

# 17 NORTH

C O R P O R A T E   C E N T E R

BLDG D: 2525 WEST CORPORATE CENTER DRIVE | PHOENIX, AZ

**FOR SALE OR LEASE**

CLASS A INDUSTRIAL: ±84,130 SF  
(DIVISIBLE TO ±15,000 SF)



**METAL ROOF DECK**

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**CBRE**



A Development By:

**RYAN**

# SITE PLAN


## 2525 WEST CORPORATE CENTER DRIVE

BUILDING SIZE	±84,222 SF
DIVISIBILITY	±15,600 SF
CLEAR HEIGHT	32'
DOCK DOORS	15
DRIVE-IN DOORS	4
SPRINKLER SYSTEM	ESFR
POWER	3000A (expandable)
BUILDING DIMENSIONS	±161.5' x 521.5'
AUTO PARKING	106 Stalls
ROOF TYPE	Metal Roof Deck



# LOCATION HIGHLIGHTS

**A** Immediate access to I-17 via full diamond interchange at Pinnacle Peak Road and two miles to Loop 101




 Within walking distance to **Happy Valley Towne Center**, offering ±811,000 SF of retail and dining, and The Shops at Norterra, a ±350,000 SF lifestyle center offering specialty retail and boutiques

 **I-17 frontage and visibility**

 Proximity to the **Deer Valley Municipal Airport**


## DRIVE TIMES


EST. 2024  
POPULATION

	10 Minutes	174,415
	20 Minutes	1,107,164
	30 Minutes	2,368,350

Source: CBRE Research

# SITE HIGHLIGHTS

 Site subject to State of Arizona ground lease that provides **reduced property taxes** (property only taxed on improvements not land)


 **Parcels are fully improved** with infrastructure (roads, utilities, etc.)

 **Property zoned C-2** and General Commerce Park

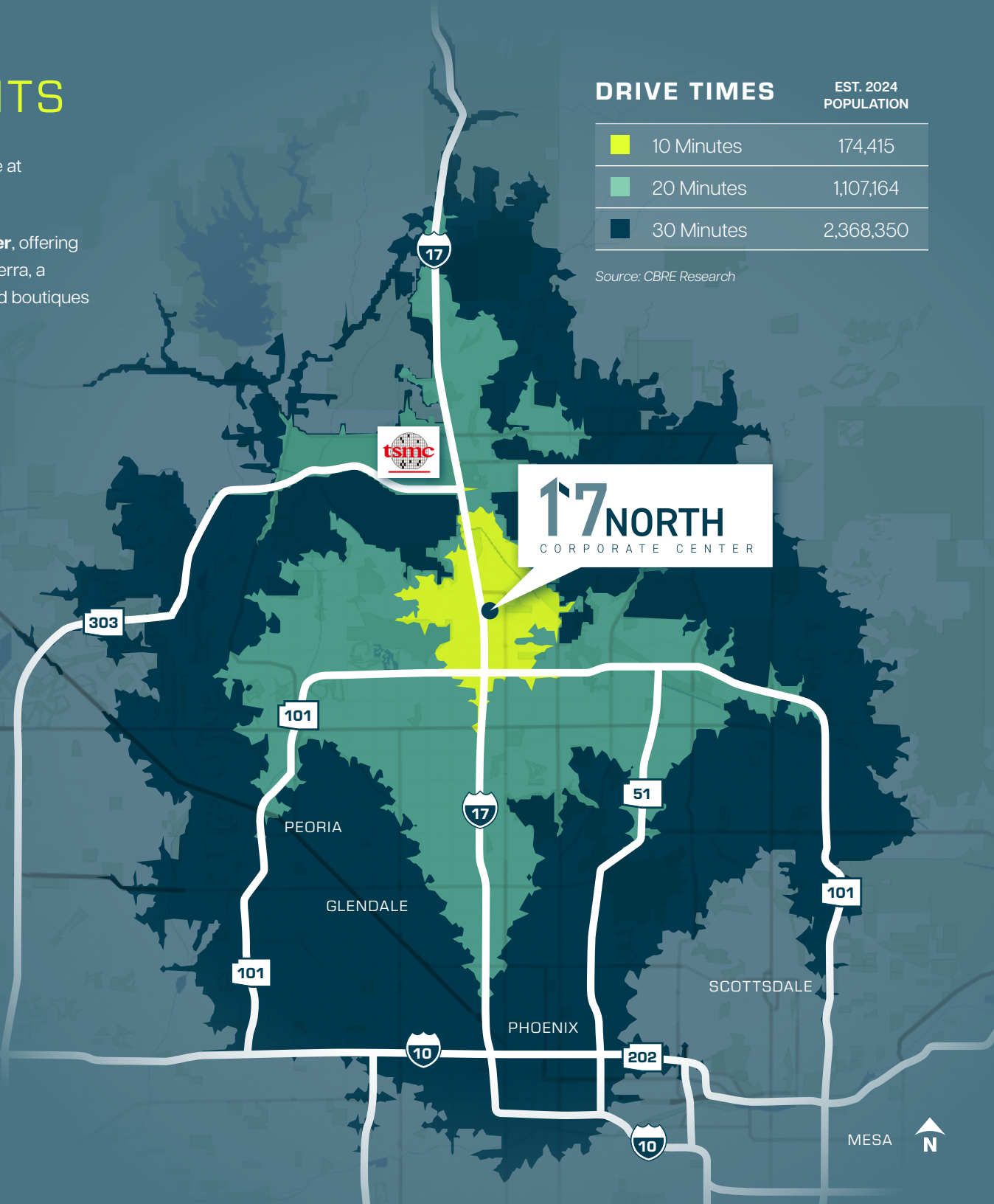
# PARK FEATURES

 **High End Business Park**

 Freeway Pylon **Sign Available**

 **Distribution, Manufacturing or Showroom** Uses

 Proximity to **TSMC**





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