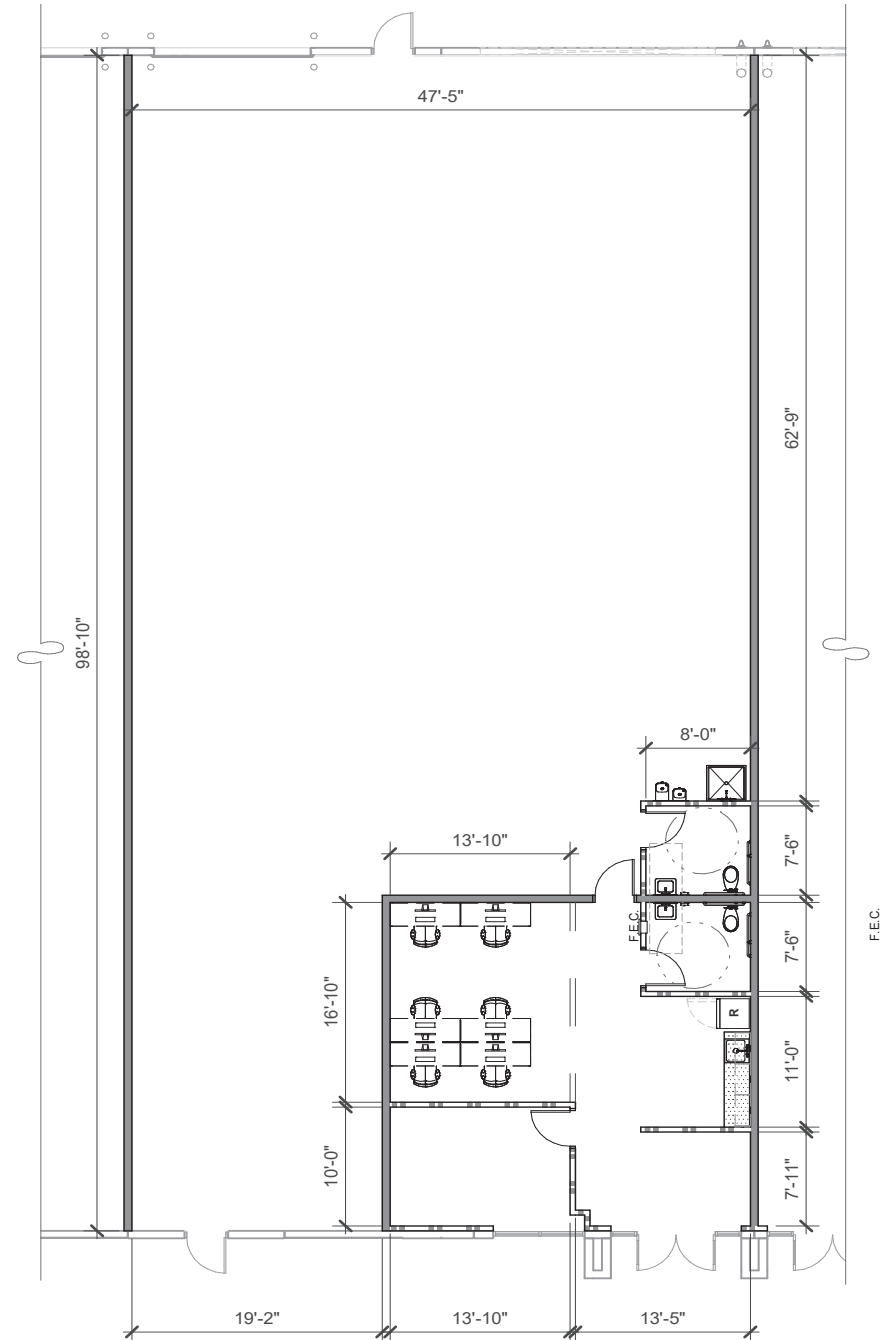
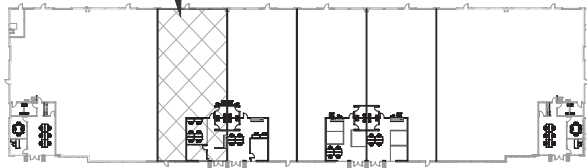
# FLOOR PLANS

16830 - BUILDING 2

## SUITE 140

SF	Grade Level	Dock High	Rate
4,830	1	0	\$1.60 NNN
Office: 763 SF Warehouse: 4,041 SF			

THIS SUITE: SUITE 140

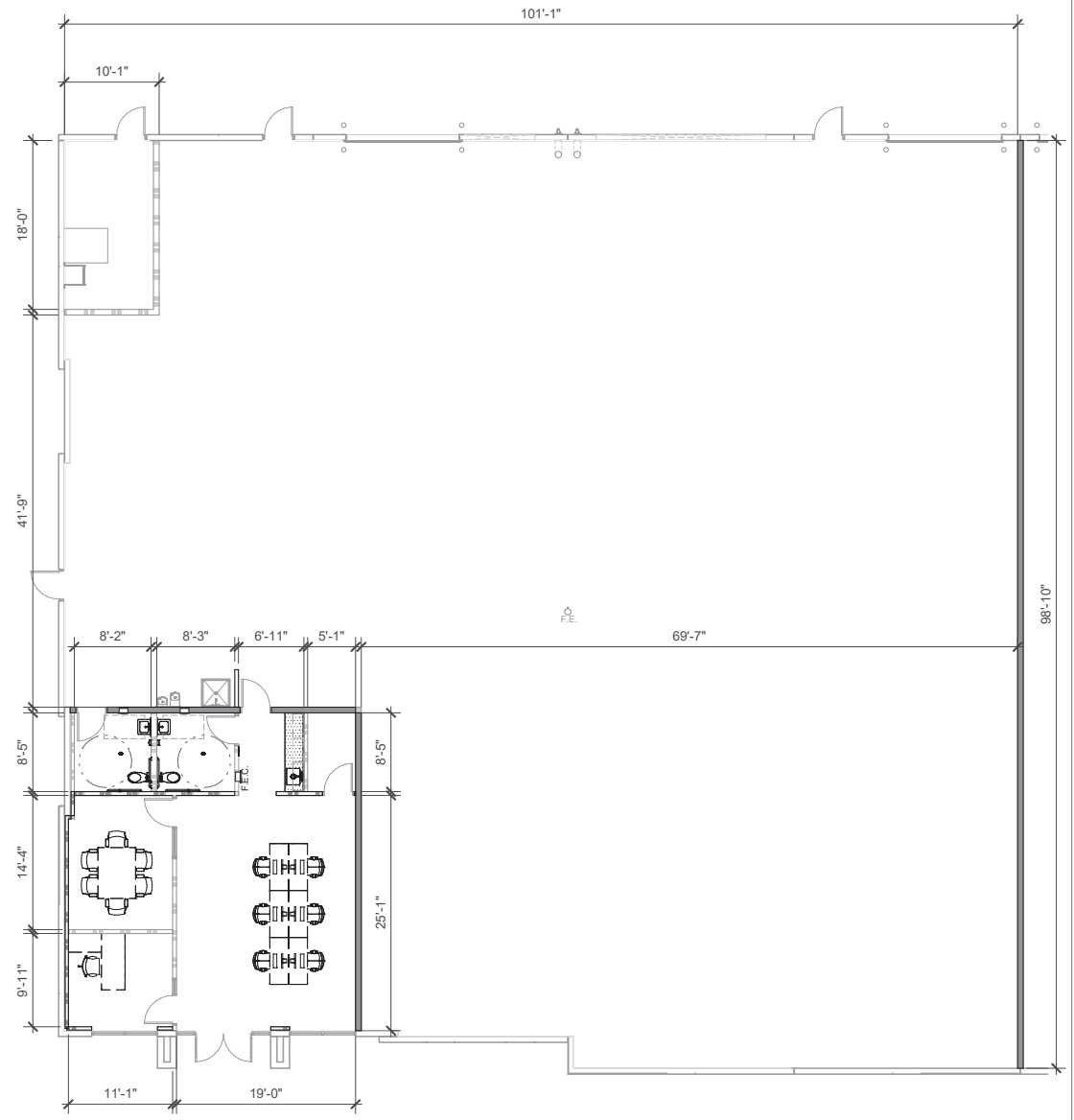
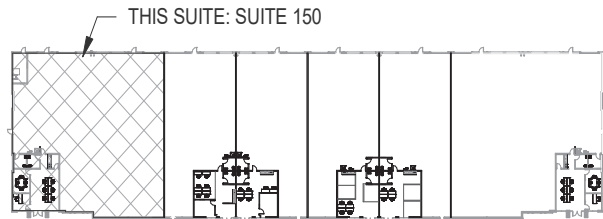


# FLOOR PLANS

16830 - BUILDING 2

## SUITE 150

SF	Grade Level	Dock High	Rate
9,838	1	0	\$1.60 NNN
Office: 1,038 SF Warehouse: 8,750 SF			



# AREA OVERVIEW

## Nearby Downtowns



**11 miles**

TO WESTGATE GLENDALE

**25 miles**

TO DOWNTOWN PHOENIX

## Freeway Access



**0.2 miles**

TO LOOP 303

**4.2 miles**

TO LOOP I-10

## Nearby Airports



**30 miles**

TO PHX SKY HARBOR INTL

**11 miles**

TO PHOENIX GOODYEAR AIRPORT





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