



MACK

INNOVATION  
PARK  
DEER VALLEY

**PHASE I**  
CONSTRUCTION COMPLETE  
READY FOR IMMEDIATE OCCUPANCY  
**PHASE II**  
UNDER CONSTRUCTION - DELIVERING Q1 2025



MACK

REAL  
ESTATE  
GROUP



# BRAND NEW INDUSTRIAL SPACE AVAILABLE FOR LEASE

- Located adjacent to Deer Valley Airport
- Deer Valley is home to corporations such as USAA, W. L. Gore, Cigna, TSMC, Honeywell, Amazon, FedEx, DHL, Knight/Swift Transportation, Blue Cross Blue Shield of Arizona, American Express and Farmers Insurance
- ±20 Minute drive to Phoenix Sky Harbor International Airport
- Close proximity to thirteen retail centers which include, fast-food and sit-down restaurants, shopping, hardware and multiple hospitality options
- Rare A-2 Zoning in the City of Phoenix
- Situated at Pinnacle Peak Road and 19th Avenue, with two (2) direct arterials to major freeways providing great access to all metropolitan Phoenix
- Located ±8 miles from the \$65 billion Taiwan Semiconductor Manufacturing Corporation (TSMC) multi-phase project which completed its first building in 2024 with a plan to be operational in 2025



CLICK OR SCAN  
FOR MORE MIP



# SITE A

## PHASE I - CONSTRUCTION COMPLETE & READY FOR IMMEDIATE OCCUPANCY

### Property Features



Energy Efficient Clerestory  
Windows in Lieu of Skylights



100% Air Conditioned Warehouses



Full Moment Frame Design



All Concrete Truck Courts



Rear Loaded Dock High Buildings



Frontage on 19th Avenue





# SITE A

## 23975 & 23869 N 19TH AVENUE & 1775 W ALAMEDA ROAD

FOR LEASE



### PROPERTY INFORMATION

- Zoning: A-2, City of Phoenix
- Roof Insulation: R32 with an R38 roof package
- ESFR Sprinkler System
- LED Lighting
- 6" Thick Unreinforced Concrete Slab on Grade

#### BUILDING A1: 23975 N 19TH AVENUE

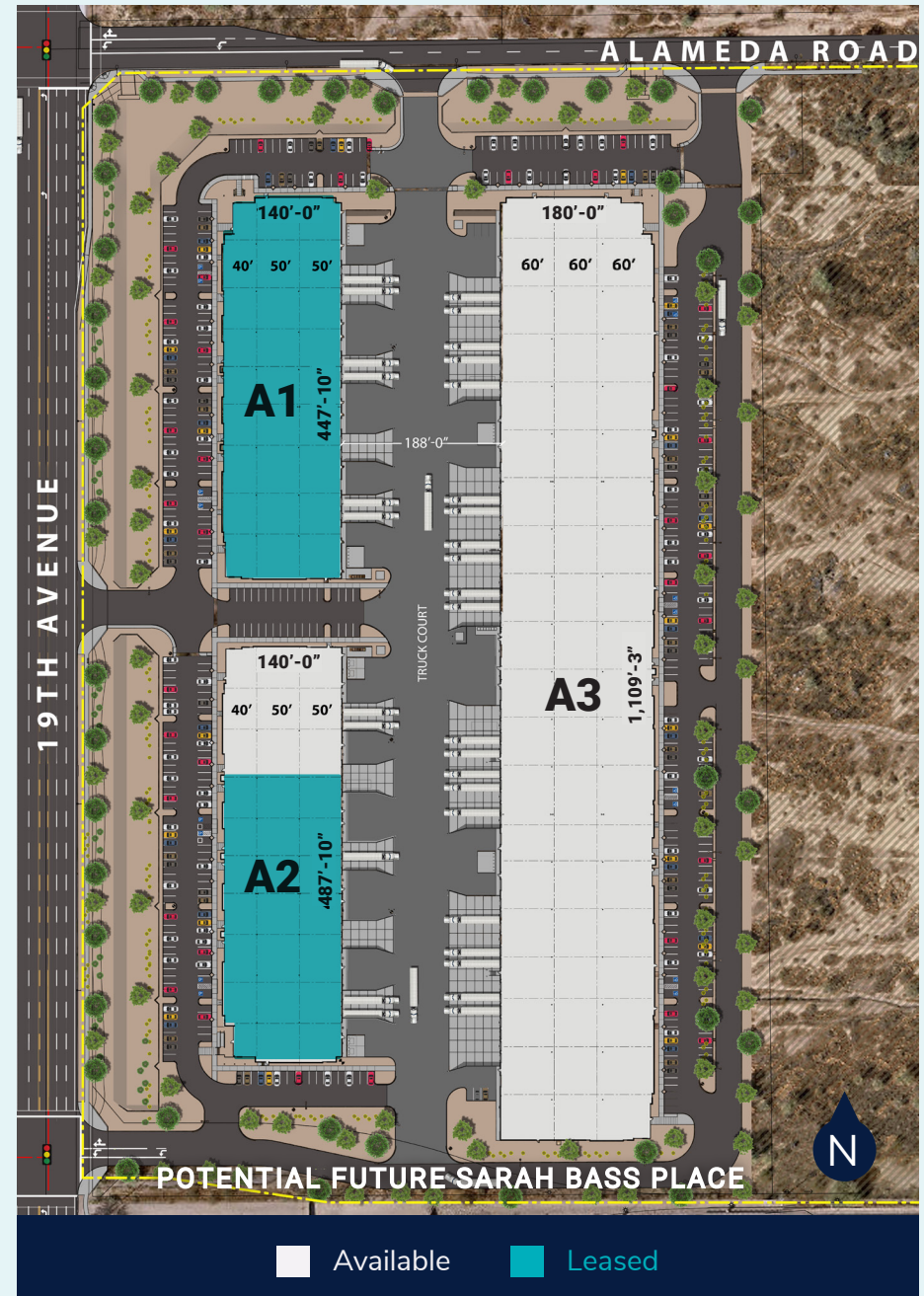
- ◇ Fully Leased
- ◇ Total Size: ±62,831 SF (Divisible)

#### BUILDING A2: 23869 N 19TH AVENUE

- ◇ Available SF: ±21,640 SF
- ◇ Total Size: ±68,459 SF (Divisible)
- ◇ Clear Height: ±24'
- ◇ Power: 2000A 277/480V 3 Phase
  - ◇ Potential to expand up to 3200A 277/480V 3 Phase
- ◇ Typical Column Spacing: 56'x50'
- ◇ Grade Level Doors: 8
- ◇ Dock High Doors: 10
- ◇ Car Parking: 192

#### BUILDING A3: 1775 W ALAMEDA ROAD

- ◇ Total Size: ±201,189 SF (Divisible)
- ◇ Clear Height: ±32'
- ◇ Power: 3000A 277/480V 3 Phase
  - ◇ Potential to expand up to 6000A 277/480V 3 Phase
- ◇ Typical Column Spacing: 56' Typ
- ◇ Speed Bays: ±60'
- ◇ Grade Level Doors: 8
- ◇ Dock High Doors: 43
- ◇ Car Parking: 324





# PHASE I - CONSTRUCTION COMPLETE & READY FOR IMMEDIATE OCCUPANCY

## Property Features



Energy Efficient Clerestory Windows in Lieu of Skylights



All Concrete Truck Courts



100% Air Conditioned Warehouses



Rear Loaded Dock High Buildings



Full Moment Frame Design



Frontage on Pinnacle Peak Road

# SITE C







**PROPERTY INFORMATION**

- Zoning: A-2, City of Phoenix
- Roof Insulation: R32 with an R38 roof package
- ESFR Sprinkler System
- LED Lighting
- 6" Thick Unreinforced Concrete Slab on Grade

**BUILDING C1: 275 W PINNACLE PEAK ROAD**

- ◇ Fully Leased
- ◇ Total Size: ±207,984 SF (Divisible)

**BUILDING C2: 125 W PINNACLE PEAK ROAD**

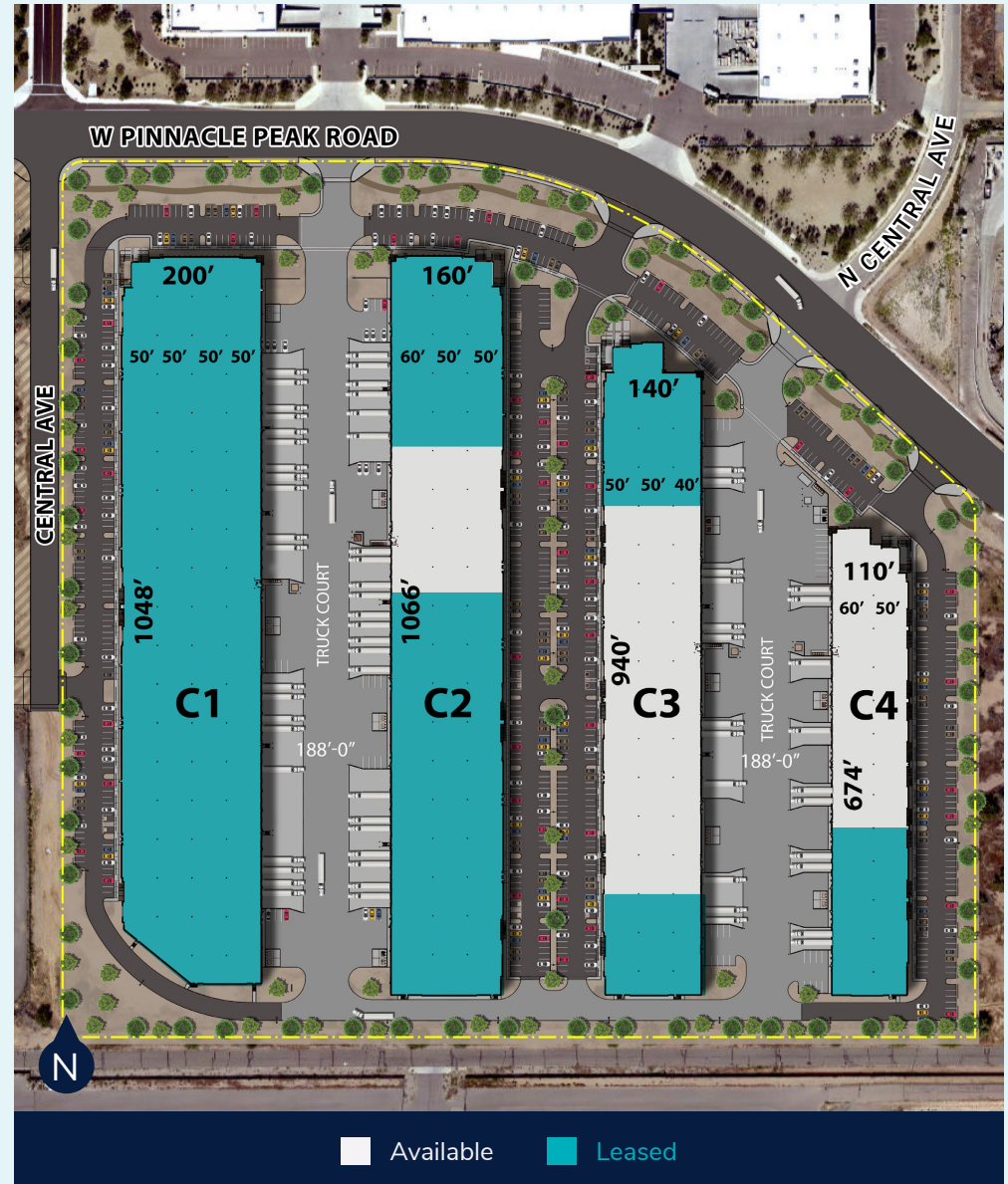
- ◇ Available SF: ±36,314 SF
- ◇ Total Size: ±172,673 SF (Divisible)
- ◇ Clear Height: ±30'
- ◇ Power: 3000A 277/480V 3 Phase
  - ◇ Potential to expand up to 6000 Amps 277/480V 3 Phase
- ◇ Typical Column Spacing: 56' x 50'
- ◇ Grade Level Doors: 6
- ◇ Dock High Doors: 36
- ◇ Car Parking: 277

**BUILDING C3: 33 W PINNACLE PEAK ROAD**

- ◇ Available SF: ±79,232 SF (Divisible)
- ◇ Total Size: ±130,837 SF (Divisible)
- ◇ Clear Height: ±30'
- ◇ Power: 3000A 277/480V 3 Phase
- ◇ Typical Column Spacing: 56'x50'
- ◇ Grade Level Doors: 8
- ◇ Dock High Doors: 23
- ◇ Car Parking: 225

**BUILDING C4: 55 E PINNACLE PEAK ROAD**

- ◇ Available SF: ±46,319 SF (Divisible)
- ◇ Total Size: ±73,171 SF (Divisible)
- ◇ Clear Height: ±24'
- ◇ Power: 2000A 277/480V 3 Phase
- ◇ Typical Column Spacing: Varies, 44'x50' to 56'x60'
- ◇ Grade Level Doors: 12
- ◇ Dock High Doors: 12
- ◇ Car Parking: 183





# PHASE II - UNDER CONSTRUCTION & DELIVERING Q1 2025

## Property Features



Energy Efficient Clerestory  
Windows in Lieu of Skylights



100% Air Conditioned Warehouses



Full Moment Frame Design



Castellated Steel Beam Roof Structure



All Concrete Truck Courts



Rear Loaded Dock High Buildings



Frontage on Pinnacle Peak Road

# SITE B





# SITE B 333 & 555 W PINNACLE PEAK ROAD & 23555 N 7TH AVENUE

FOR LEASE



## BUILDING INFORMATION

### BUILDING B1: 23555 N 7TH AVENUE

- ◇ Total Size: ±151,152 SF (Divisible)
- ◇ Building Depth: 241' 8"
- ◇ Clear Height: 32'
- ◇ Power: 3000A 277/480V 3 Phase
  - ◇ Potential to expand up to 6000 Amps 277/480V 3 Phase
- ◇ Grade Level Doors: 5
- ◇ Dock High Doors: 28
- ◇ Car Parking: 192

### BUILDING B2: 555 W PINNACLE PEAK ROAD

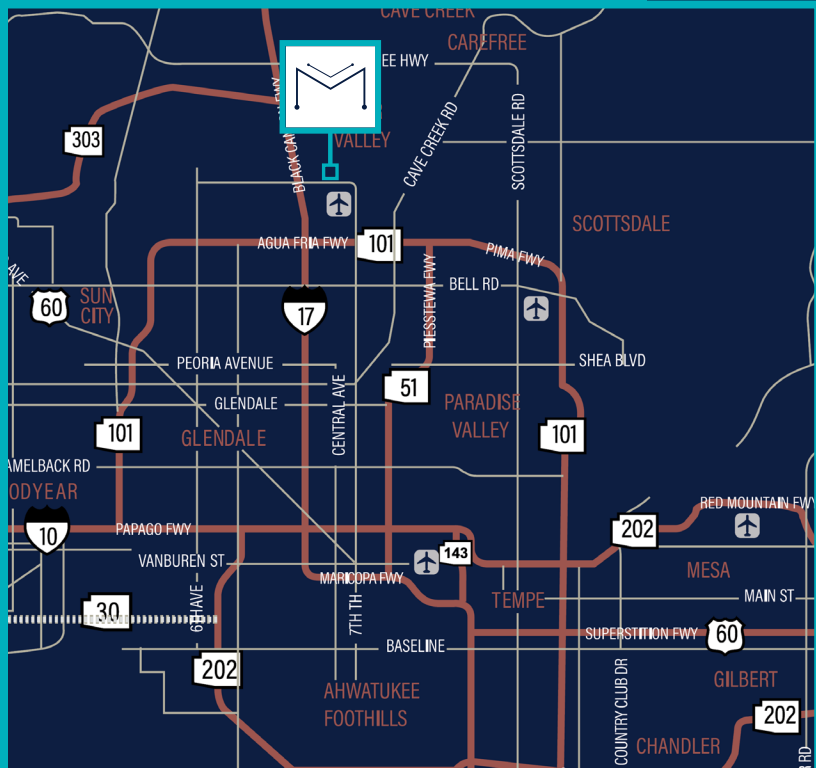
- ◇ Total Size: ±138,442 SF (Divisible)
- ◇ Building Depth: 221' 8"
- ◇ Clear Height: 32'
- ◇ Power: 3000A 277/480V 3 Phase
  - ◇ Potential to expand up to 6000 Amps 277/480V 3 Phase
- ◇ Grade Level Doors: 5
- ◇ Dock High Doors: 28
- ◇ Car Parking: 162

### BUILDING B3: 333 W PINNACLE PEAK ROAD

- ◇ Total Size: ±125,438 SF (Divisible)
- ◇ Building Depth: 201' 8"
- ◇ Clear Height: 32'
- ◇ Power: 3000A 277/480V 3 Phase
  - ◇ Potential to expand up to 6000 Amps 277/480V 3 Phase
- ◇ Grade Level Doors: 5
- ◇ Dock High Doors: 26
- ◇ Car Parking: 150








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