

# NORTHGATE

## CORPORATE CENTER

2501 WEST GRANDVIEW ROAD | EAST OF I-17, SOUTH OF BELL ROAD

FOR LEASE

VIRTUAL  
TOUR



±11,170 SF AVAILABLE

### CONTACT:

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Senior Vice President

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**CBRE**

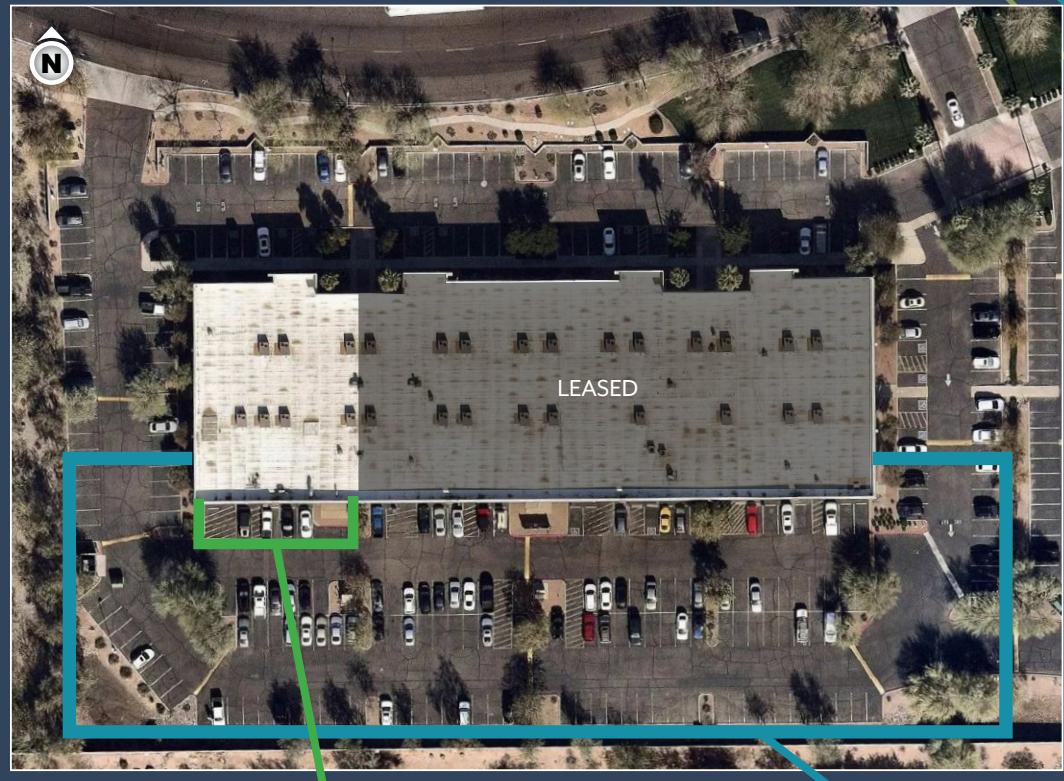
**±45,550 SF**

## **Freestanding Flex Industrial Building**

**±11,170 SF Remaining**

### **PROPERTY FEATURES:**

- 100% air conditioned building
- 3,600 AMPS 277/480
- ±4.52 AC lot
- ±18' clear height
- Entire property currently has 12' drop ceiling
- Built in 1999
- 20 existing knock-out panels for Grade Level doors
- Multiple truckwell positions possible
- Potential fenced yard
- 5.6/1000 parking
- Less than 10 miles from TSMC
- Uses include manufacturing, lab space, back office, warehousing
- Located ½ mile from full diamond interchange at Bell Rd & I-17

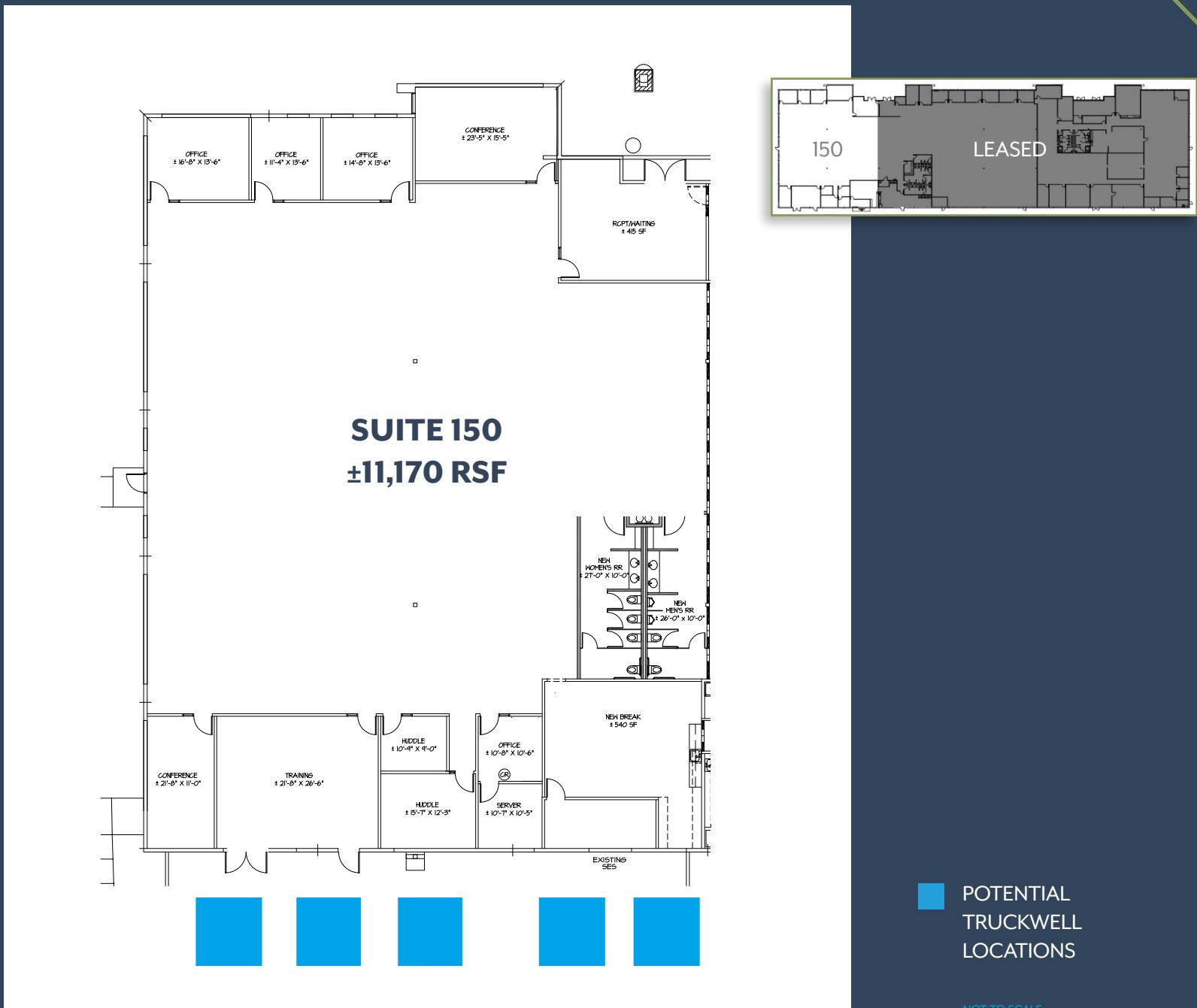


**5 PRE-ENGINEERED KNOCK  
OUTS FOR GRADE LEVEL OR  
TRUCKWELL DOORS**

**POTENTIAL 1.6 AC  
FENCED YARD**



# FLOOR PLAN

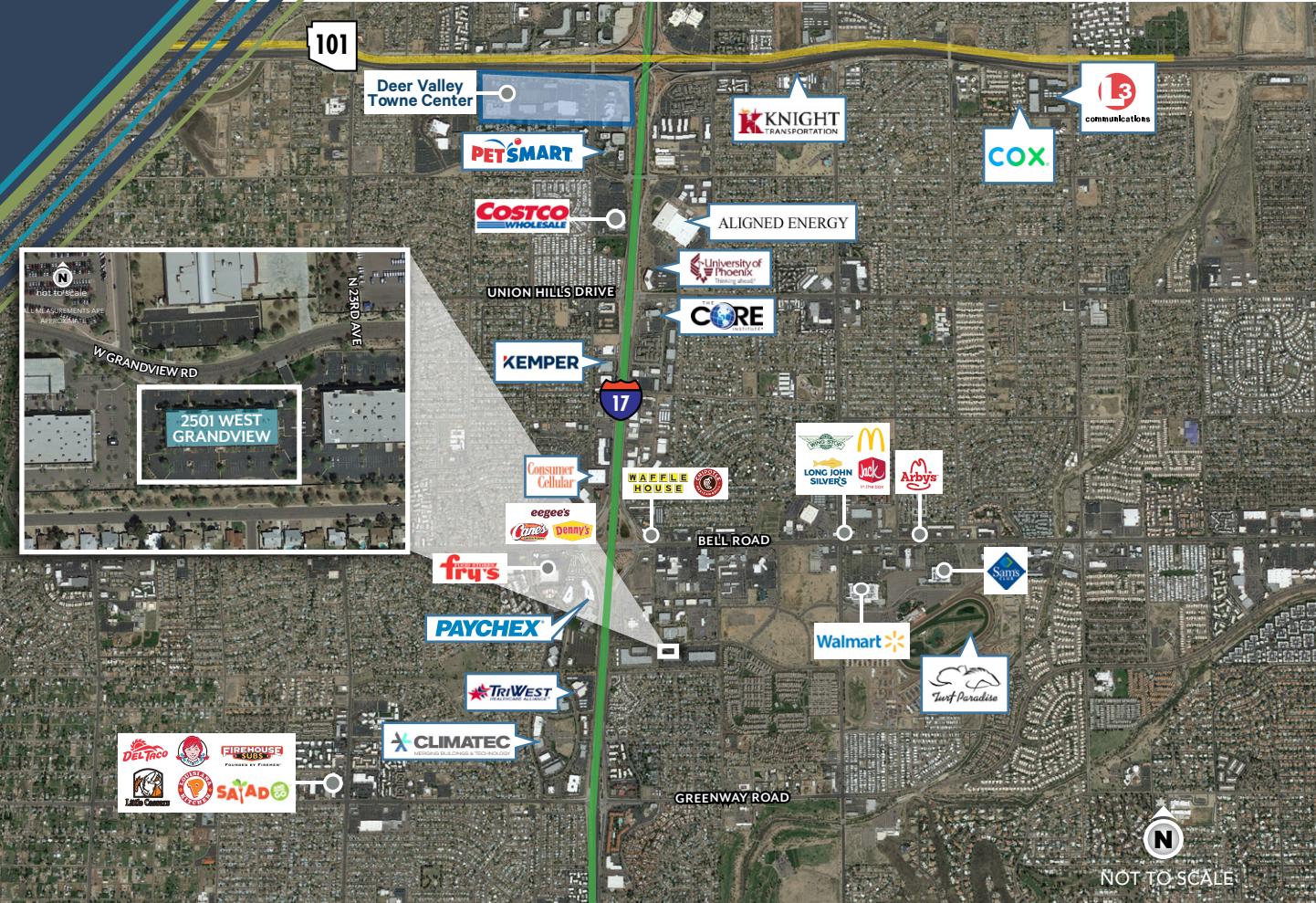




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