



NORTHGATE

CORPORATE CENTER

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

FOR LEASE



±11,170 SF AVAILABLE

CONTACT:

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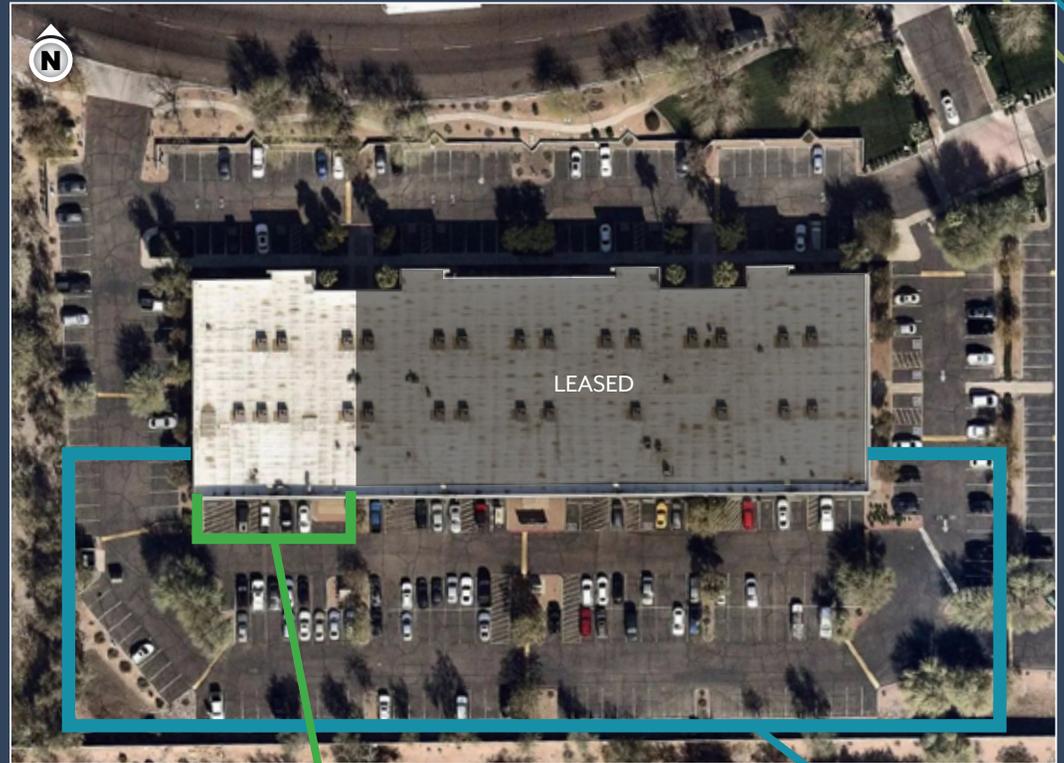
±45,550 SF

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

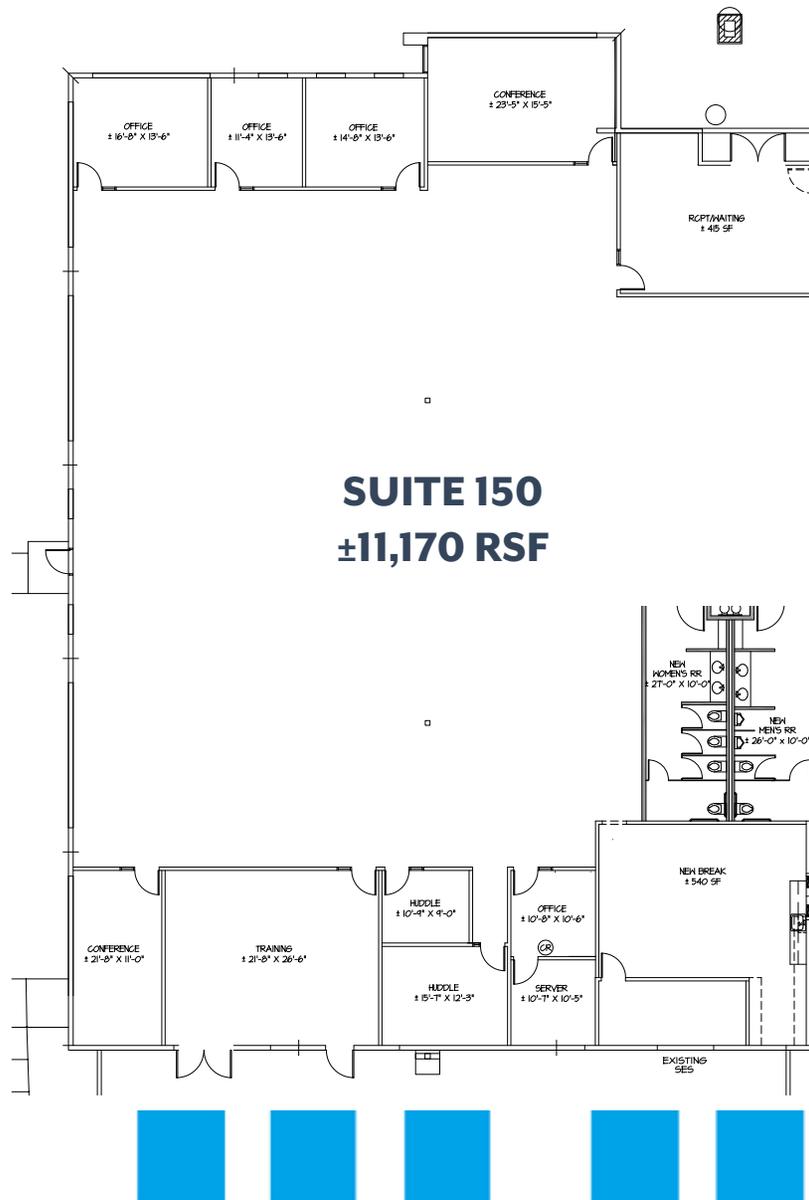


5 PRE-ENGINEERED KNOCK
OUTS FOR GRADE LEVEL OR
TRUCKWELL DOORS

POTENTIAL 1.6 AC
FENCED YARD



FLOOR PLAN



POTENTIAL TRUCKWELL LOCATIONS

NOT TO SCALE

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