



NORTH VALLEY INDUSTRIAL PARK

CONSTRUCTION COMPLETE

500, 480, & 350 Pinnacle Peak Rd., Phoenix, AZ 85027

PHASE II | ±268,000 SF | 3 BUILDINGS



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PROJECT FEATURES



● 16'X14' GRADE ● 12'X14' GRADE ▲ DOCK DOORS

| | |
|--------------------------|--|
| Project Location: | W of NWC 7th Street & Pinnacle Peak Rd |
| Project Size: | 3 Buildings Totaling: ±266,689 SF |
| Zoning: | A-1, Light Industrial |
| Clear Height: | 32' |
| Lighting: | LED |

| | |
|---------------------------|--|
| Sprinklers: | ESFR |
| Parking: | 1.4-1.6/1,000 SF |
| Truck Court Depth: | Building E: 130' Buildings C & D: 185' (shared) |
| Location: | 2.9 Miles to Interstate-17 & 2 Miles to 101 Freeway |

BUILDING SPECS



BUILDING E

| | |
|-------------------------|-------------------------------|
| Address: | 500 E Pinnacle Peak Rd. |
| Building Size: | ±92,403 |
| Divisibility: | ±16,555 – 92,403 |
| Office SF: | ±1,646 |
| Dock Positions: | 26 |
| Grade Positions: | (2) 12' x 14' ; (2) 16' x 14' |
| Clear Height: | 32' |
| Power: | 2,500 Amps 277/480 |
| Building Depth: | 185' |
| Column Spacing: | 52' x 60' |

BUILDING D

| | |
|-------------------------|-------------------------------|
| Address: | 480 E Pinnacle Peak Rd. |
| Building Size: | ±92,403 |
| Divisibility: | ±16,555 – 92,403 |
| Office SF: | ±1,820 & 1,646 |
| Dock Positions: | 26 |
| Grade Positions: | (2) 12' x 14' ; (2) 16' x 14' |
| Clear Height: | 32' |
| Power: | 2,500 Amps 277/480 |
| Building Depth: | 185' |
| Column Spacing: | 52' x 60' |

BUILDING C

| | |
|-------------------------|-------------------------------|
| Address: | 350 E Pinnacle Peak Rd. |
| Building Size: | ±81,883 |
| Divisibility: | ±14,496 – 67,387 |
| Office SF: | ±1,648 |
| Dock Positions: | 26 |
| Grade Positions: | (2) 12' x 14' ; (2) 16' x 14' |
| Clear Height: | 32' |
| Power: | 2,500 Amps 277/480 |
| Building Depth: | 160' |
| Column Spacing: | 52' x 50' |

LOCATION

LOCATION HIGHLIGHTS



Located adjacent to Deer Valley Airport



500,000 employees within 30 minute commute



4 miles to Happy Valley Towne Center (800,000 SF) and Shops at Norterra (350,000 SF) retail centers



5.5 Miles to Deer Valley Towne Center (550,000 SF) retail center



Corporate neighbors include Honeywell, USAA, Cigna, Blue Cross Blue Shield of Arizona, Farmers Insurance, W. L. Gore and American Express

NEARBY DESTINATIONS

| DESTINATION | MILES |
|----------------------------------|-------|
| Interstate 17 | 2.9 |
| Happy Valley Towne Center | 3.3 |
| Shops at Norterra | 3.6 |
| Deer Valley Towne Center | 5.2 |
| TSMC (East Entrance) | 7.8 |
| Arizona State Loop 303 | 7.8 |
| Arizona State Loop 101 | 2.0 |
| Deer Valley Airport | 1.4 |
| Sky Harbor International Airport | 23.7 |



LOCATION HIGHLIGHTS

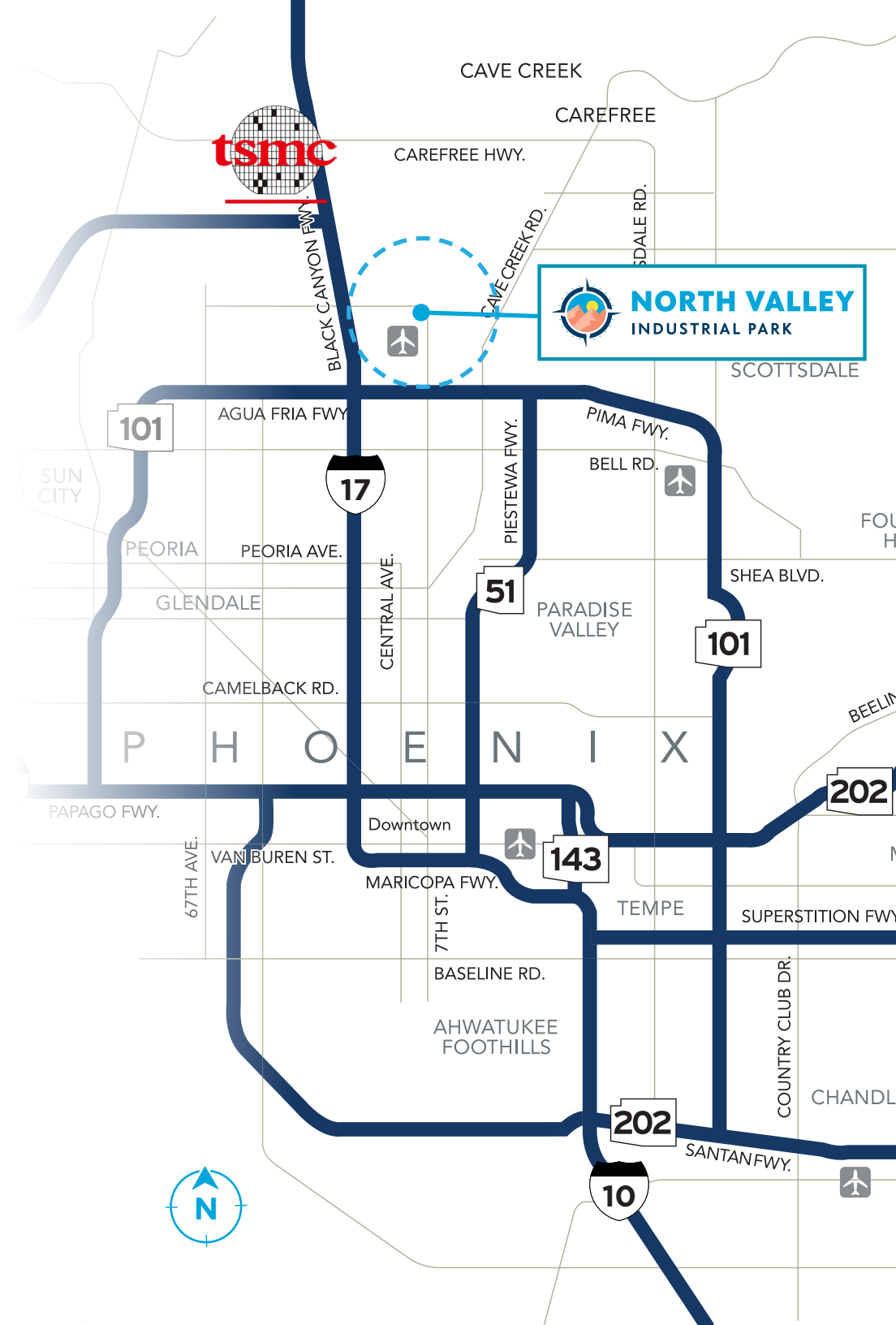
TAIWAN SEMICONDUCTOR MANUFACTURING PLANT

As one of TSMC's advanced fabs, TSMC Arizona will play a vital role in the U.S. government's goal to onshore semiconductor manufacturing and strengthen national economic competitiveness. This \$65 billion plant will have 3 fabs. TSMC Arizona's first fab will operate its leading-edge semiconductor process technology (N4 process), starting production in the first half of 2025. The second fab will utilize its leading edge N3 and N2 process technology and be operational in 2028. The recently announced third fab will manufacture chips using 2nm or even more advanced process technology, with production starting by the end of the decade. TSMC Arizona will be able to produce semiconductor wafers for its valued customers using the most advanced process capabilities in the country

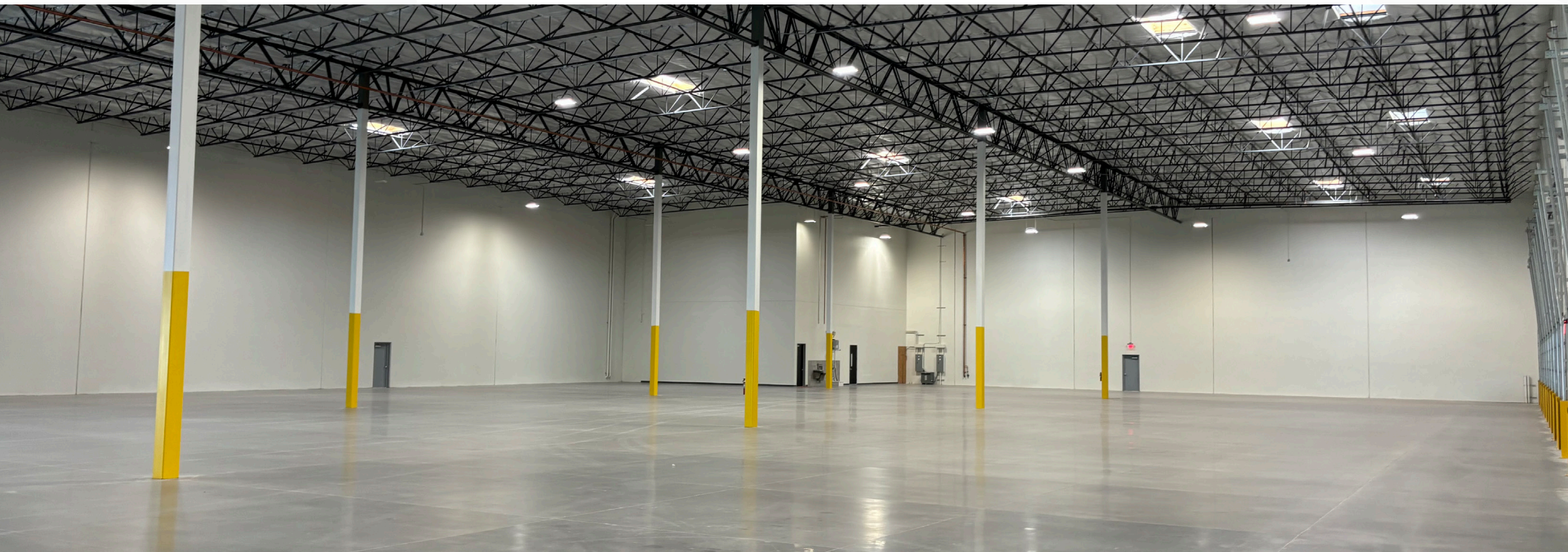
TSMC Arizona will create approximately 6,000 jobs - and more than 20,000 accumulated unique construction jobs, as well as tens of thousands of indirect supplier jobs.

MAJOR EMPLOYERS

American Express, Honeywell, COX, USAA, FedEx, Amazon, Discover Financial Services, HonorHealth, Gore, Best Western and PetSmart.









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WEALTH
REAL ESTATE