

17 NORTH

C O R P O R A T E C E N T E R

I-17 & PINNACLE PEAK ROAD | PHOENIX, AZ

FOR SALE OR LEASE

CLASS A INDUSTRIAL BUILDINGS

BLDG C - ±102,610 SF | BLDG D - ±84,222 SF
DIVISIBLE TO ±15,600 SF



METAL ROOF DECK

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CBRE



A Development By:

RYAN

PROJECT FEATURES



CP/GCP Zoning



Dock and Grade Level Loading



Freeway Pylon Sign Available



ESFR 25 Sprinklers



Concrete Truck Court



Proximity to TSMC



3000A Power per Building



High End Business Park

SITE PLAN



BLDG C SITE PLAN

2350 WEST CORPORATE CENTER DRIVE

BUILDING SIZE	±102,610 SF
DIVISIBILITY	±18,720 SF
CLEAR HEIGHT	32'
DOCK DOORS	29
DRIVE-IN DOORS	4
SPRINKLER SYSTEM	ESFR
POWER	3000A (expandable)
BUILDING DIMENSIONS	±180' x ±573.5'
AUTO PARKING	140 Stalls
ROOF TYPE	Metal Roof Deck



BLDG D 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



NOT TO SCALE
ALL MEASUREMENTS
ARE APPROXIMATE

15 DOCK DOORS

4 DRIVE-IN DOORS:
(1) 4'X16' & (3) 20'X20'

LOCATION HIGHLIGHTS



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.)



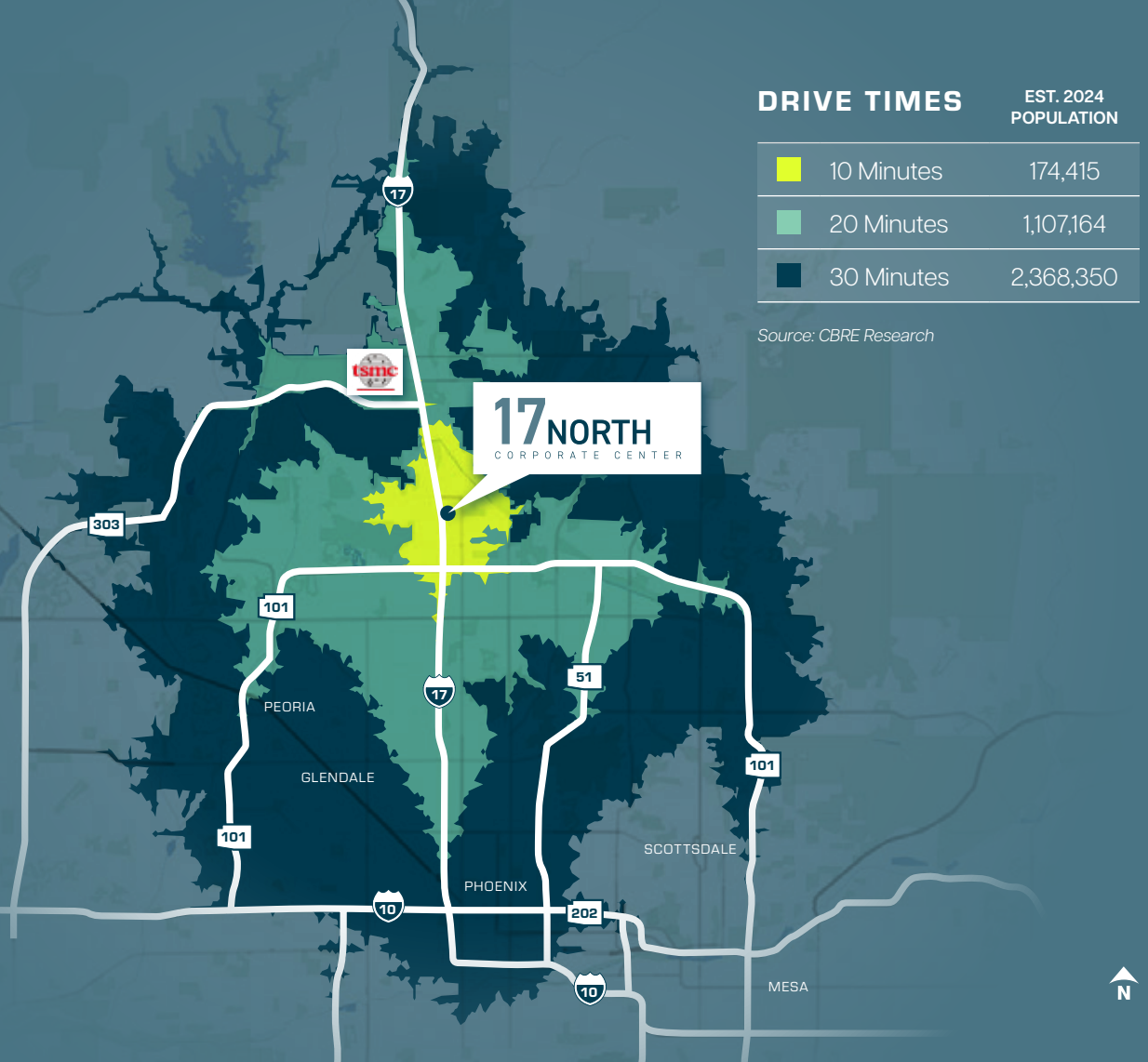
Property zoned C-2 and General Commerce Park

DRIVE TIMES

EST. 2024
POPULATION

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

Source: CBRE Research



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CBRE

STANDARD
REAL ESTATE INVESTMENTS

A Development By:

RYAN

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