



BELL17

BUSINESS CENTER

Create
OPPORTUNITY

Experience
SUCCESS

Building 1 front
Building 2 rear
Conceptual renderings
Not to scale & subject to change

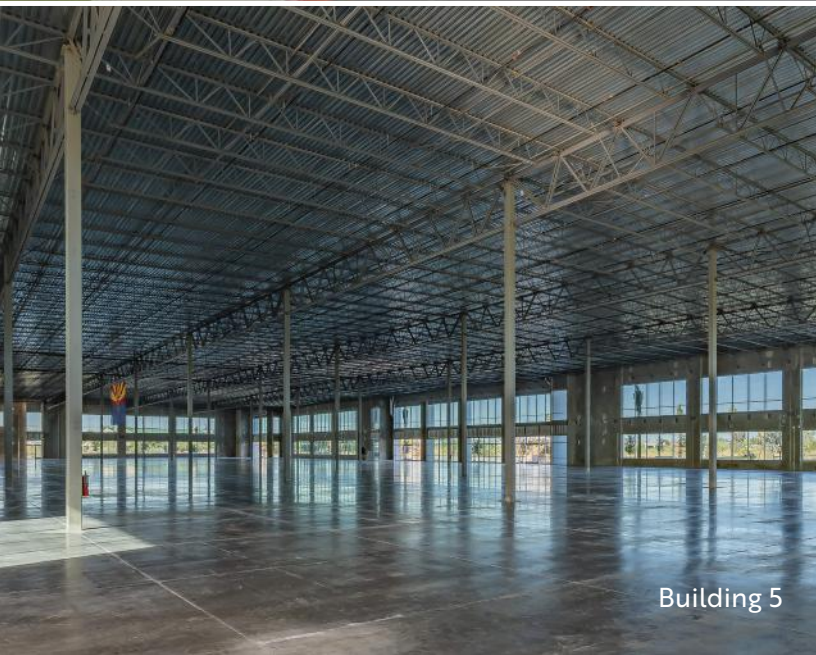
SWC W. BELL RD & 19TH AVE | PHOENIX, AZ 85023

SIHI

CBRE



Building 5



Building 5



The Phoenix DESTINATION FOR

Leading thinkers, pioneers
& **ENTREPRENEURS**

- ±82 -acres mixed-use campus with extensive water-wise landscaping
- Nearly 800,000 total Industrial square feet with dock and grade loading
- Industrial/Manufacturing buildings, to include high-tech, lab space, manufacturing, cleanroom or back office
- Proposed multi-family development along N. 19th Avenue
- Retail PADS available along W. Bell Road at N. 21st Avenue
- Spec Suite in each Building
- LEED Certified Buildings
- Roof Solar Availability
- For Lease and Build-to-Suit
- Close to restaurants, hotels and other retail amenities

INDUSTRIAL/MANUFACTURING

PHASE I	Building 5	±99,800 SF	Fully Leased
PHASE II	Building 1	±71,385 SF	
	Building 2	±116,649 SF	
	Building 6	±230,400 SF	
	Building 7	±98,560 SF	
PHASE III	Building 3	±96,000 SF	
	Building 4	±67,200 SF	

Master SITE PLAN


Not to scale
Subject to change



RETAIL PADS

- A ±2.34 Acres Grocery Store
- B ±1.23 Acres Available
- C ±1.18 Acres Available

Building HIGHLIGHTS

Buildings 1 & 2

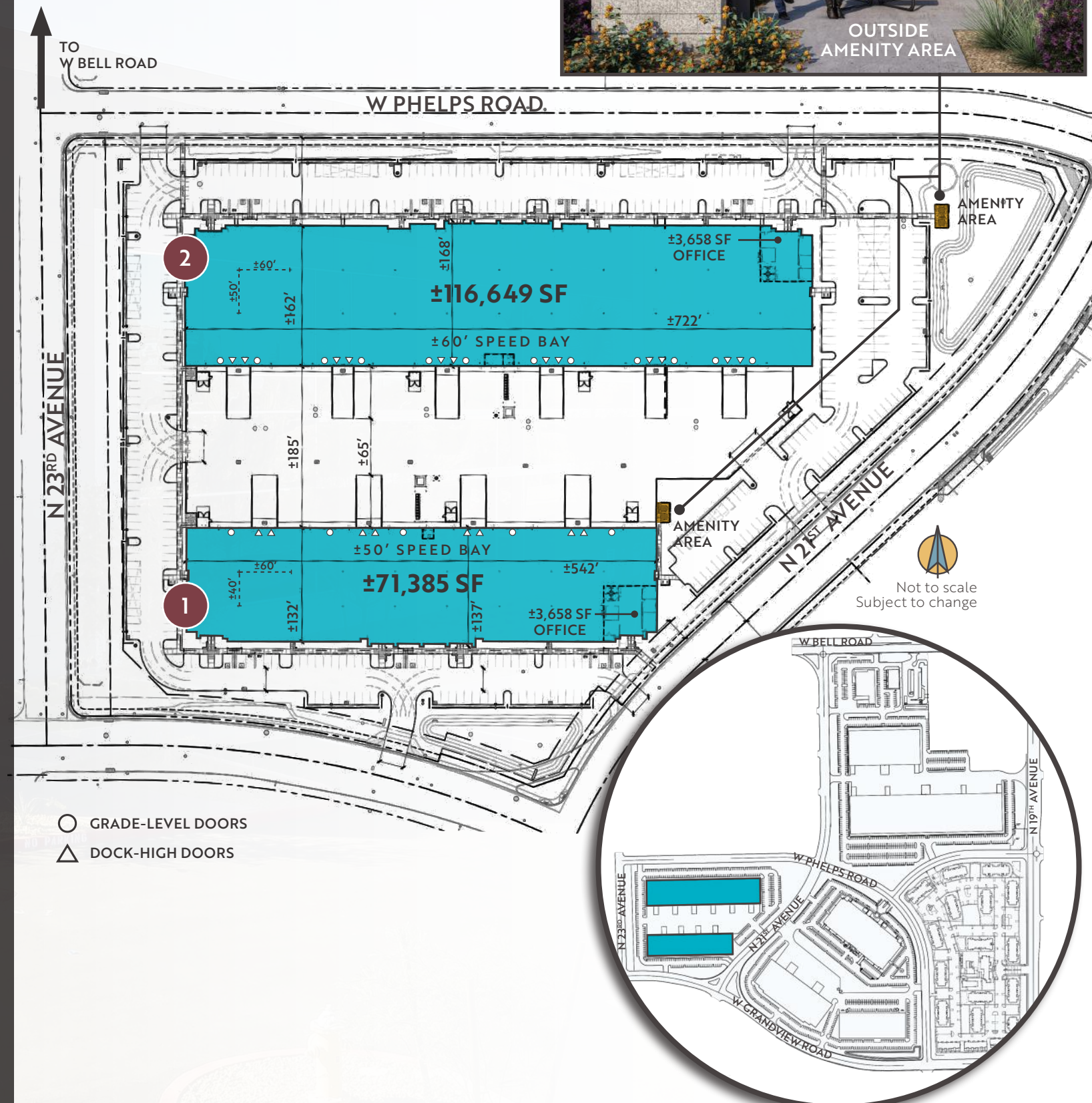


Building 1

- ±71,385 SF (includes ±3,658 SF spec office)
- ±30' Clear height
- ±50' Speed Bay
- ±60' x ±40' Column spacing
- (8) ±9' x ±11' Dock-high doors
- (5) ±12' x ±14' Grade-level doors
- Dock Levelers
- 100% HVAC
- ESFR Sprinkler system
- ±135 Vehicle parking spaces, including:
 - ±16 covered
 - 4 EV charging stations

Building 2

- ±116,649 SF (includes ±3,658 SF spec office)
- ±30' Clear height
- ±60' Speed Bay
- ±60' x ±50' Column spacing
- (12) ±9' x ±11' Dock-high doors
- (12) ±12' x ±14' Grade-level doors
- Dock Levelers
- 100% HVAC
- ESFR Sprinkler system
- ±279 Vehicle parking spaces, including:
 - ±40 covered
 - 8 EV charging stations



Building HIGHLIGHTS

Buildings 6 & 7

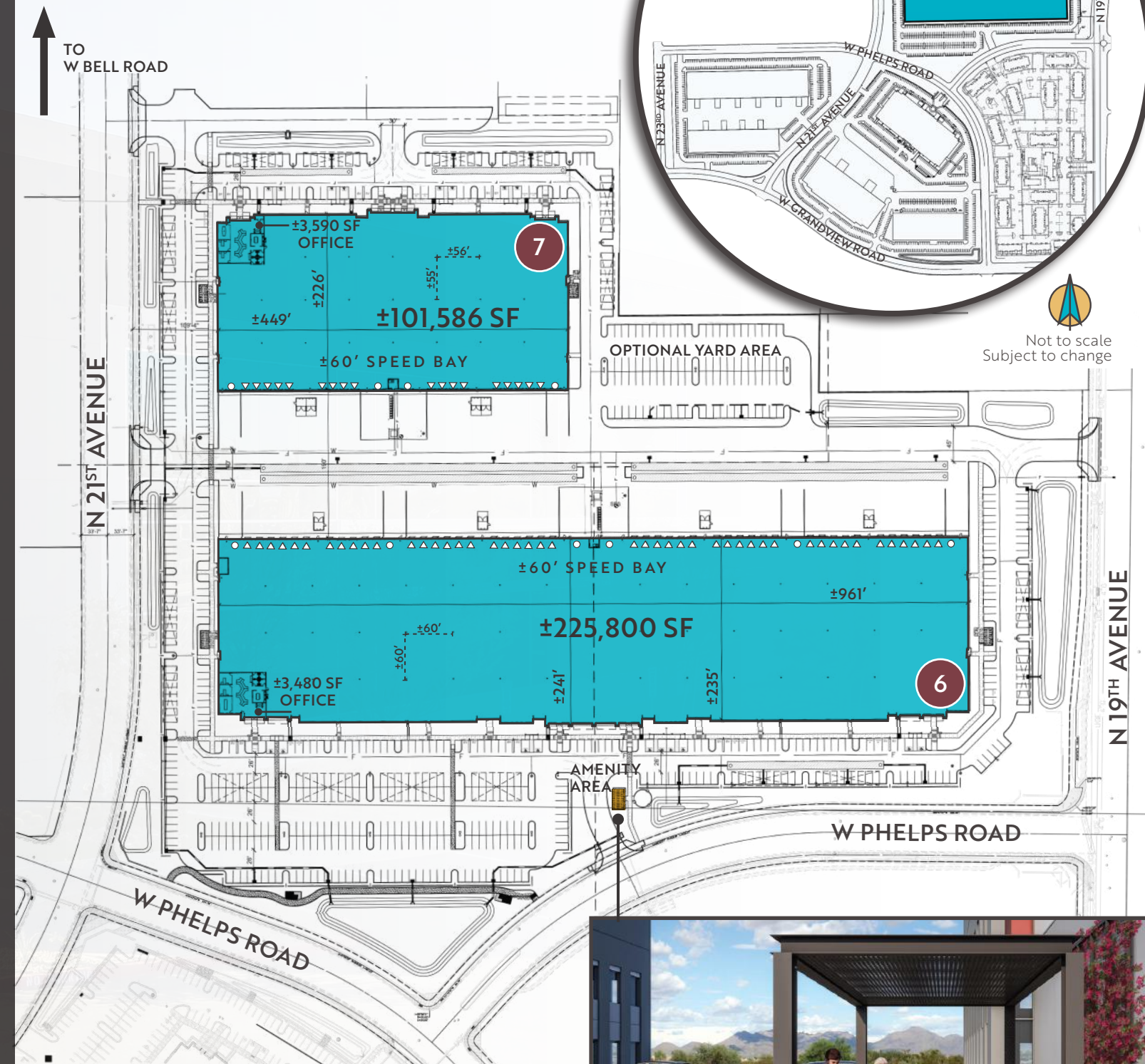


Building 6

- ±225,800 SF (includes ±3,480 SF spec office)
- ±32' Clear height
- ±60' Speed Bay
- ±60' x ±60' Column spacing
- (46) ±9' x ±11' Dock-high doors
- (6) ±12' x ±14' Grade-level doors
- Dock Levelers
- 100% HVAC
- ESFR Sprinkler system
- ±519 Vehicle parking spaces, including:
 - ±114 covered
 - 8 EV charging stations

Building 7

- ±101,586 (includes ±3,590 SF spec office)
- ±32' Clear height
- ±60' Speed Bay
- ±56' x ±55' Column spacing
- (18) ±9' x ±11' Dock-high doors
- (5) ±12' x ±14' Grade-level doors
- Dock Levelers
- 100% HVAC
- ESFR Sprinkler system
- ±154 Vehicle parking spaces, including:
 - ±63 covered
 - 6 EV charging stations



- GRADE-LEVEL DOORS
- △ DOCK-HIGH DOORS



Not to scale | Preliminary Information
| Subject to change

Developer INITIATIVES

SIHI has a well-established reputation for excellence in shaping commercial properties in the Southwest. They take pride in envisioning and developing real estate that provides enhancements for today's businesses and sustainability well into the future.

Join SIHI in being a part of tomorrow.

Standard Features

SIHI's commitment to occupants' well-being and sustainable real estate includes the following standard site and building features:

- Building LEED certification
- Enhanced skylights and clerestory windows
- Spec Suites with high-end finishes
- Building LED lighting & Signature LED exterior lighting opportunity
- Rooftop SolarFit initiative
- ChargePoint Level 2 EV Charging stations
- Abundant environmentally friendly native landscaping

- ChargePoint**
- Latest generation of Level 2 commercial charging stations
 - Per Building: 4 bollard-style stations with 2 charging ports each
 - 240V | ±25 miles of range per 1 hour of charging^[1]
 - ChargePoint is the first ENERGY STAR Certified EV charger



LEED category:
INNOVATION
& DESIGN



LEED category:
SUSTAINABLE
SITES



LEED category:
ENERGY &
ATMOSPHERE



^[1] 4Front Energy, 2023





BELL17

BUSINESS CENTER



 **1,166,776**

10-mile radius population,
greater than **Boston MA** and
Atlanta GA combined

 **70%**

Percentage of ASU graduates
who stay in Arizona
for employment

 **5th**

Largest city in the U.S.
by population

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