

# 17 NORTH

C O R P O R A T E   C E N T E R

BLDG D : I-17 & PINNACLE PEAK ROAD | PHOENIX, AZ

**FOR SALE OR LEASE**

CLASS A INDUSTRIAL:  $\pm 84,130$  SF  
(DIVISIBLE TO  $\pm 15,000$  SF)



**METAL ROOF DECK**

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**CBRE**



A Development By:

**RYAN**



# SITE PLAN

## 2525 WEST CORPORATE CENTER DRIVE

BUILDING SIZE ±84,222 SF

DIVISIBILITY ±15,600 SF

CLEAR HEIGHT 32'

DOCK DOORS 15

DRIVE-IN DOORS 4

SPRINKLER  
SYSTEM ESFR

POWER 3000A  
(expandable)

BUILDING  
DIMENSIONS ±161.5' x 521.5'

AUTO PARKING 106 Stalls

ROOF TYPE Metal Roof Deck



# LOCATION HIGHLIGHTS

- A Immediate access to I-17** via full diamond interchange at Pinnacle Peak Road and two miles to Loop 101
- Within walking distance to Happy Valley Towne Center**, offering ±811,000 SF of retail and dining, and The Shops at Norterra, a ±350,000 SF lifestyle center offering specialty retail and boutiques
- I-17 frontage and visibility**
- Proximity to the Deer Valley Municipal Airport**

# SITE HIGHLIGHTS

- Site subject to State of Arizona ground lease** that provides **reduced property taxes** (property only taxed on improvements not land)
- Parcels are fully improved** with infrastructure (roads, utilities, etc.)
- Property zoned C-2** and General Commerce Park

# PARK FEATURES

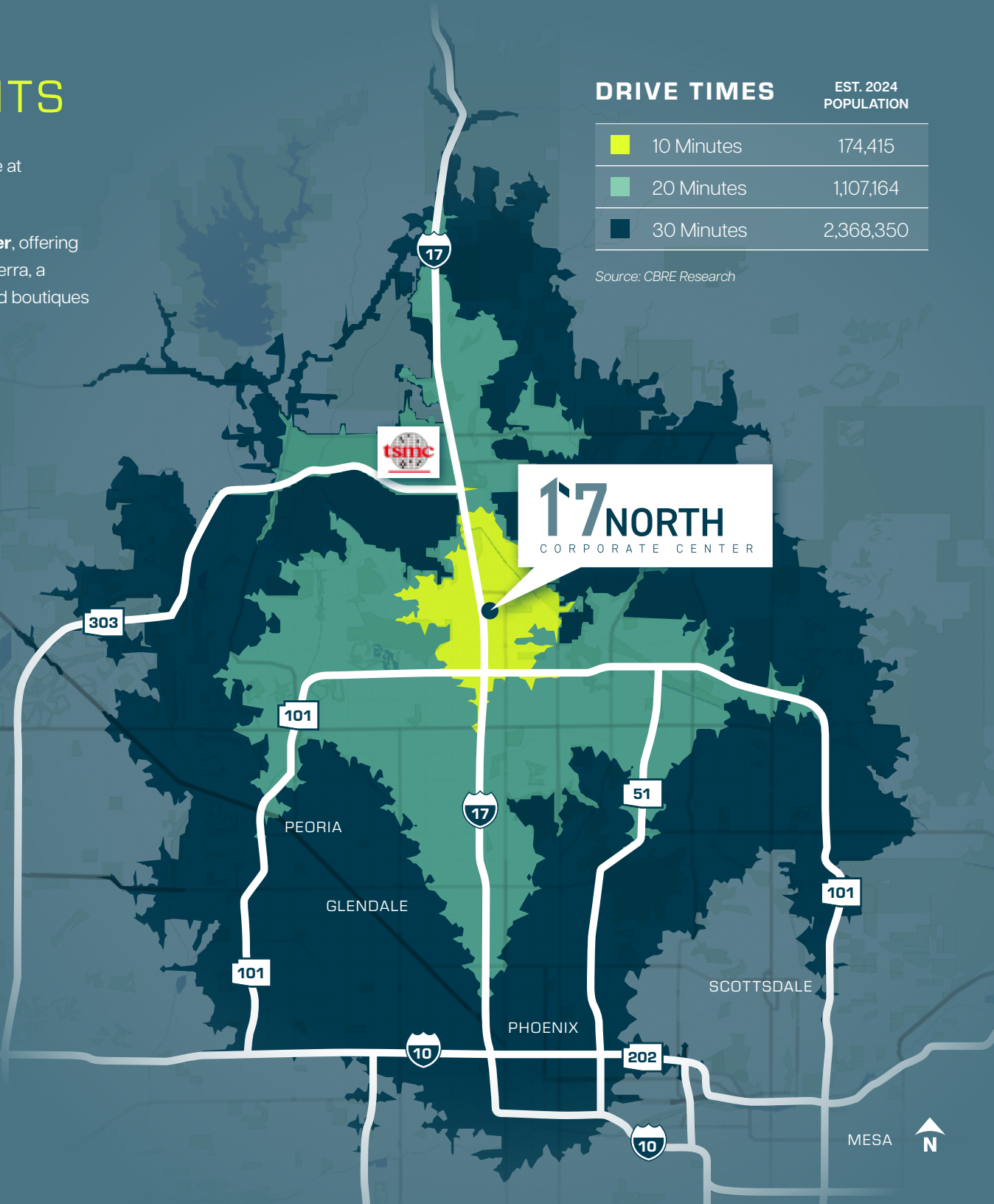
- High End Business Park**
- Freeway Pylon Sign Available**
- Distribution, Manufacturing or Showroom Uses**
- Proximity to TSMC**

## DRIVE TIMES

EST. 2024  
POPULATION

10 Minutes	174,415
20 Minutes	1,107,164
30 Minutes	2,368,350

Source: CBRE Research







**HAPPY VALLEY  
TOWN CENTER**  
±811,000 SF  
Retail Center



**THE SHOPS  
AT NORTERRA**  
±350,000 SF  
Retail Center

# 17 NORTH

CORPORATE CENTER

**LEASED**

**APARTMENT HOMES**

**SOLD**

**AVILLA**  
DEER VALLEY

**125 DETACHED  
APARTMENT HOMES**

**DEER VALLEY  
MUNICIPAL AIRPORT**  
±1.5 Miles

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