

E PINNACLE PEAK RD, PHOENIX, AZ 85027

INDUSTRIAL SPACE FOR LEASE



JAMES COHN
SENIOR VICE PRESIDENT
james.cohn@streamrealty.com
602.635.0624

NICK ANDERSON
SENIOR ASSOCIATE
nick.anderson@streamrealty.com
651.558.1817

JACK GILBERTSON
ASSOCIATE
jack.gilbertson@streamrealty.com
602.370.3159

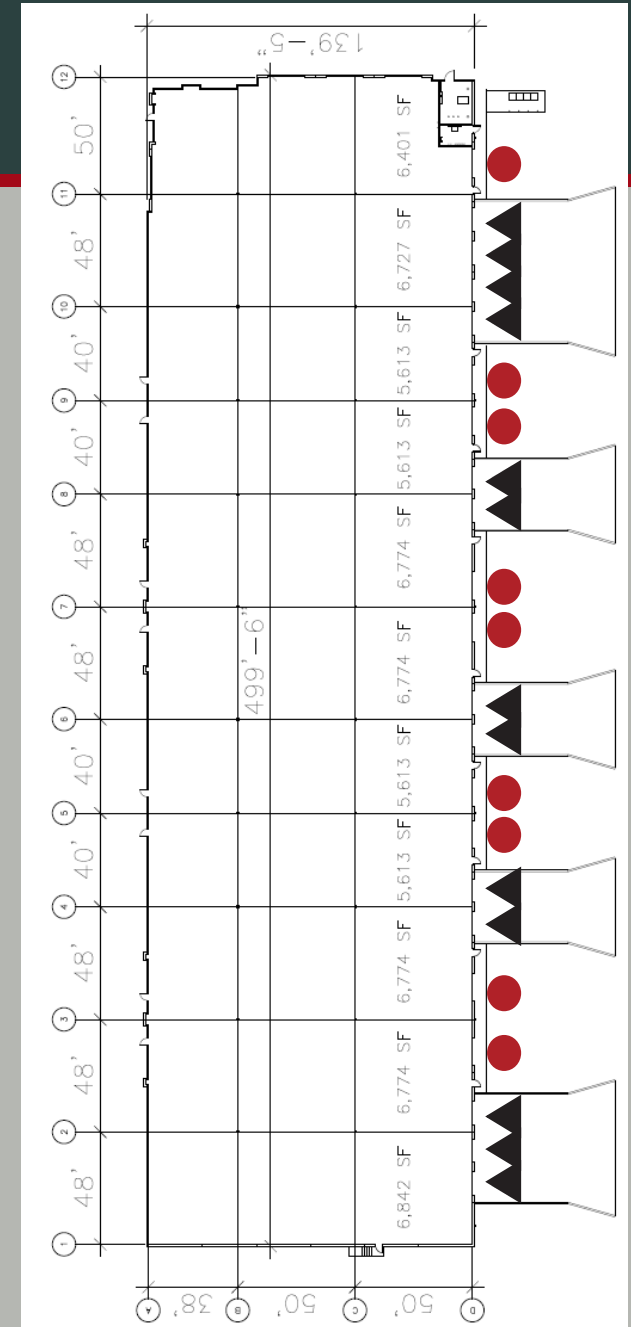


Site Plan



625 EAST PINNACLE PEAK

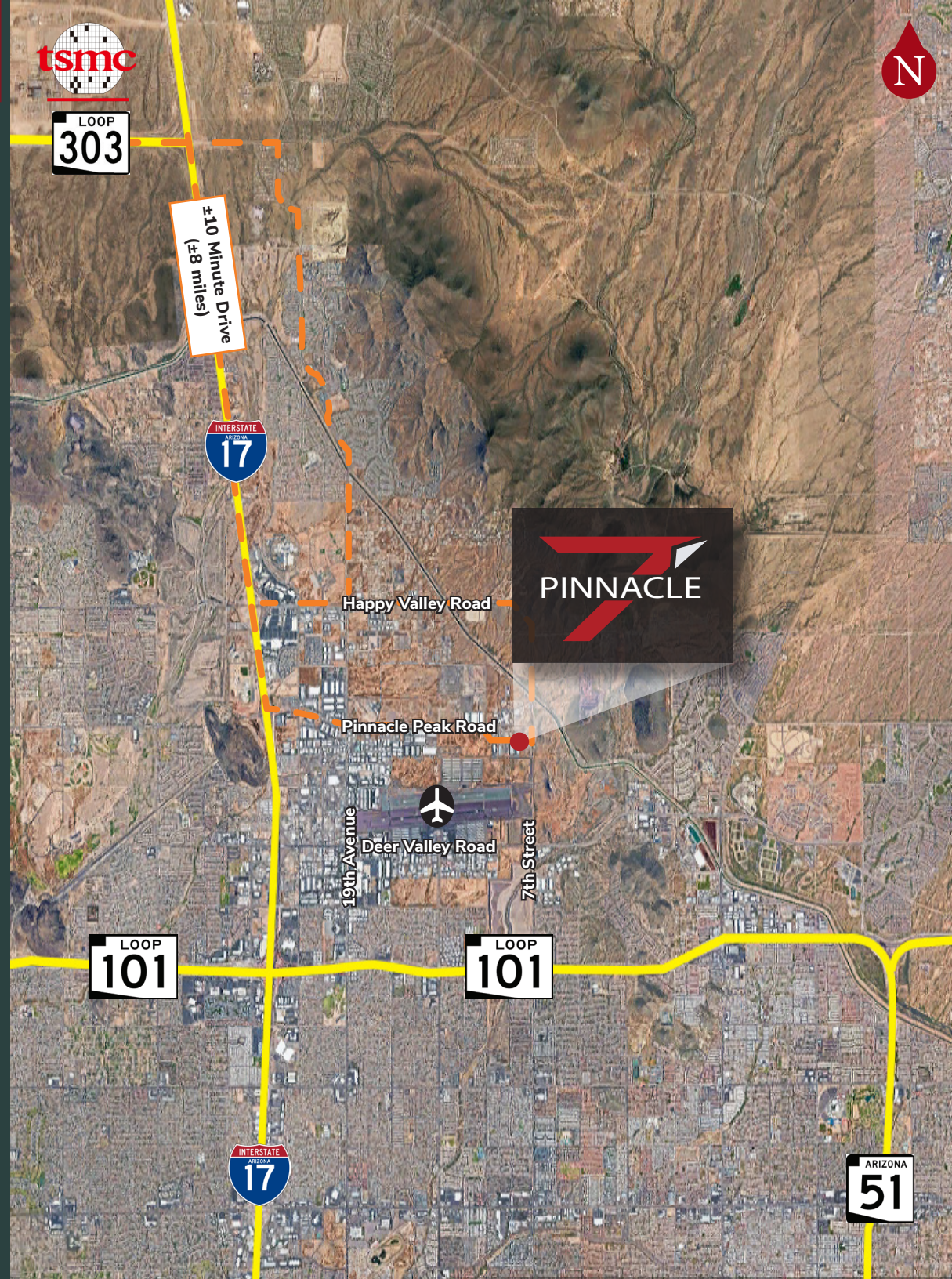
- Building Size: 69,518 SF (Divisible to 5,613 SF)
- Building Dimensions: 499'-6" x 139'-5"
- 13 (10'-10) Dock High Doors
- 9 (12'-14') Overhead Grade Level Doors
- 3,000 Amps 277/480V 3 Phase Power
- Visibility from 7th Street & Frontage on Pinnacle Peak Road
- Clear Height: 28 feet
- Building Depth: 139'5" feet
- Truck Court
- ESFR Fire Sprinklers

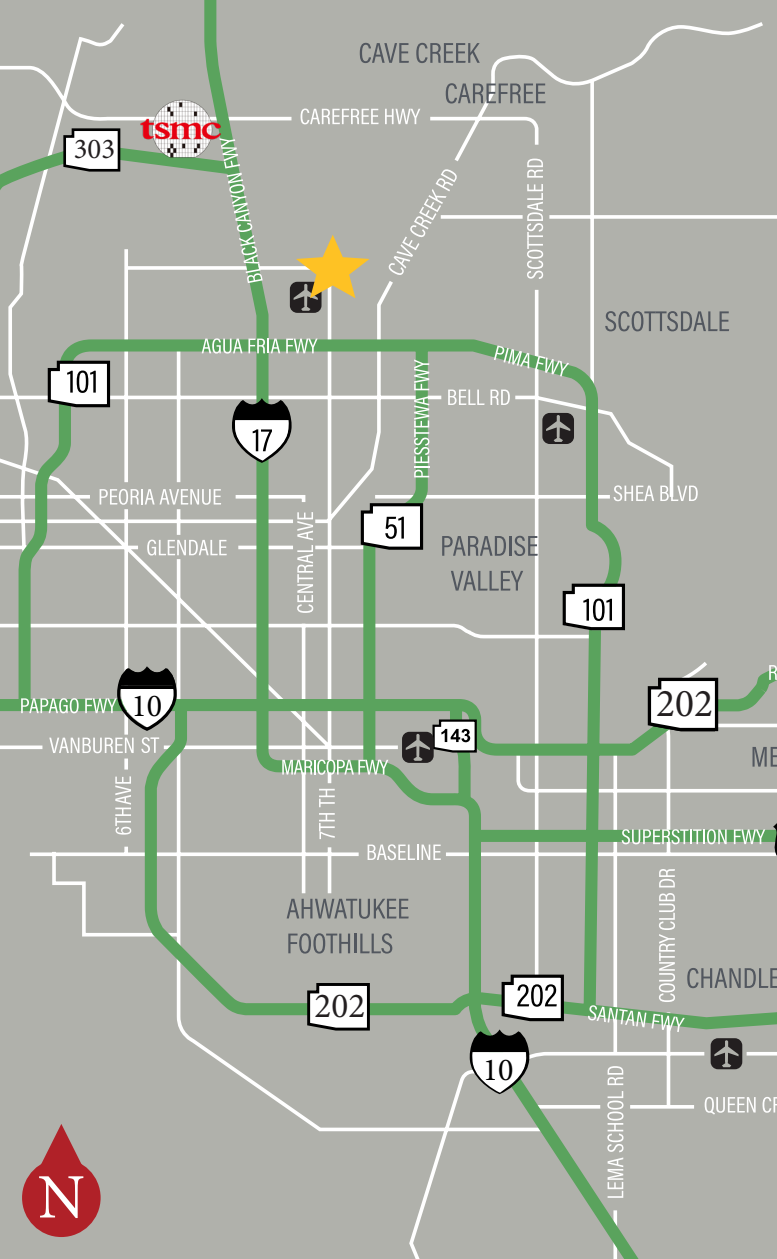


● Grade Level Doors ◀ Dock High Doors

LOCATION FEATURES

- Immediate access to Loop 101, Loop 303, I-17 and SR- 51 Freeways
- Located ± 10 minutes away from the \$165 billion Taiwan Semiconductor Manufacturing Corporation (TSMC) multi-phase project which completed its first building in 2024 with a plan to be operational in 2025
- Two miles to Happy Valley Towne Center; $\pm 800,000$ SF of retail and three miles to Deer Valley Towne Center $\pm 550,000$ of retail including numerous banks and 30 restaurants within 3 miles
- 500,000 employees within a 30-minute commute
- Located adjacent to the Deer Valley Airport
- Deer Valley is home to corporations such as TSMC, USAA, W.L. Gore, Cigna, Blue Cross Blue Shield of Arizona, American Express, Amazon, FedEx, and DHL
- 20 minute drive from Phoenix Sky Harbor International Airport
- Thirteen retail centers are close to the site
- Situated at the SWC of Pinnacle Peak Road and 7th Street, with two (2) direct arterials to major freeways providing great access to all of metropolitan Phoenix





JAMES COHN
 SENIOR VICE PRESIDENT
 james.cohn@streamrealty.com
 602.635.0624

NICK ANDERSON
 SENIOR ASSOCIATE
 nick.anderson@streamrealty.com
 651.558.1817

JACK GILBERTSON
 ASSOCIATE
 jack.gilbertson@streamrealty.com
 602.370.3159



Copyright © 2025 Stream Realty Partners, All rights reserved.

The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.