



NORTH VALLEY

INDUSTRIAL PARK

PHASE II | ±268,000 SF | 3 BUILDINGS

MOVE IN READY WITH SPEC OFFICE SUITES



350,480, & 500 E. PINNACLE PEAK RD | PHOENIX, AZ 85024

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PROJECT FEATURES



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

📍 Project Location: W of NWC 7th Street & Pinnacle Peak Rd



3 Buildings Totaling:
±266,689 SF
Project Size



A-1,
Light Industrial
Zoning



32'
Clear Height



LED
Lighting



ESFR
Sprinklers



1.4-1.6/1,000 SF
Parking



Building E: 130'
Buildings C & D: 185' (shared)
Truck Court Depth



2.9 Miles to Interstate-17
& 2 Miles to 101 Freeway
Location

BUILDING SPECS



BUILDING E

| | |
|-------------------------|-------------------------|
| Address: | 350 E Pinnacle Peak Rd. |
| Building Size: | ±92,403 |
| Divisibility: | 0 |
| Office SF: | ±1,820 |
| Dock Positions: | 8 |
| Grade Positions: | (1) 16' x 14' |
| Clear Height: | 32' |
| Power: | 900 Amps 277/480 |
| Building Depth: | 185' |
| Column Spacing: | 52' x 60' |

BUILDING D

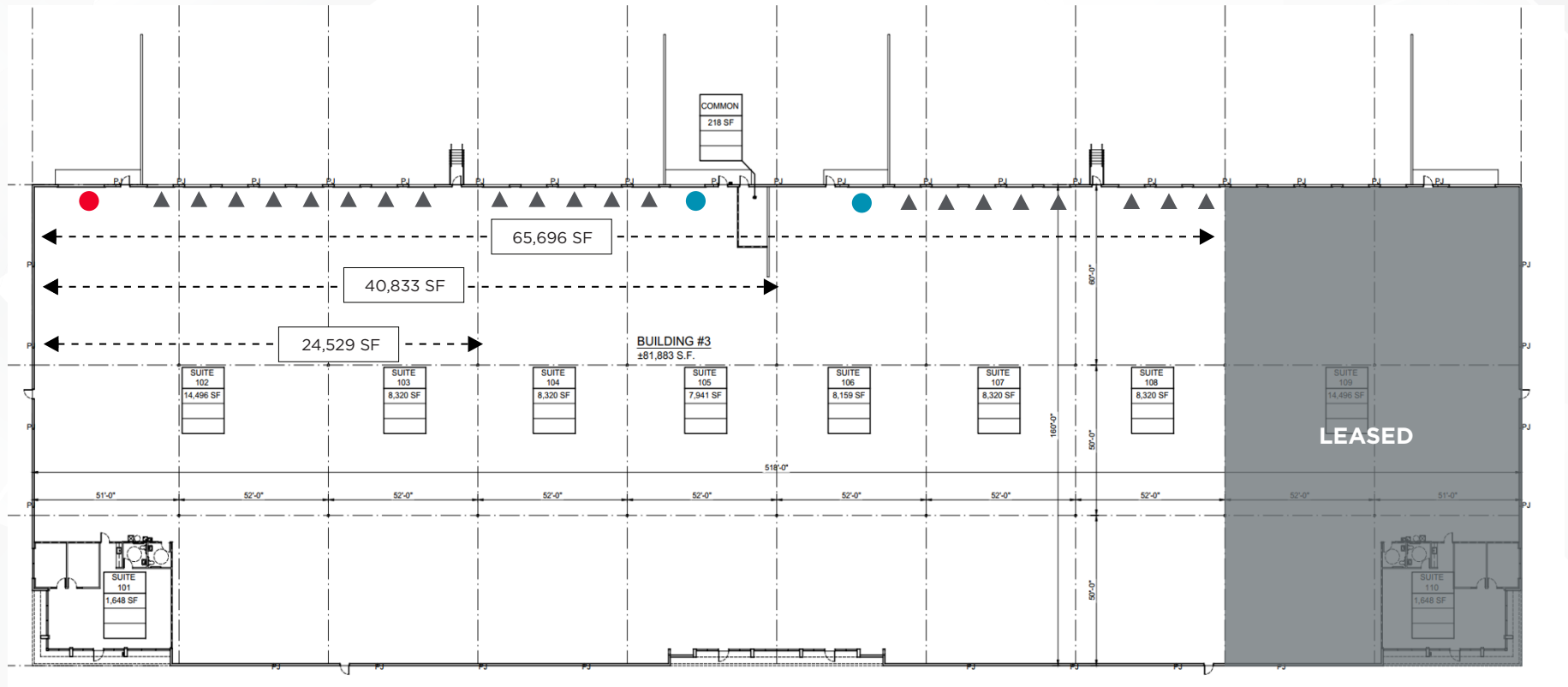
| | |
|-------------------------|-------------------------------|
| Address: | 480 E Pinnacle Peak Rd. |
| Building Size: | ±92,403 |
| Divisibility: | ±18,495 - 92,403 |
| Office SF: | ±1,820 & 1,646 |
| Dock Positions: | 26 |
| Grade Positions: | (2) 12' x 14' ; (2) 16' x 14' |
| Clear Height: | 32' |
| Power: | 2,500 Amps 277/480 |
| Building Depth: | 185' |
| Column Spacing: | 52' x 60' |

BUILDING C

| | |
|-------------------------|-------------------------------|
| Address: | 500 E Pinnacle Peak Rd. |
| Building Size: | ±81,883 |
| Divisibility: | ±16,187 - 65,696 |
| Office SF: | ±1,648 |
| Dock Positions: | 21 |
| 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' |

FLOOR PLAN

BUILDING C
500 E. Pinnacle Peak Rd., Phoenix, AZ



AVAILABLE SF: ±65,696 SF (Divisible)

● 16'X14' GRADE

● 12'X14' GRADE

▲ DOCK DOORS

BUILDING FEATURES

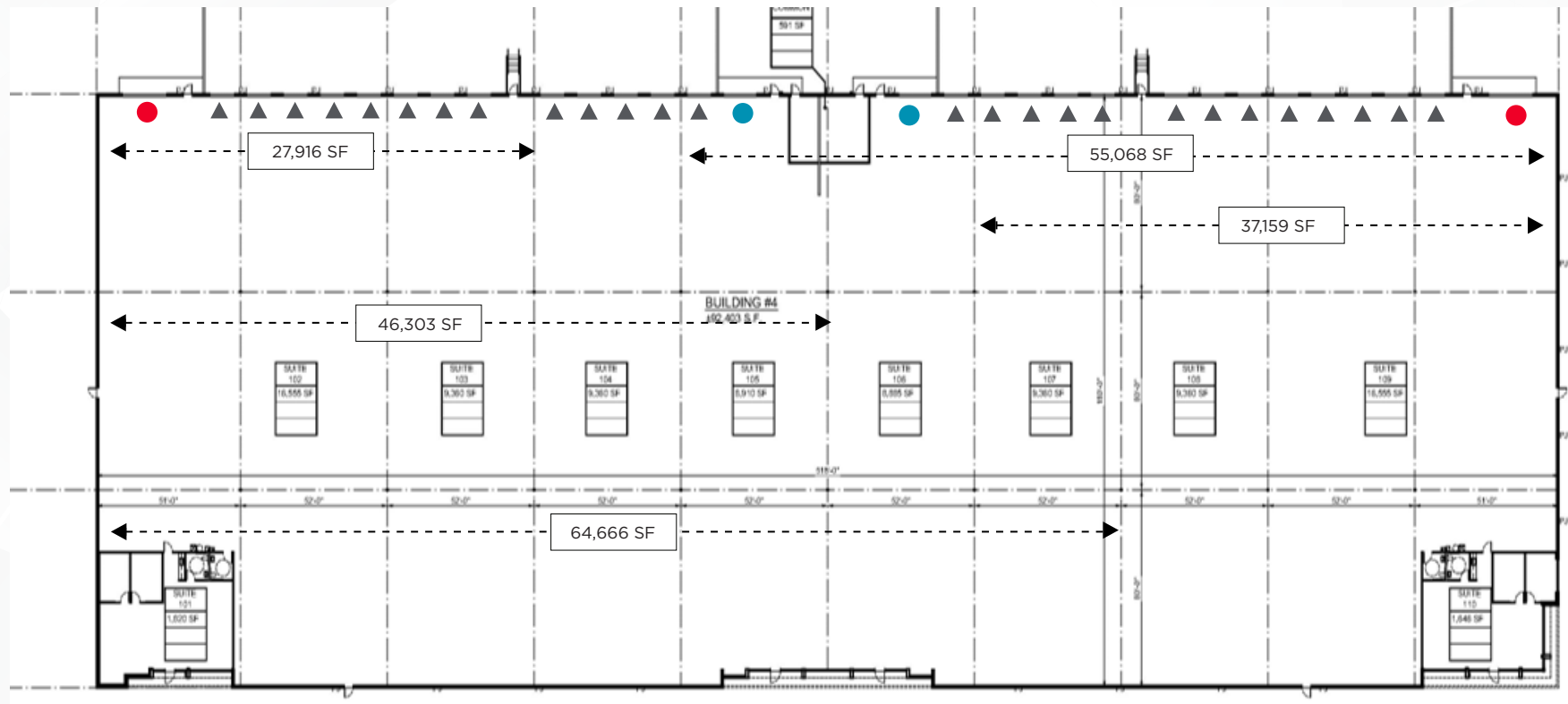
| | |
|------------------|---|
| Available Space: | ±65,696 Divisibility ±24,529 - ±65,696 |
| Spec Office: | ±16,187 SF |
| Clear Height: | 32' |
| Lighting: | LED |
| Power: | ±2,500A, 277/480V, 3 Phase |

| | |
|--------------------|-----------------------------|
| Sprinklers: | ESFR |
| Dock Doors: | 21 |
| Grade Level Doors: | 1 (16'x14') 2 (12'x14') |
| Truck Court: | Fenced and Secured Concrete |

FLOOR PLAN

BUILDING D

480 E. Pinnacle Peak Rd., Phoenix, AZ



AVAILABLE SF: ±92,403 SF (Divisible)

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

BUILDING FEATURES

| | |
|------------------|---|
| Available Space: | ±92,403 Divisibility ±27,916 - ±92,403 |
| Spec Office: | ±18,495 SF |
| Clear Height: | 32' |
| Lighting: | LED |
| Power: | ±2,500A, 277/480V, 3 Phase |

| | |
|--------------------|-----------------------------|
| Sprinklers: | ESFR |
| Dock Doors: | 26 |
| Grade Level Doors: | 2 (16'x14') 2 (12'x14') |
| Truck Court: | Fenced and Secured Concrete |

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



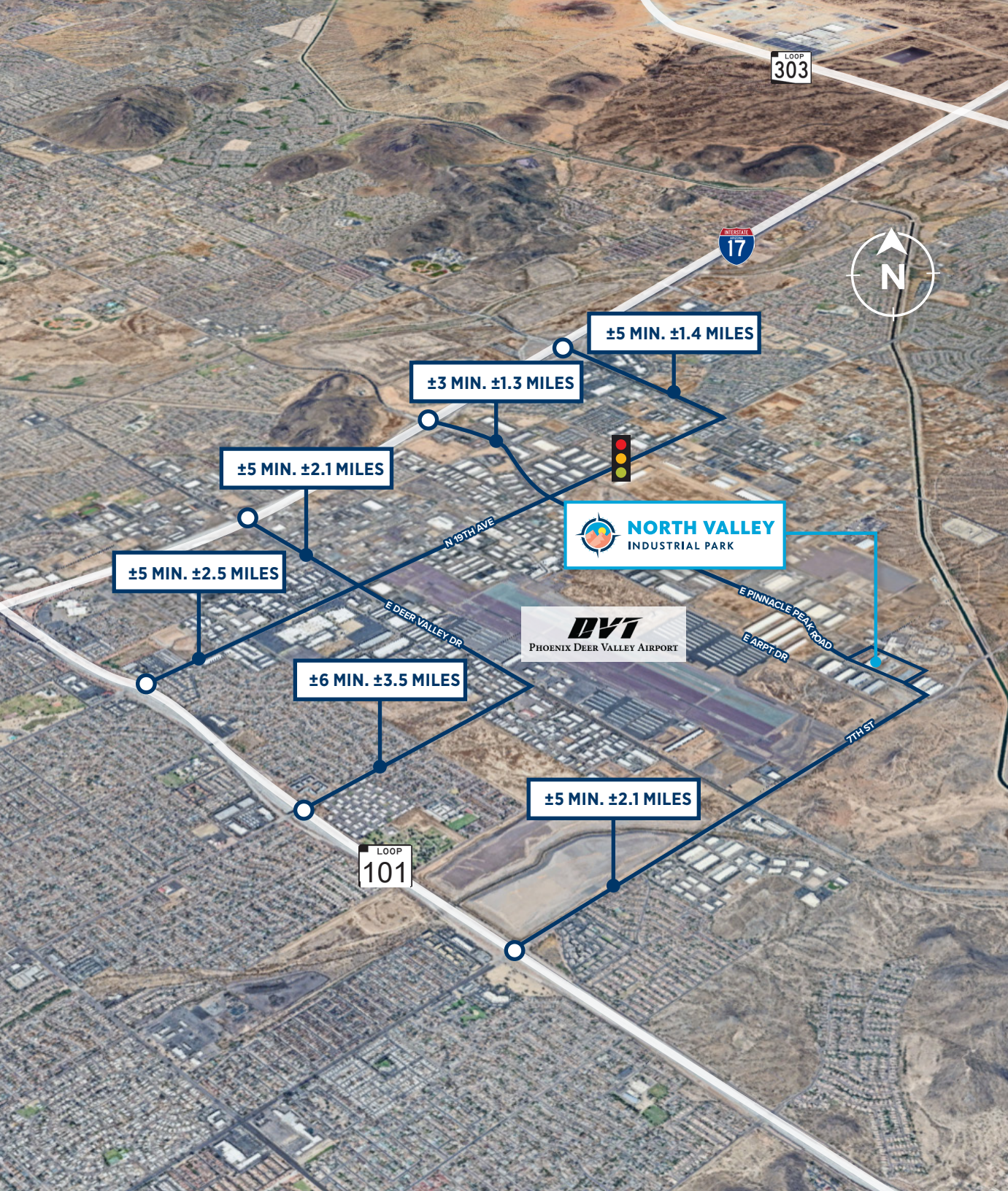
5.5 Miles to Deer Valley Towne Center (550,000 SF) retail center



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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