



Bethany Bay

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

AVAILABLE
**Q1
2027**



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



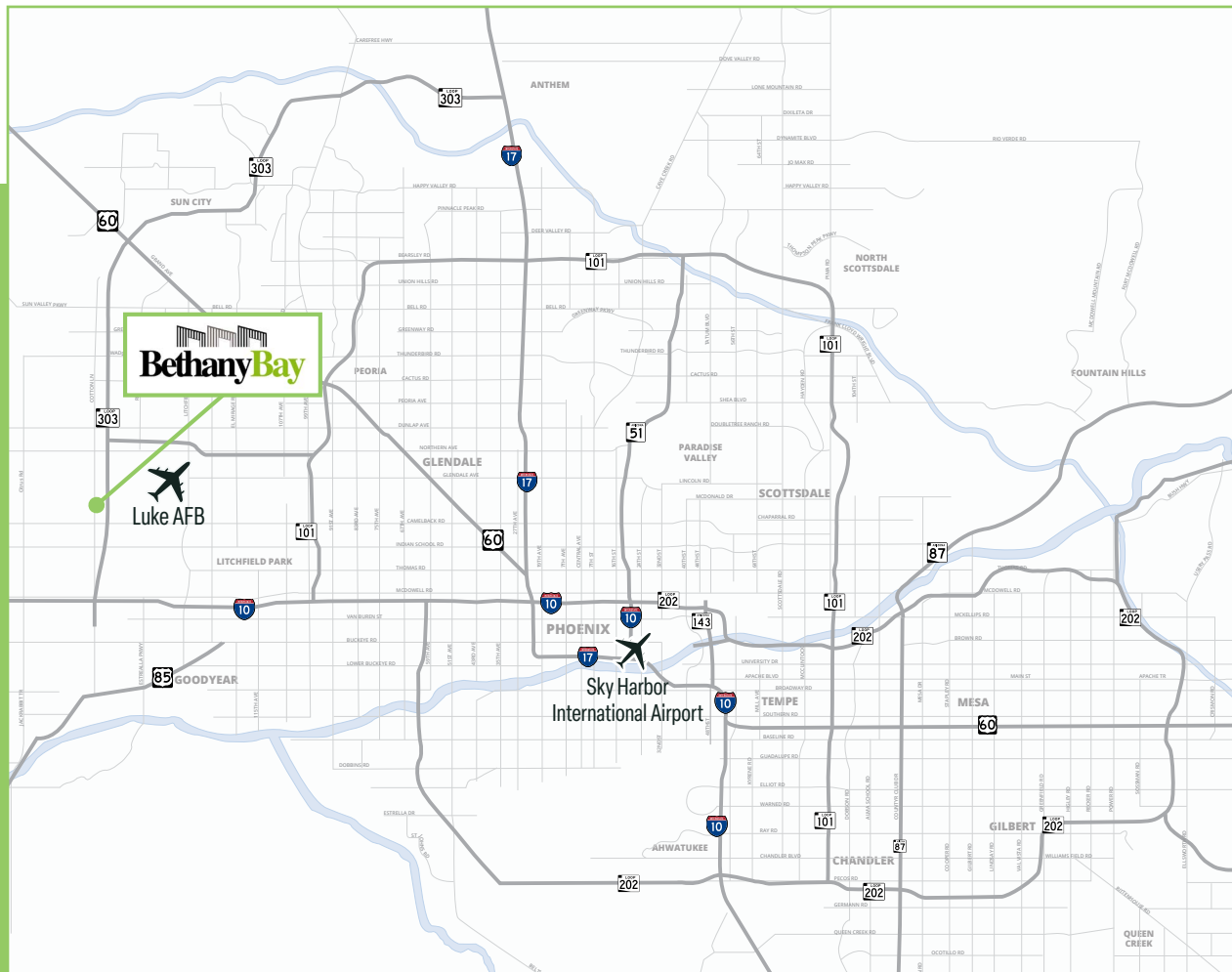
Bldg 2 Spec Office
1,077 SF



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: 7,844 SF - 17,892 SF

BUILDING 2 - ±39,202 SF

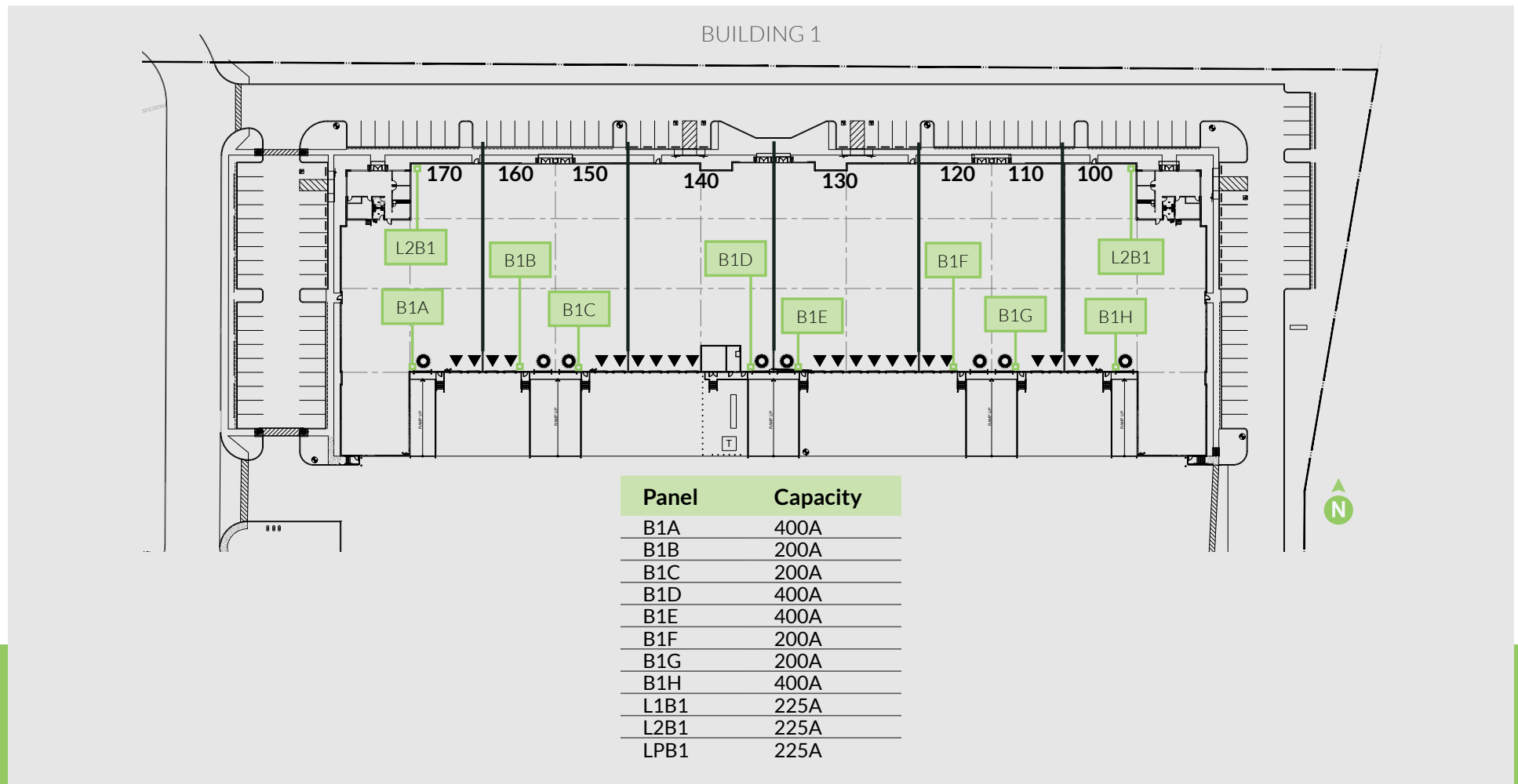
100% AC
24' Clear Height
Column: 50'x54'
6" Concrete over 4" ABC SOG
R-38 Combined Roof System Insulation Value
1 - 2500A SES
ESFR Fire Sprinkler System
Grade Level Loading
Divisibility: 4,830 SF - 9,838 SF

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

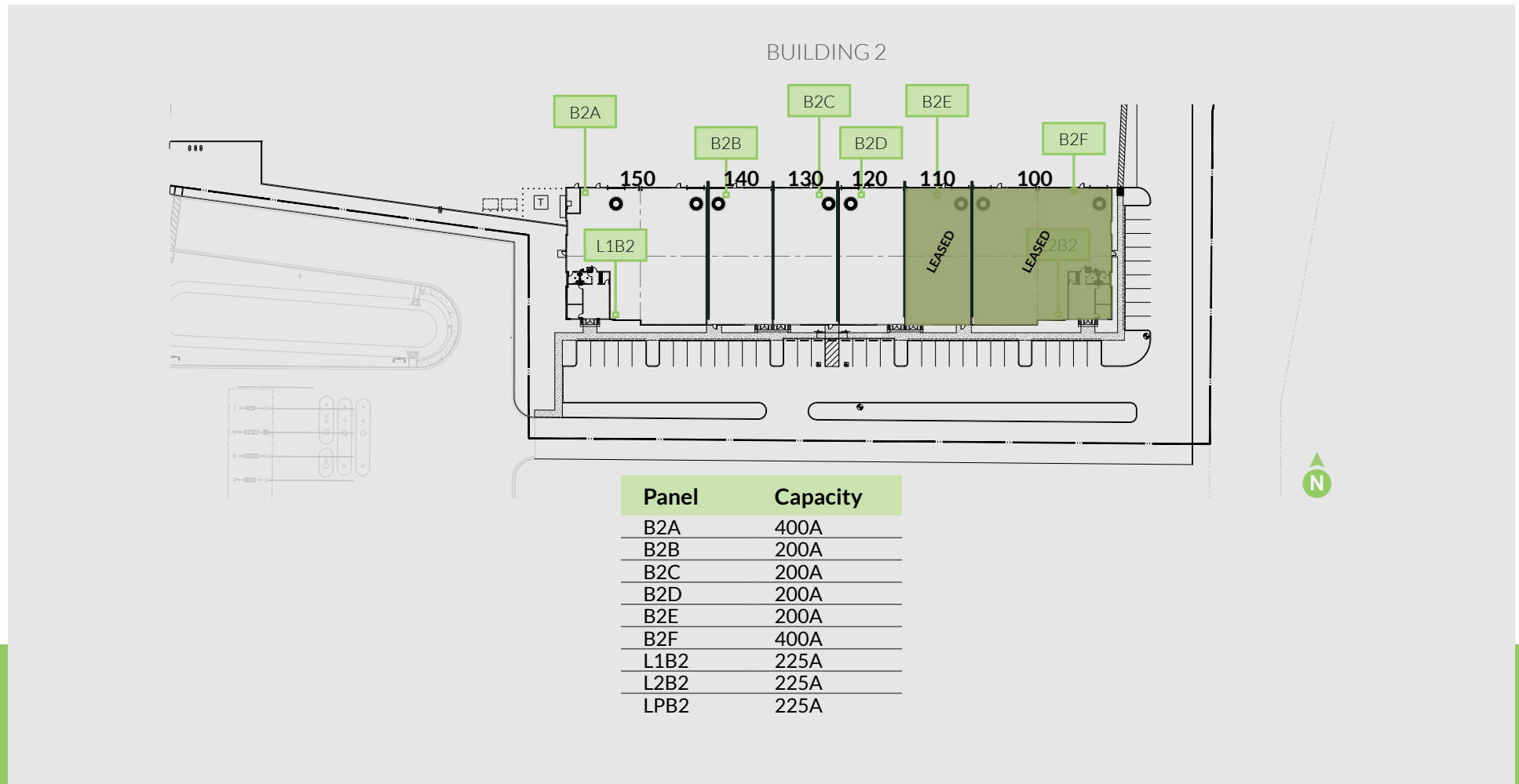


ELECTRICAL PLAN

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

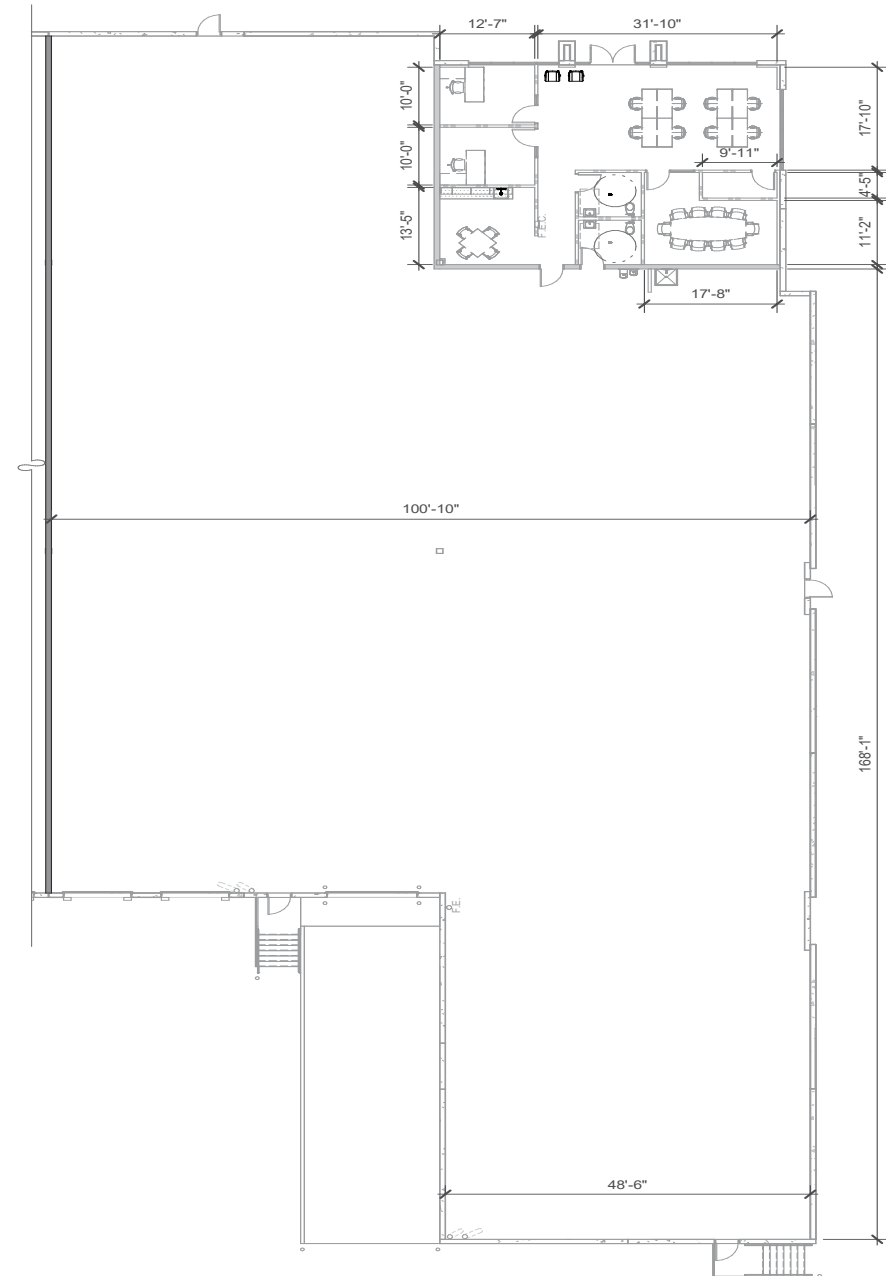
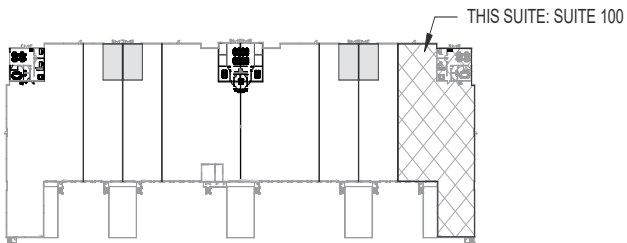


FLOOR PLANS

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			

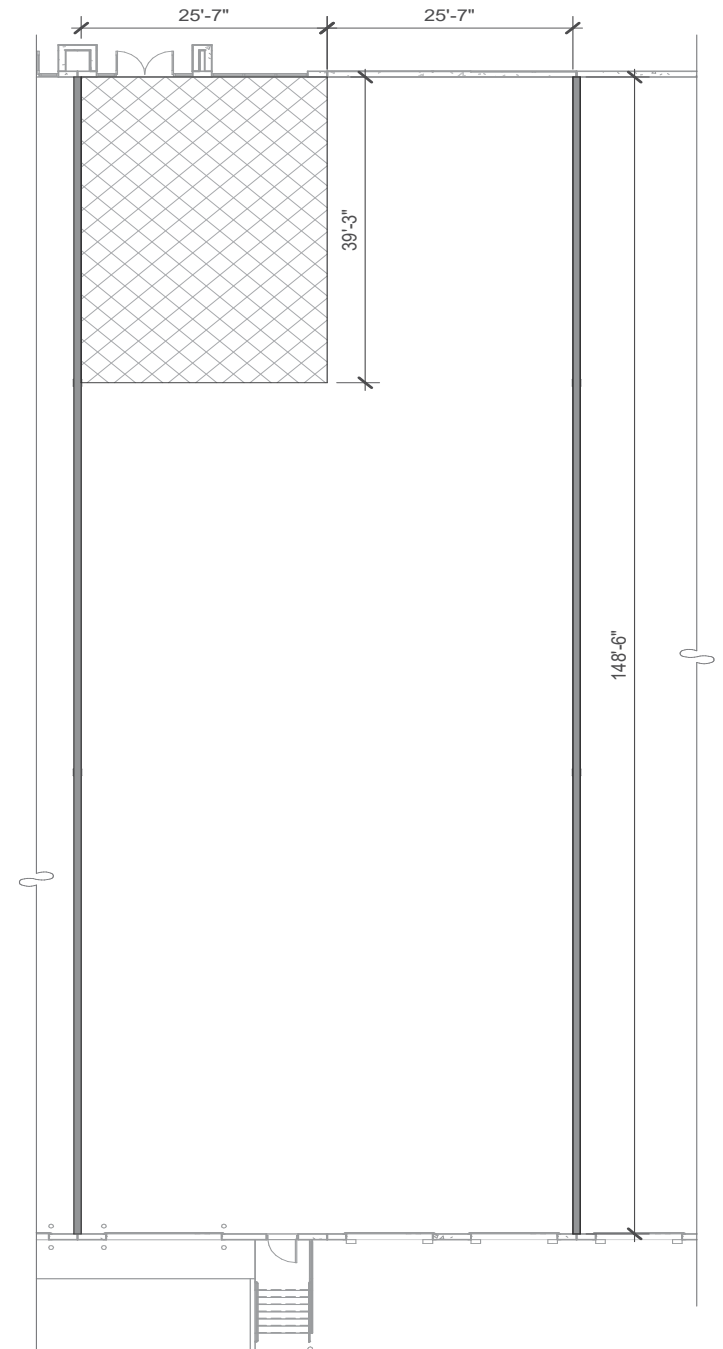
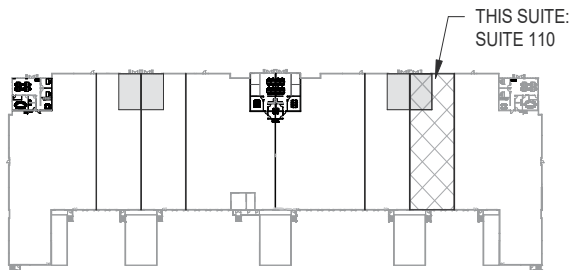


FLOOR PLANS

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			

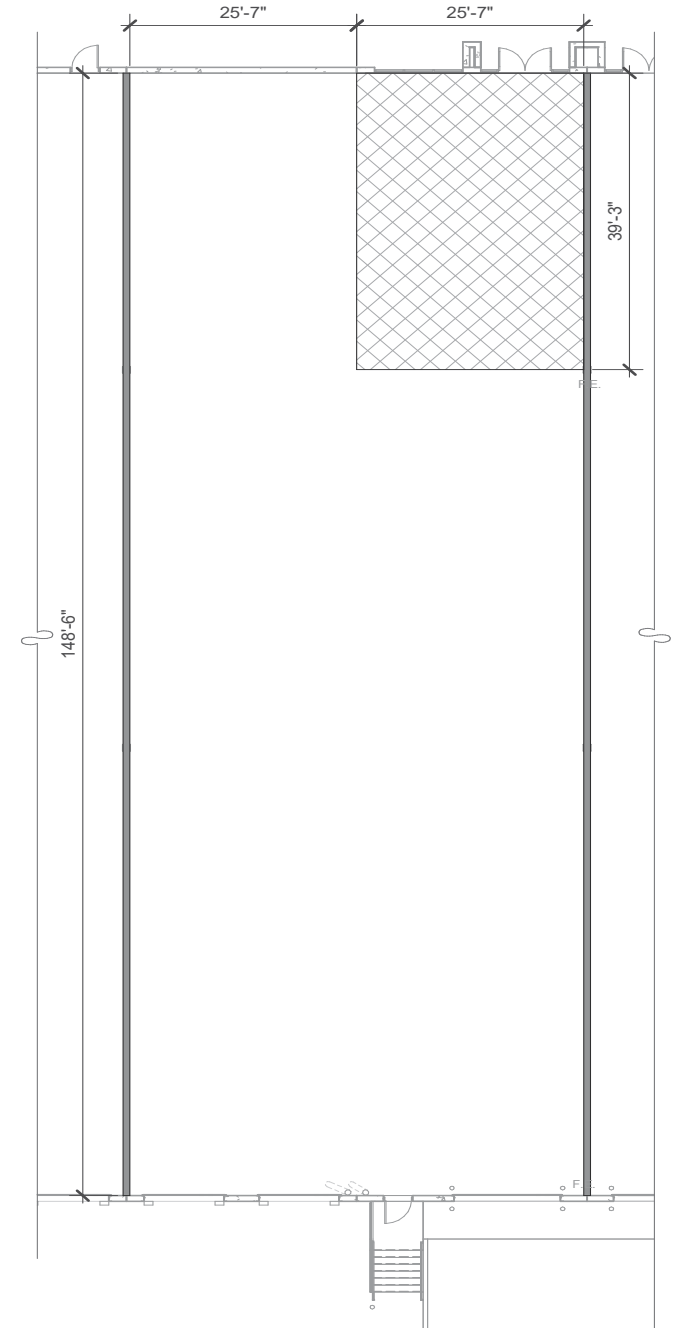
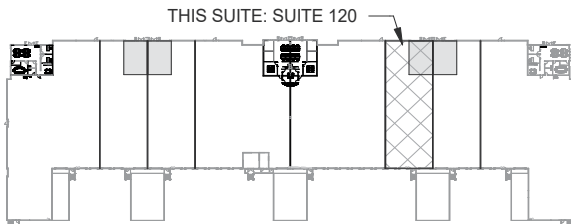


FLOOR PLANS

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			

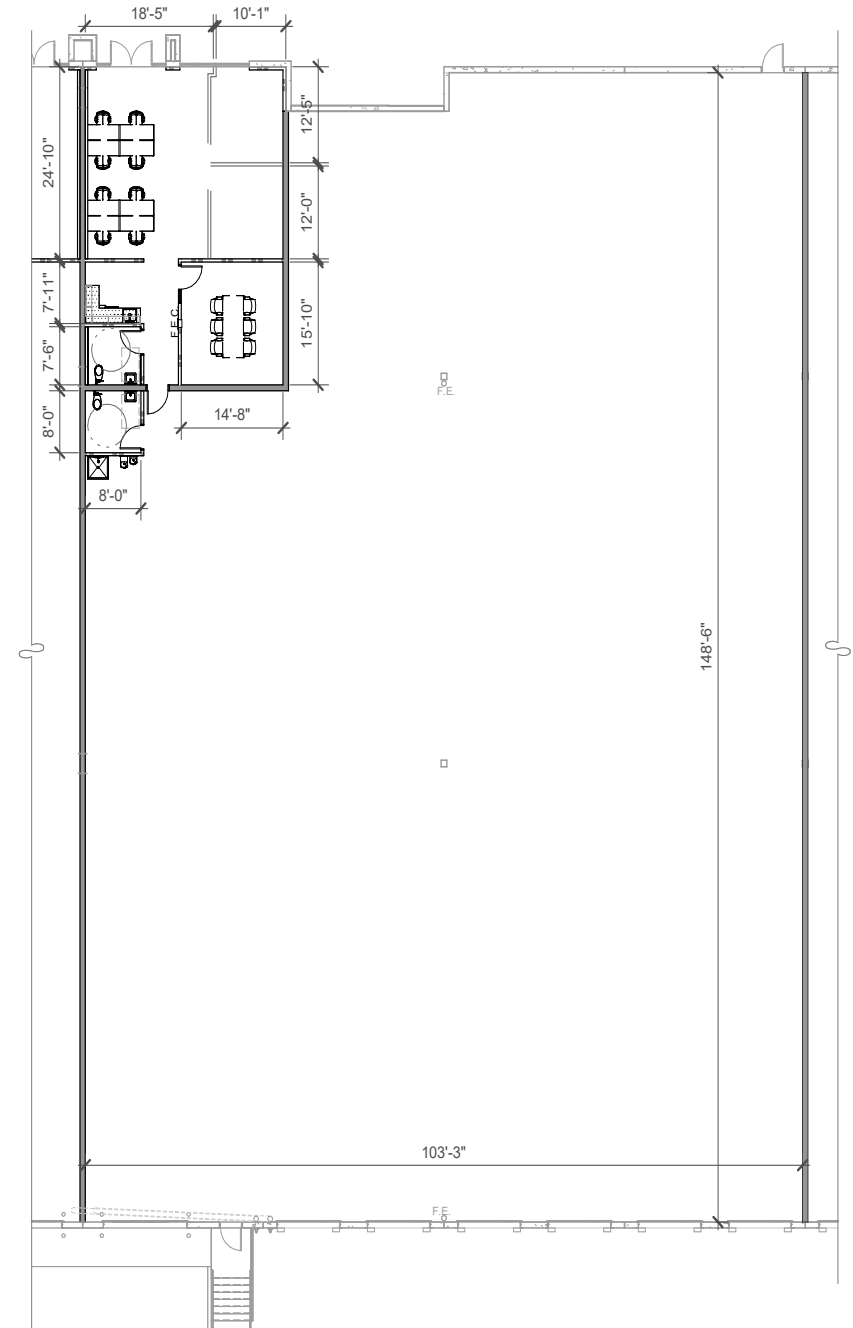
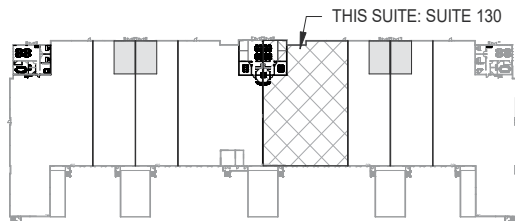


FLOOR PLANS

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			

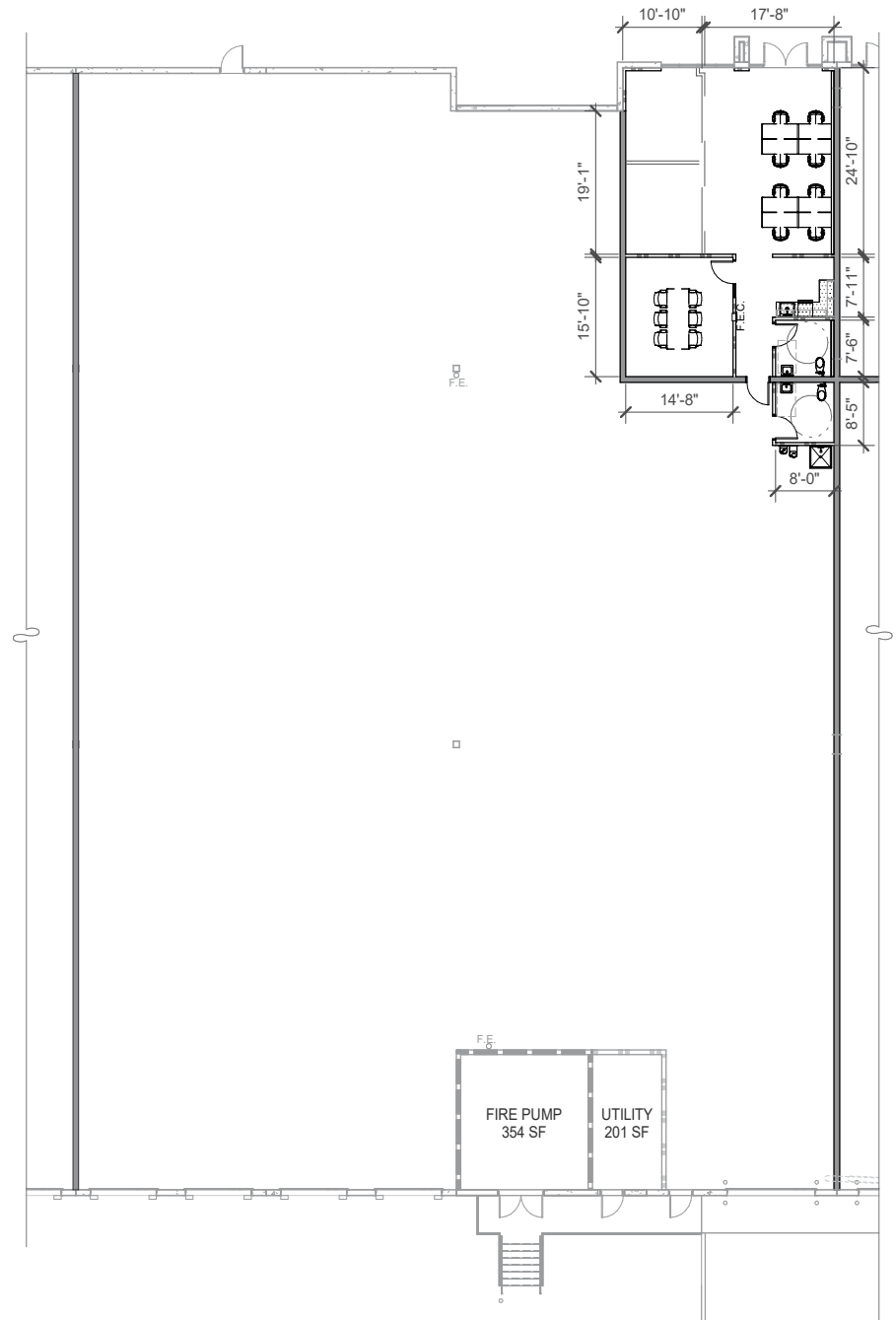
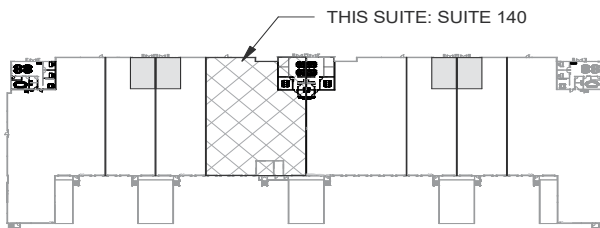


FLOOR PLANS

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			

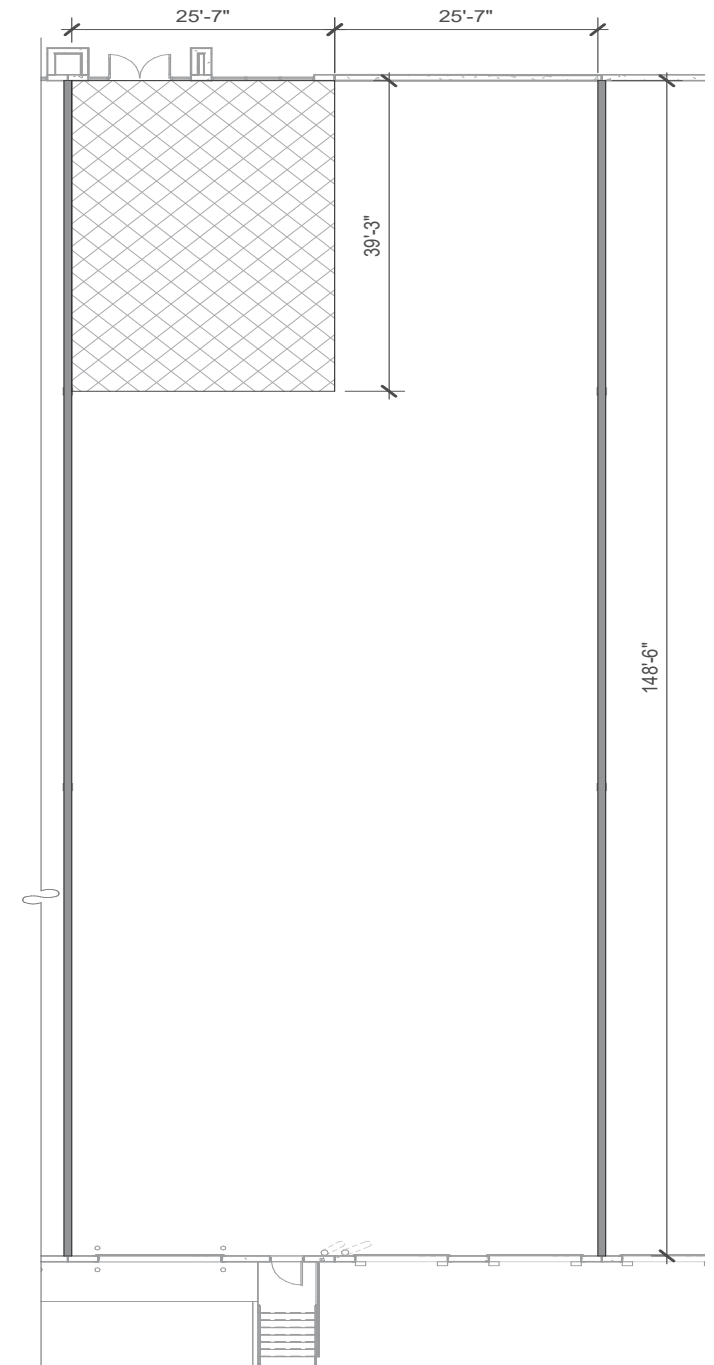
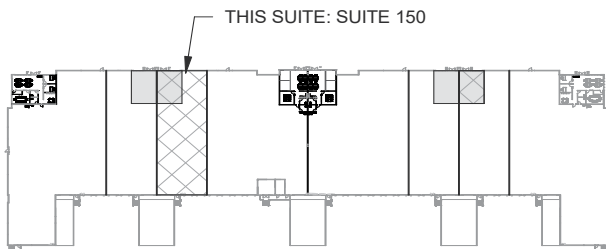


FLOOR PLANS

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			



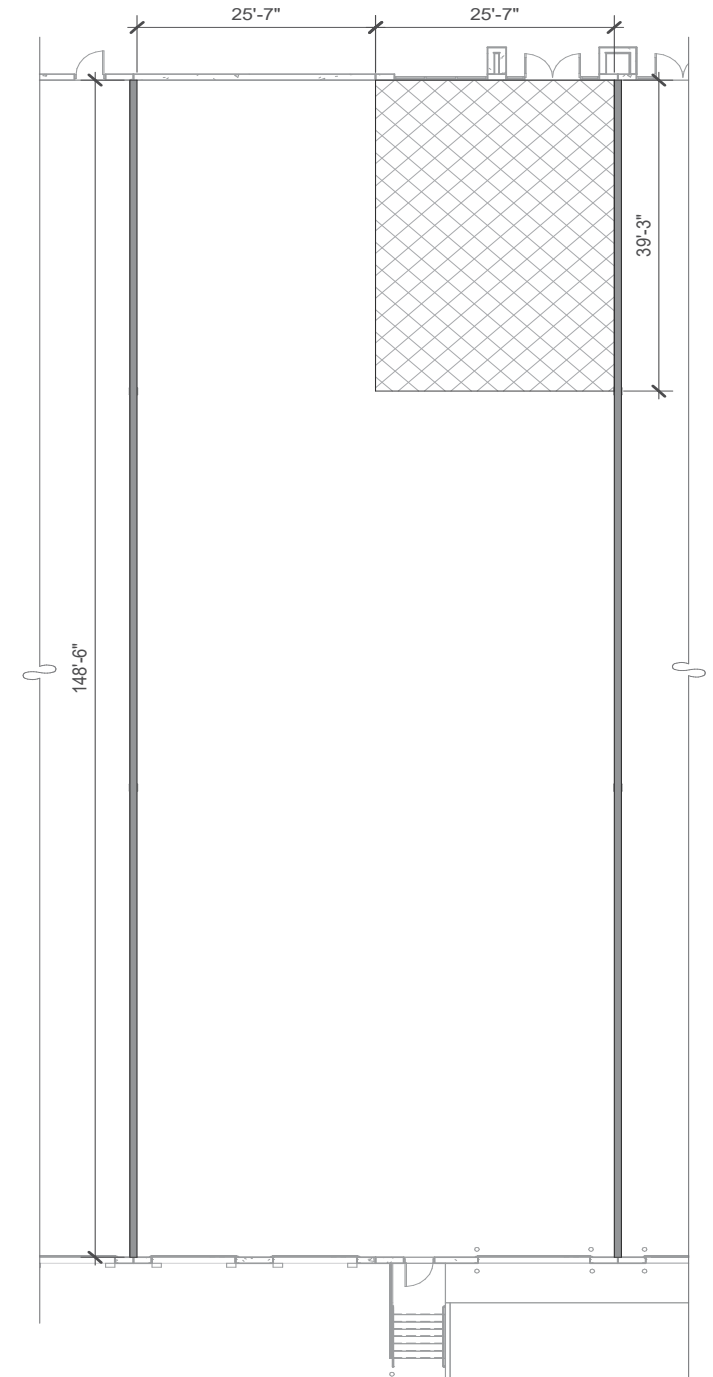
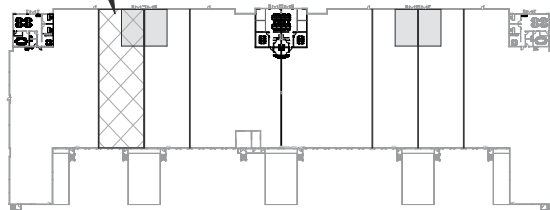
FLOOR PLANS

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

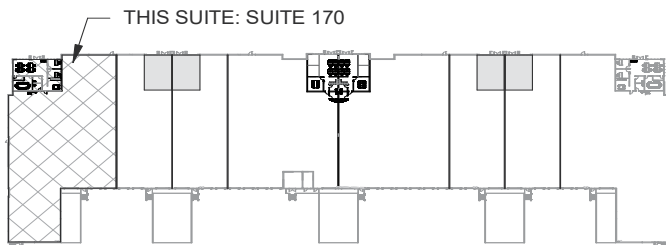
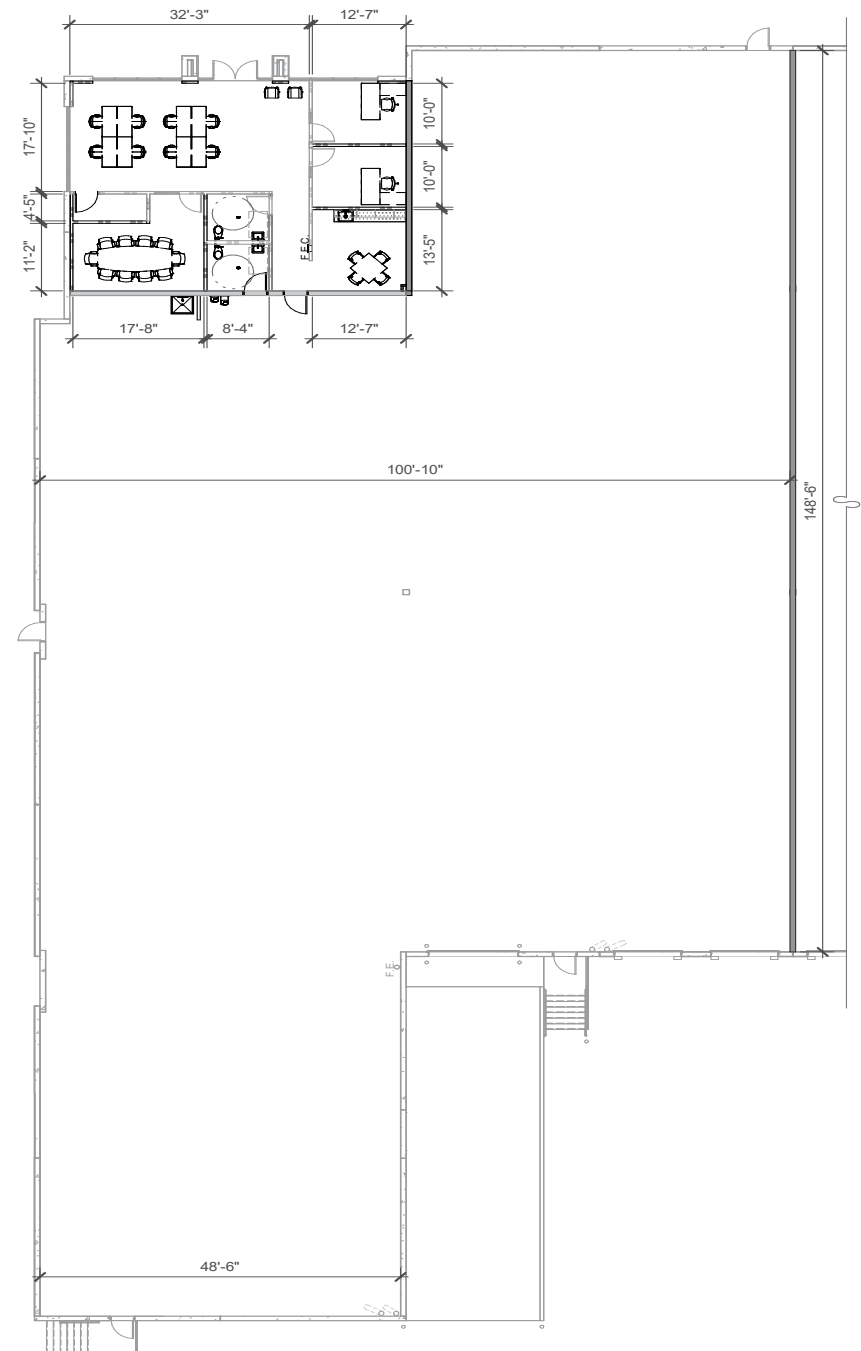


FLOOR PLANS

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			

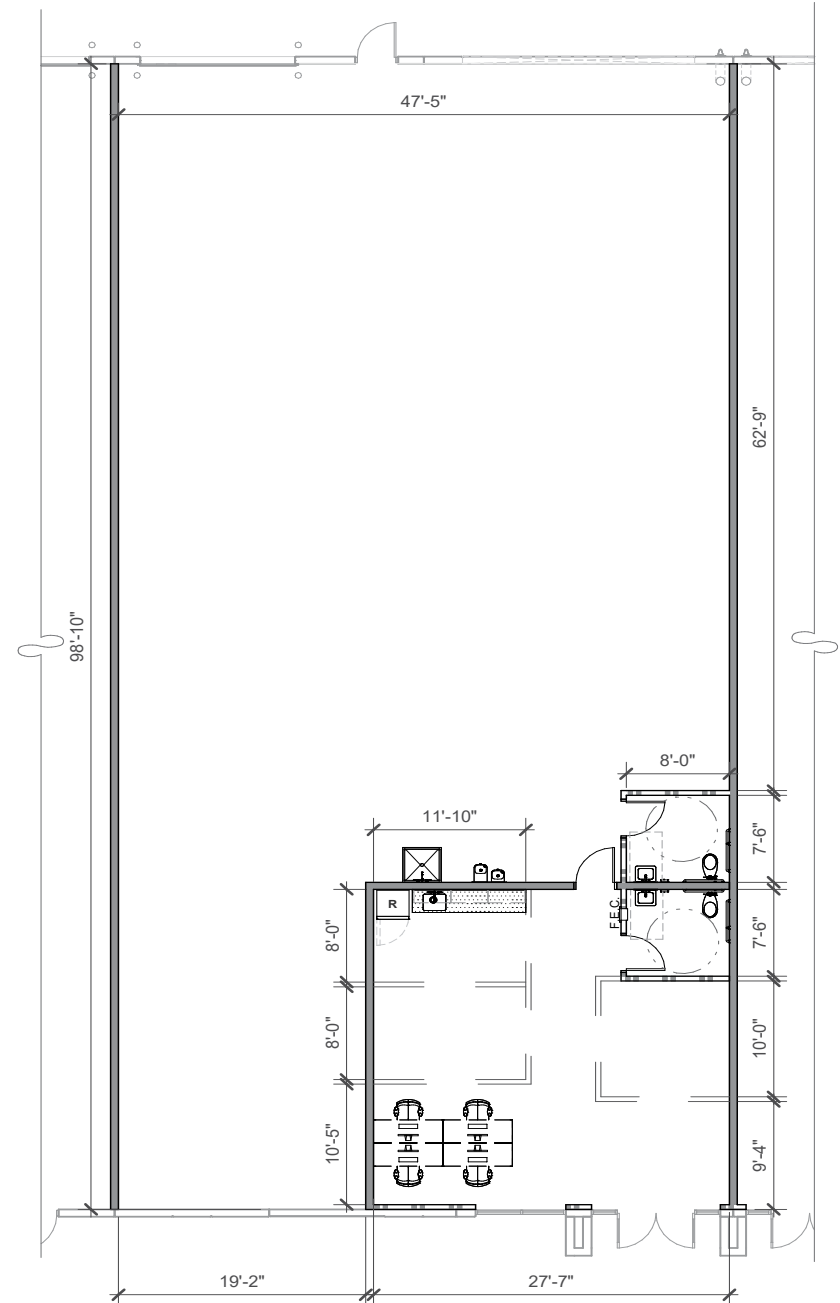
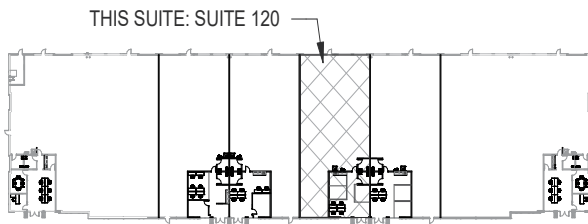


FLOOR PLANS

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			



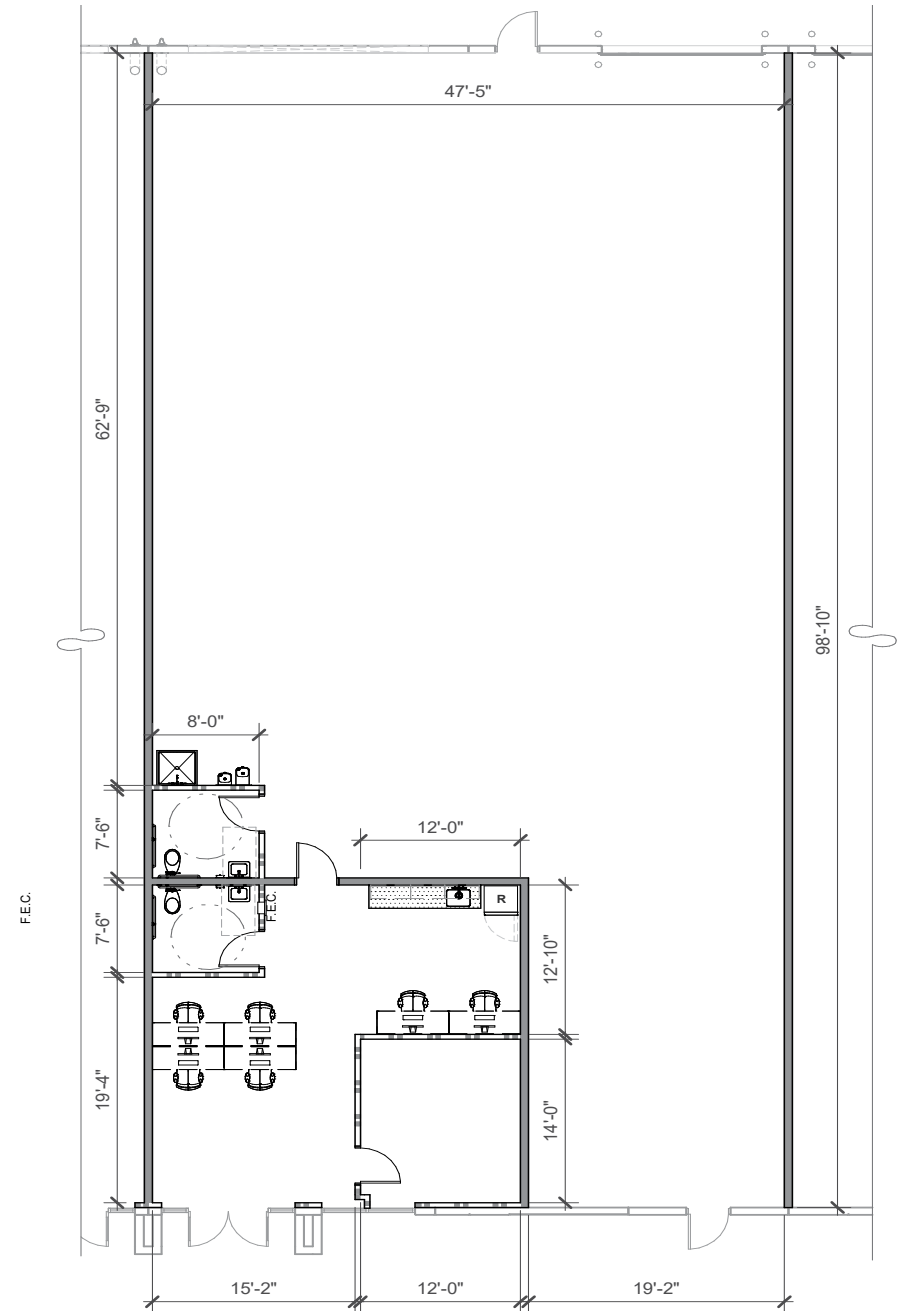
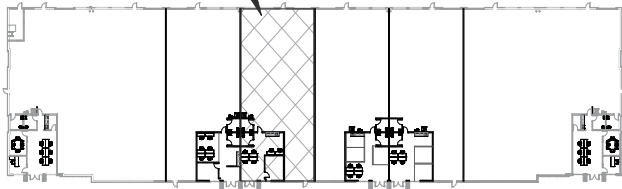
FLOOR PLANS

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



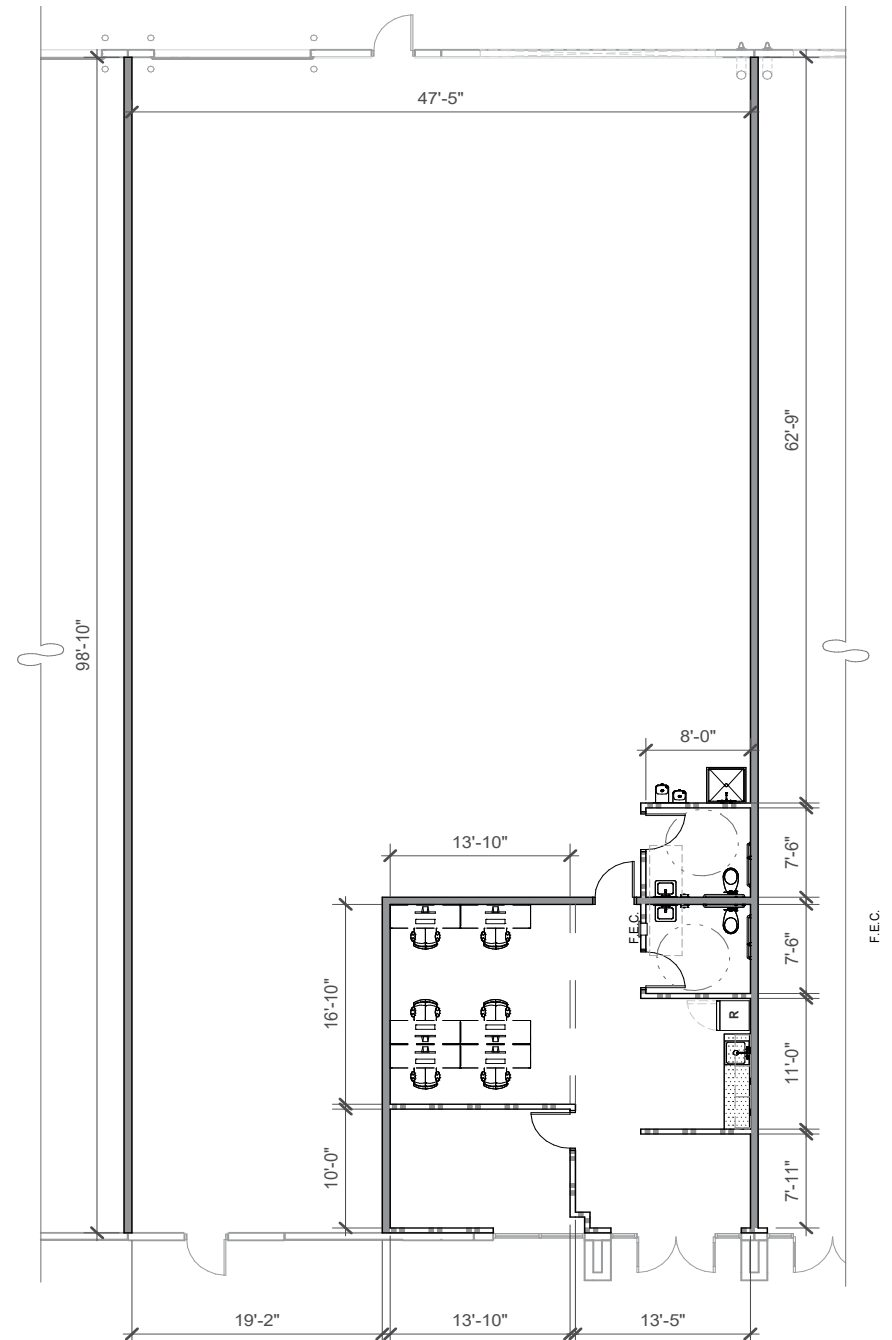
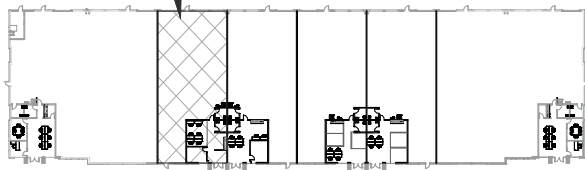
FLOOR PLANS

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

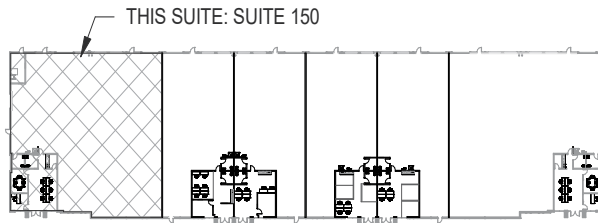
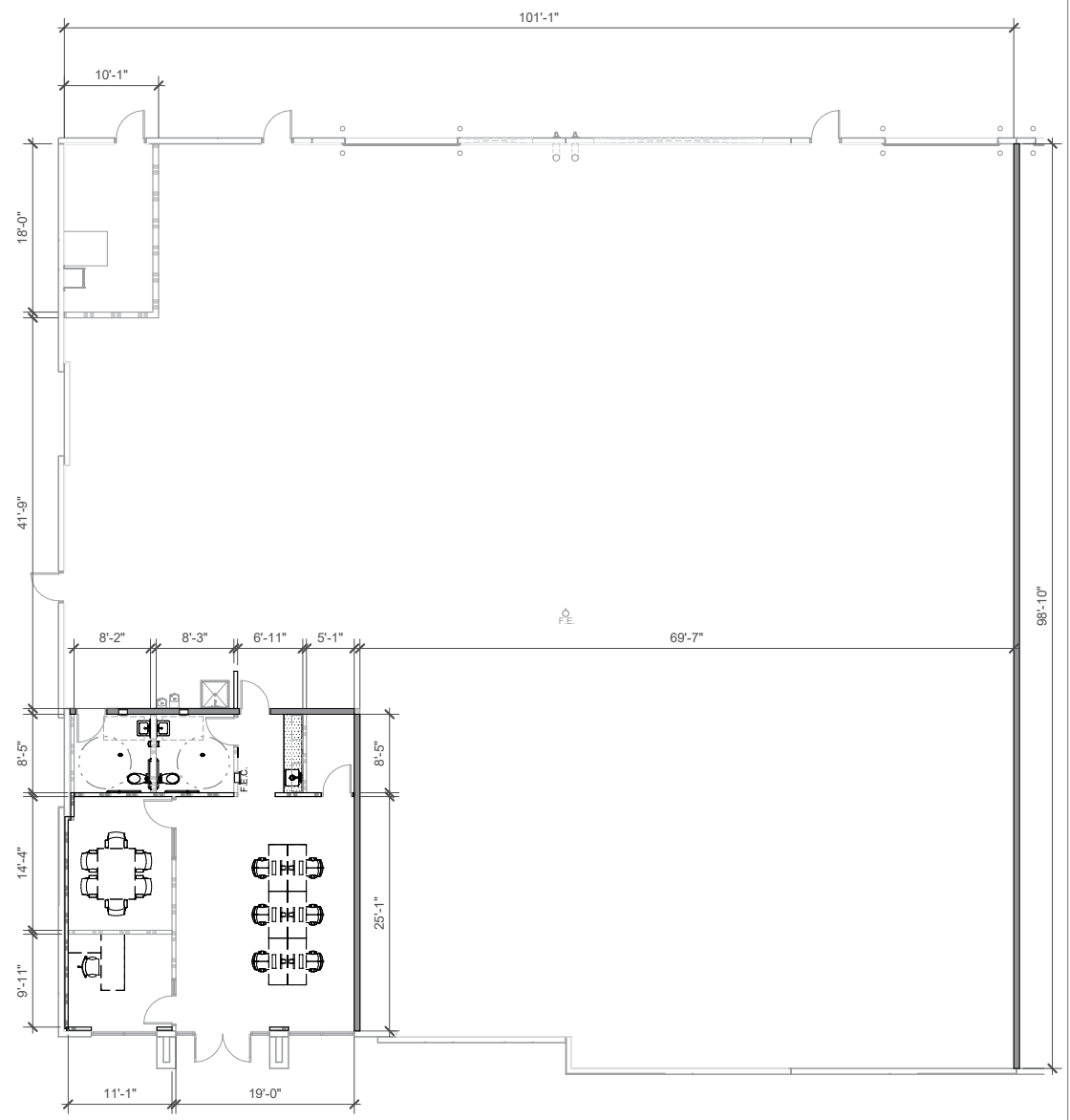


FLOOR PLANS

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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