



Bethany Bay

16840 Bethany Home Rd,
Litchfield Park, AZ 85340

AVAILABLE
SUMMER
2026



NEWMARK

FOR LEASE
±4,532 - ±17,879 SF Available

PROJECT DETAILS



Bldg 1 Divisible to
±14,866 SF



Bldg 2 Divisible to
±4,532 SF



Bldg 1 Spec Office
1,628 SF



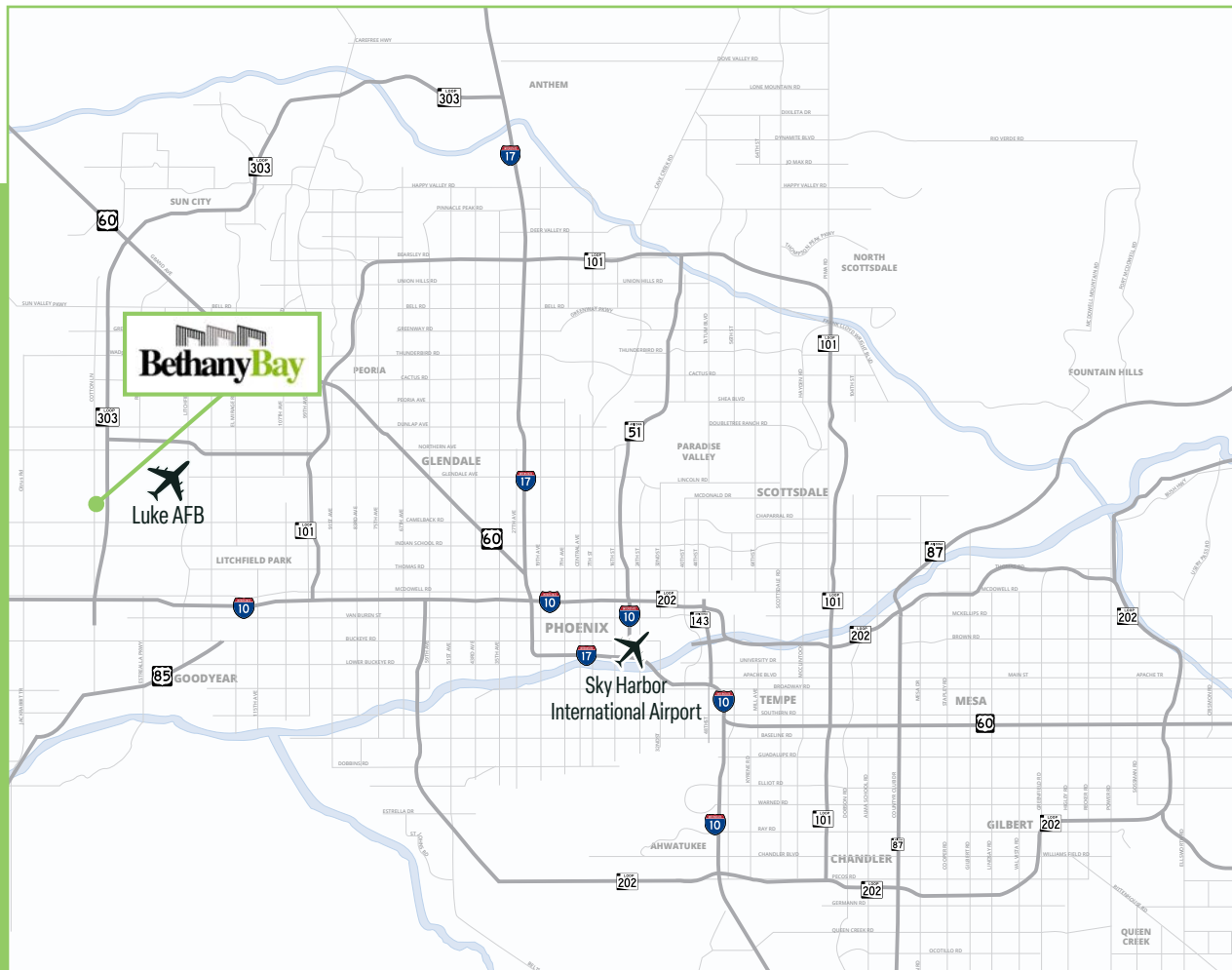
Bldg 2 Spec Office
1,078 SF



Rear Load Building
114,543 SF



PAD Zoning
City of Surprise



BUILDING 1 - ±97,337 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: 7,800 SF - 17,879 SF

BUILDING 2 - ±34,126 SF

- 100% AC
- 24' Clear Height
- Column: 50'x54"
- 6" Concrete over 4" ABC SOG
- R-38 Combined Roof System Insulation Value
- 1ea - 2500amp SES
- ESFR Fire Sprinkler System
- Loading: All Grade Level
- Divisibility: 4,804 SF - 9,993 SF

SITE PLAN

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 Rd, Litchfield Park, AZ 85340

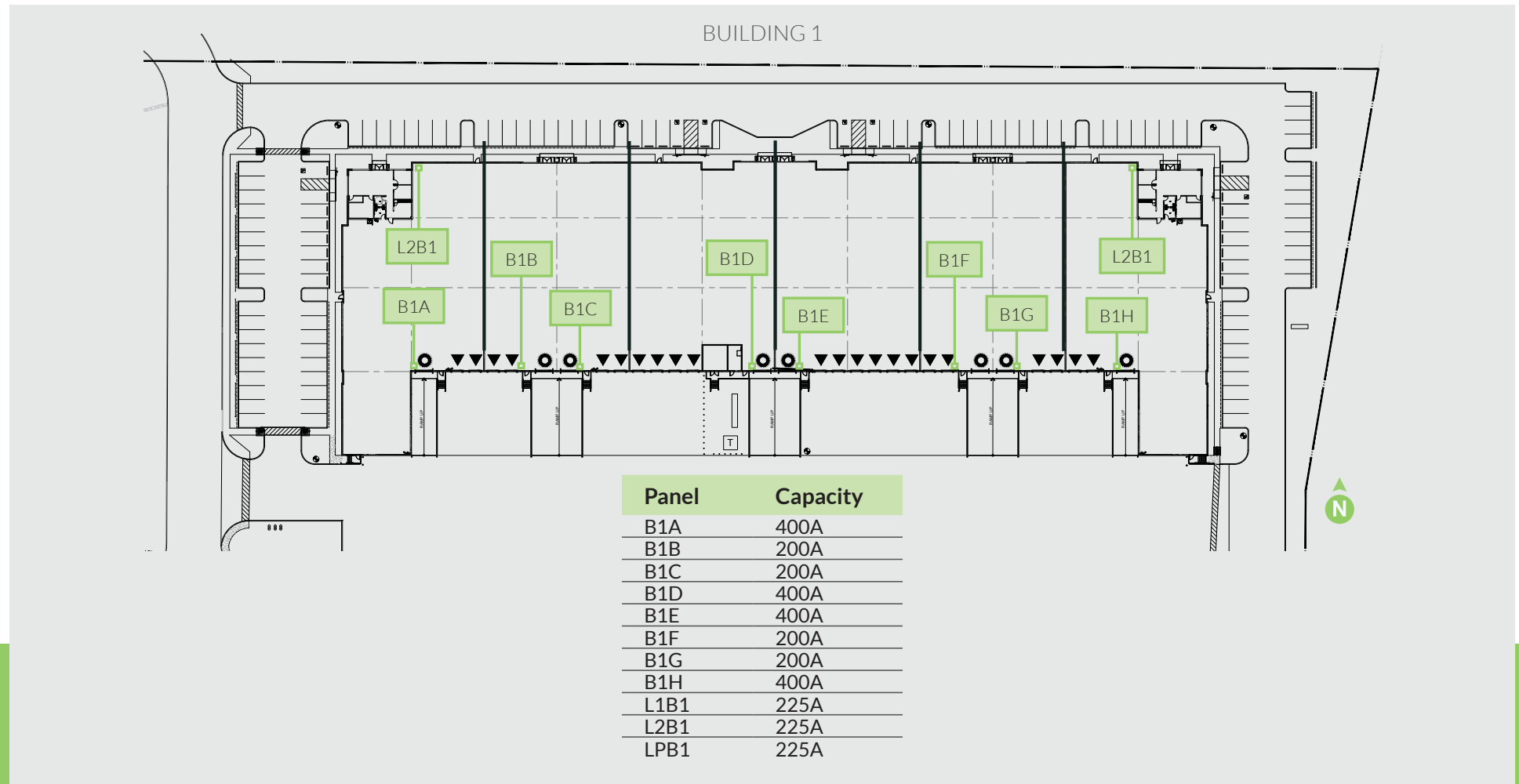


SITE PLAN

Electrical Layout Service Capacity & Initial Power Distribution

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 section

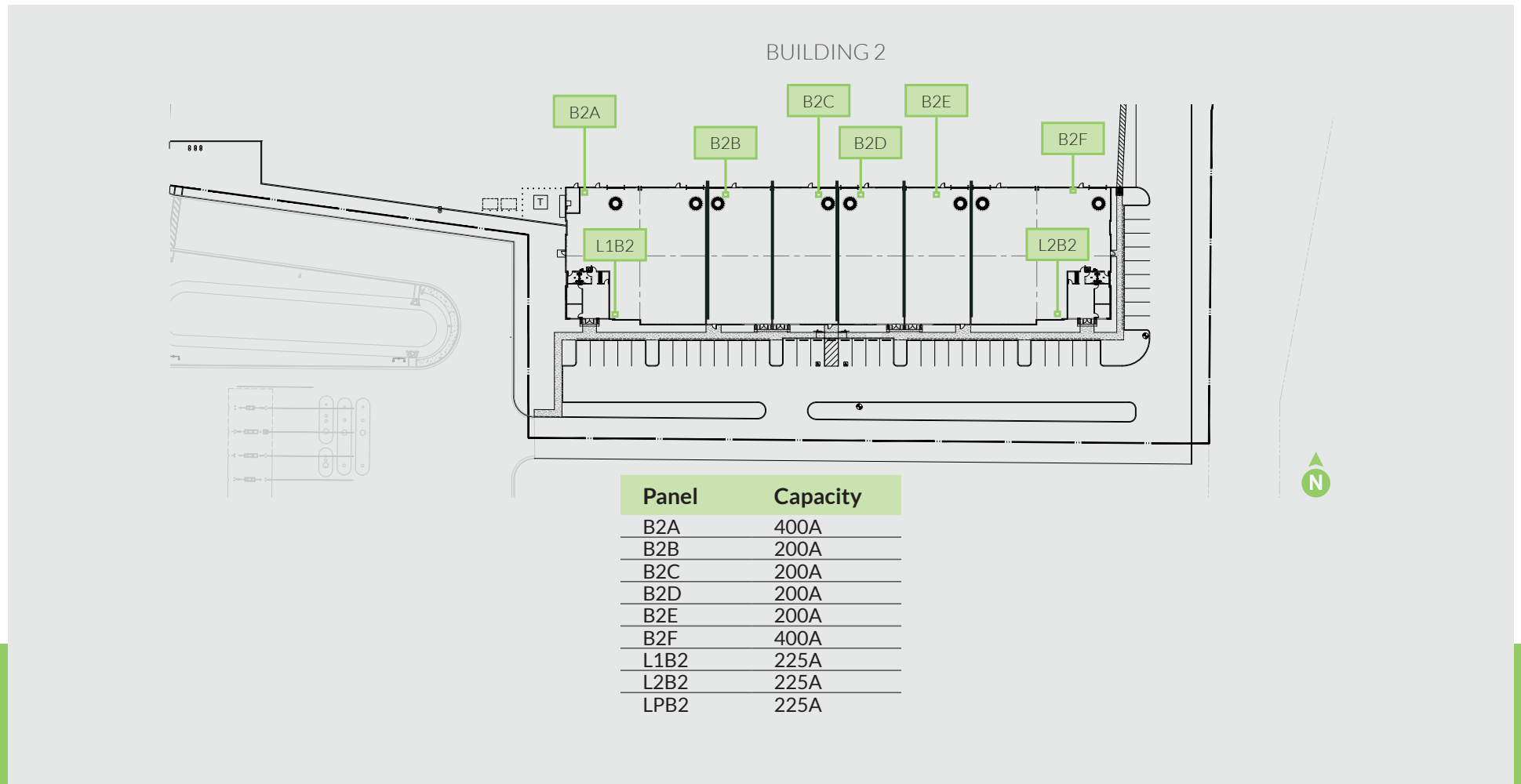


SITE PLAN

Electrical Layout Service Capacity & Initial Power Distribution

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



AREA OVERVIEW

Nearby Downtowns



11 miles

TO WESTGATE GLENDALE

20 miles

TO DOWNTOWN PHOENIX

Freeway Access



0.2 miles

TO US-60

4.3 miles

TO LOOP 303

Nearby Airports



32 miles

TO PHX SKY HARBOR INTL

22 miles

TO PHOENIX GOODYEAR





Scott Industrial Team

Keri Scott, SIOR
Senior Managing Director
t 602-386-7153
keri.scott@nrmk.com

Jack Kerkorian
Associate
t 602-295-1896
jack.kerkorian@nrmk.com

Newmark 2555 E Camelback Rd, Suite 600, Phoenix, AZ 85016 | nrmk.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEWMARK