

17 NORTH

C O R P O R A T E C E N T E R

FOR SALE OR LEASE

CLASS A INDUSTRIAL: ±102,256 SF
(DIVISIBLE TO ±15,000 SF)

BLDG C: 2350 WEST CORPORATE CENTER DRIVE | PHOENIX, AZ



METAL ROOF DECK

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A Development By:



SITE PLAN

2350 WEST CORPORATE CENTER DRIVE

BUILDING SIZE	±102,610 SF
DIVISIBILITY	±18,720 SF
CLEAR HEIGHT	32'
DOCK DOORS	29
DRIVE-IN DOORS	4
SPRINKLER SYSTEM	ESFR
POWER	3000A (expandable)
BUILDING DIMENSIONS	±180' x ±573.5'
AUTO PARKING	140 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

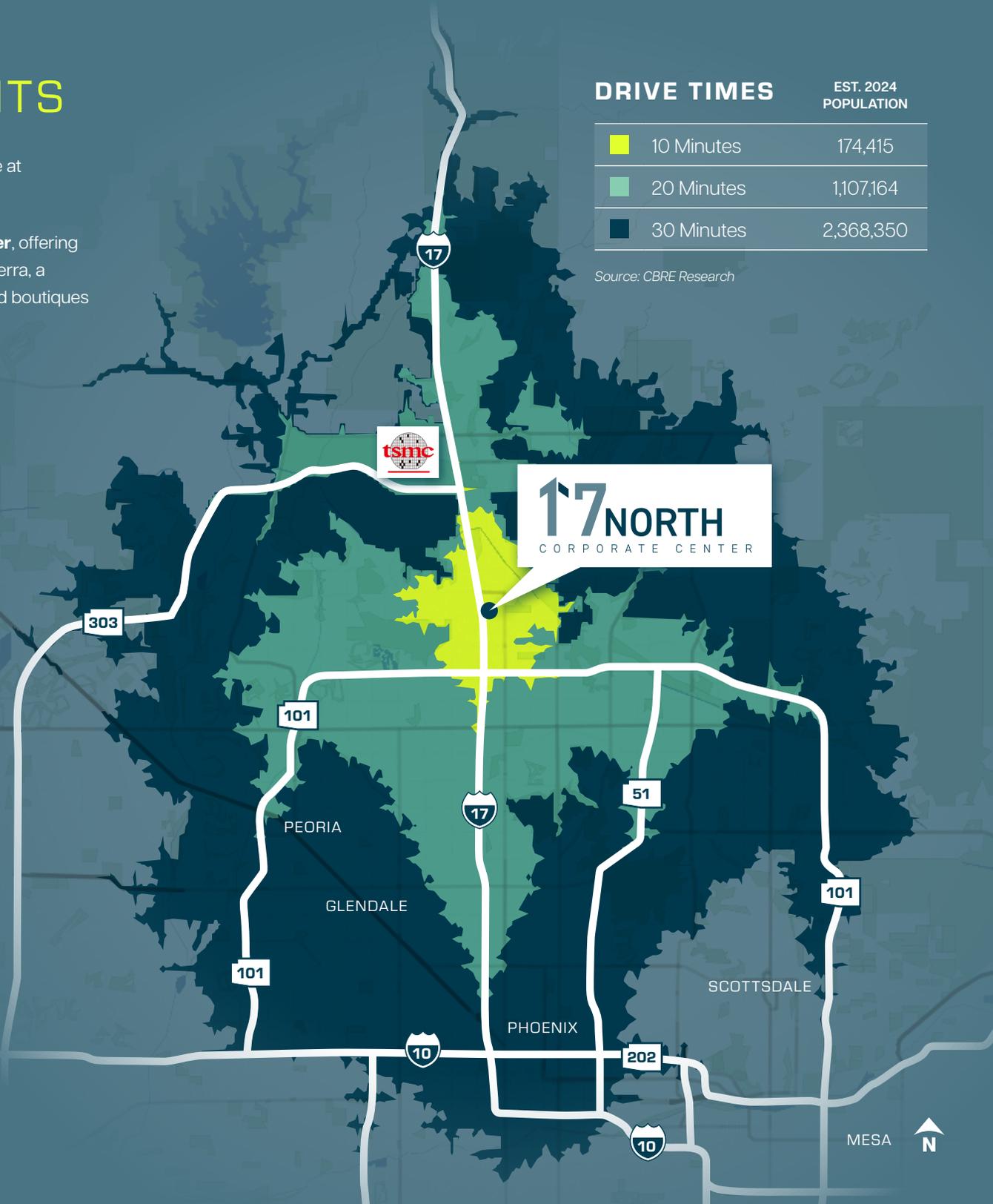
PARK FEATURES

 **High End Business Park**

 Freeway Pylon **Sign Available**

 **Distribution, Manufacturing or Showroom** Uses

 Proximity to **TSMC**





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