



**NOW UNDER CONSTRUCTION!**

**DELIVERING FALL 2026**



**I-17 VISIBILITY  
METRO LIGHT RAIL CONNECTIVITY**

INTERSTATE 17 AT PEORIA AVE | PHOENIX, AZ

FOR LEASE: ±22,400 – ±425,000 SF





# PROPERTY HIGHLIGHTS

Transit Oriented Development  
with Direct Access to MetroCenter  
East Light Rail Station



Dock High & Grade  
Level Loading



Direct access to I-17  
frontage road



Premier location with desirable  
Freeway frontage & visibility



Can accommodate up to 6,000a  
277/480 Power per building



Fully Secured, 190' Full  
Concrete Truck Courts



A-1 Zoning – Industrial  
Ready Zoning



Two (2) Full Diamond  
interchanges on I-17  
(Peoria & Dunlap exits)



Abundant retail, dining, and  
entertainment amenities in  
immediate vicinity





# SITE PLAN

## BUILDING A

SIZE  
±97,881

CLEAR HEIGHT  
32'

BUILDING DEPTH  
200'

DOCK DOORS  
15

SPEC OFFICES  
Two (2) ±2,500 SF

POWER  
3,000 Amps  
(Exp. To 6,000 Amps)

TRUCK COURT DEPTH  
190'

DIVISIBLE TO  
±22,400

## BUILDING B

SIZE  
±112,050

CLEAR HEIGHT  
32'

BUILDING DEPTH  
220'

DOCK DOORS  
19

SPEC OFFICES  
Two (2) ±2,500 SF

POWER  
3,000 Amps  
(Exp. To 6,000 Amps)

TRUCK COURT DEPTH  
190'

DIVISIBLE TO  
±24,640

## BUILDING C

SIZE  
±109,554

CLEAR HEIGHT  
32'

BUILDING DEPTH  
220'

DOCK DOORS  
19

SPEC OFFICES  
Two (2) ±2,500 SF

POWER  
3,000 Amps  
(Exp. To 6,000 Amps)

TRUCK COURT DEPTH  
190'

DIVISIBLE TO  
±26,640

## BUILDING D

SIZE  
±108,526

CLEAR HEIGHT  
32'

BUILDING DEPTH  
200'

DOCK DOORS  
19

SPEC OFFICES  
Two (2) ±2,500 SF

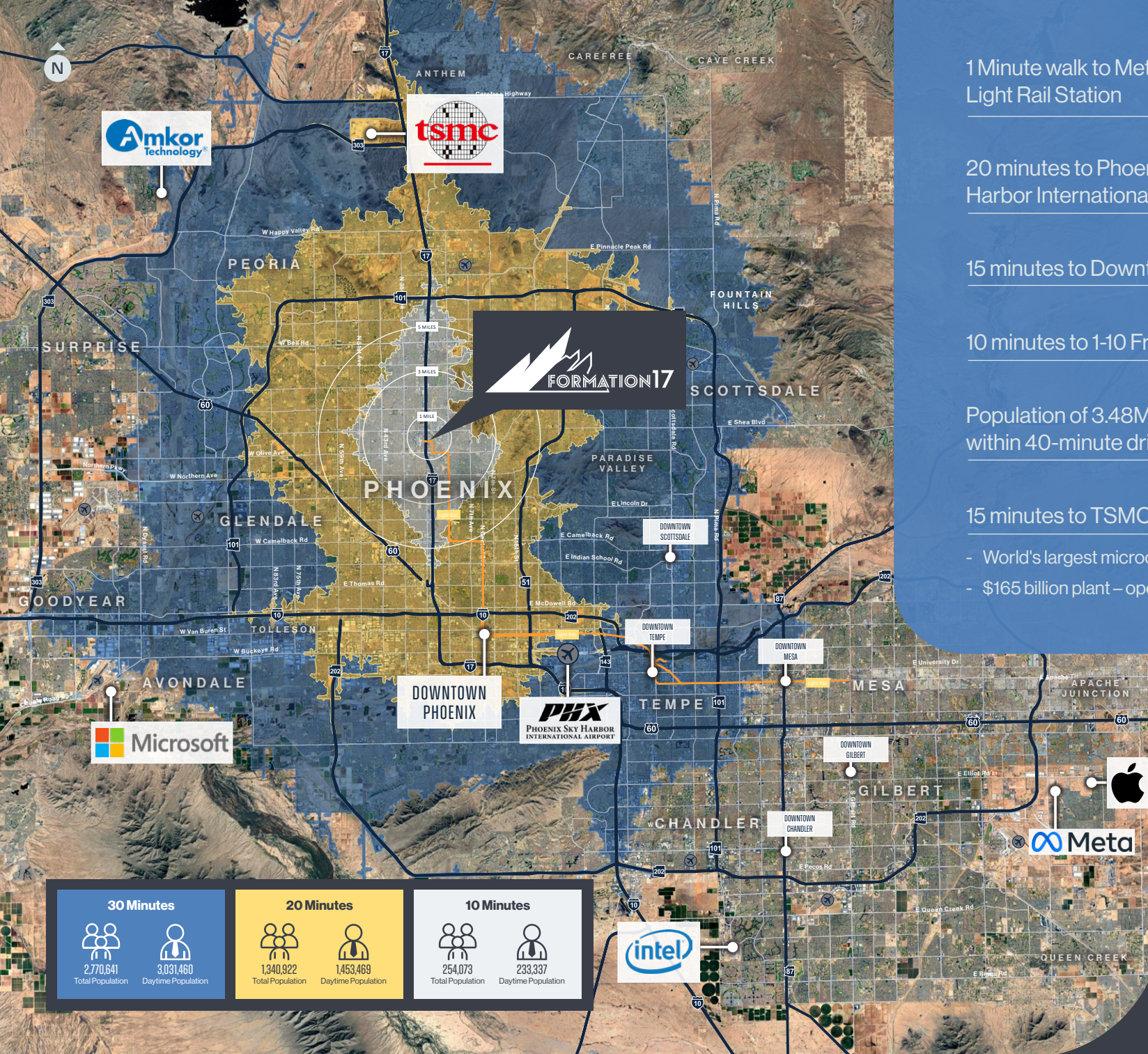
POWER  
3,000 Amps  
(Exp. To 6,000 Amps)

TRUCK COURT DEPTH  
190'

DIVISIBLE TO  
±22,400







1 Minute walk to MetroCenter East Light Rail Station



20 minutes to Phoenix Sky Harbor International Airport



15 minutes to Downtown Phoenix



10 minutes to I-10 Freeway



Population of 3.48M within 40-minute drive



15 minutes to TSMC



- World's largest microchip manufacturer
- \$165 billion plant – operational 2024

LOCATION HIGHLIGHTS



# UNMATCHED ACCESS TO AMENITIES

## THE METROPOLITAN (MetroCenter Redevelopment)

Delivering 2026

380k SF New Retail  
3,200 New Residential Units

### LIGHT RAIL

MetroCenter West Station

### LIGHT RAIL

MetroCenter East Station

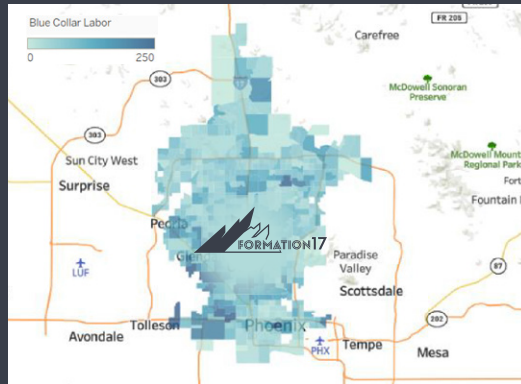


## ROSE MOFFORD PARK

Lighted Soccer & Baseball Fields  
Pickleball & Tennis Courts  
Playground  
FitPHX Walking Path



# UNMATCHED LABOR ACCESSIBILITY



**320K** BLUE-COLLAR WORKERS  
(20 MIN.)

FORM17 provides access to 320,000 blue-collar workers within a 20-minute drive. That's **19% more** labor than the average industrial site in Phoenix has (270,000).

"Blue-Collar Labor" defined as those of working age in the labor force with the highest level of educational attainment being "some college" or less.



**51.5K** BLUE-COLLAR WORKERS  
ACCESSIBLE VIA RAIL

## Many Blue-Collar Workers Do Not Have Access to a Car

51.5K blue-collar workers are within a 15-minute or less walk to a metro valley rail stop and a 45-minute or less metro ride once on the train, as illustrated by the heat map to the left.

**99%**  
PERCENTILE

FORM17 has more quality of life amenities within 2 miles than **99% of industrial**

Quality of life amenities include gyms, coffee shops, restaurants, retail, and more. This statistic is before accounting for the future impact of the Metrocenter redevelopment.

RETAIL & CONVENIENCE STORES  
WITHIN 2 MI. RADIUS

**83 Stores**

**26 Stores**

FORMATION17

PHX Industrial Avg

RESTAURANTS  
WITHIN 2 MI. RADIUS

**177 Restaurants**

**69 Restaurants**

FORMATION17

PHX Industrial Avg

\*Average of all industrial bldgs, in Phoenix Market 50k SF and Larger

## METROCENTER REDEVELOPMENT

Located across the street from FORM17, the Metrocenter redevelopment will give tenants and the opportunity to live, shop, and dine just a stone's throw away from work. With ~3,200 new residential units and ~380K+ SF of new retail, tenants will have unparalleled access to amenities.





## CONTACTS:

### PRIMARY:

Cooper Fratt, SIOR  
+1602 735 5037  
cooper.fratt@cbre.com

### SECONDARY:

Tanner Ferrandi  
+1602 735 5624  
tanner.ferrandi@cbre.com

### TEAM MEMBERS:

John Werstler, SIOR  
+1602 735 5504  
john.werstler@cbre.com

Connie Nelson  
+1602 735 1994  
connie.nelson@cbre.com

**CBRE**



**Crow Holdings**

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