



SUITE
B-107

SUITE
B-106

SUITE
B-104

DESERT GATEWAY II

*±76,874 SF Class A, Multi-Tenant Industrial
Building with Move-In Ready Suites off
Pinnacle Peak Road in Deer Valley*

747 & 777 W PINNACLE PEAK ROAD, PHOENIX AZ

±12,758 SF
AVAILABLE

12'X14'
LOADING DOORS

100%
A/C COOLING

\$1.55 SF
NNN LEASE RATE

DESERT GATEWAY

ADDRESS	747 & 777 West Pinnacle Peak Rd Phoenix, AZ
TOTAL SF	±76,874 SF
BUILDING SF	Building A - ±36,004 SF Building B - ±40,870 SF
LEASE RATE	\$1.55 PSF, NNN
EST. NNN'S	\$0.32 PSF
YEAR BUILT	2018
CONSTRUCTION	Tilt concrete
SPRINKLERS	Yes
POWER	200 amps, 277/480 volts per suite (additional amps available)
HVAC	100% air conditioned
CLEAR HEIGHT	20"
PARKING	2.5/1,000 4 AV parking stalls
GL LOADING	12'x14' overhead doors
ZONING	CP/GCP City of Phoenix

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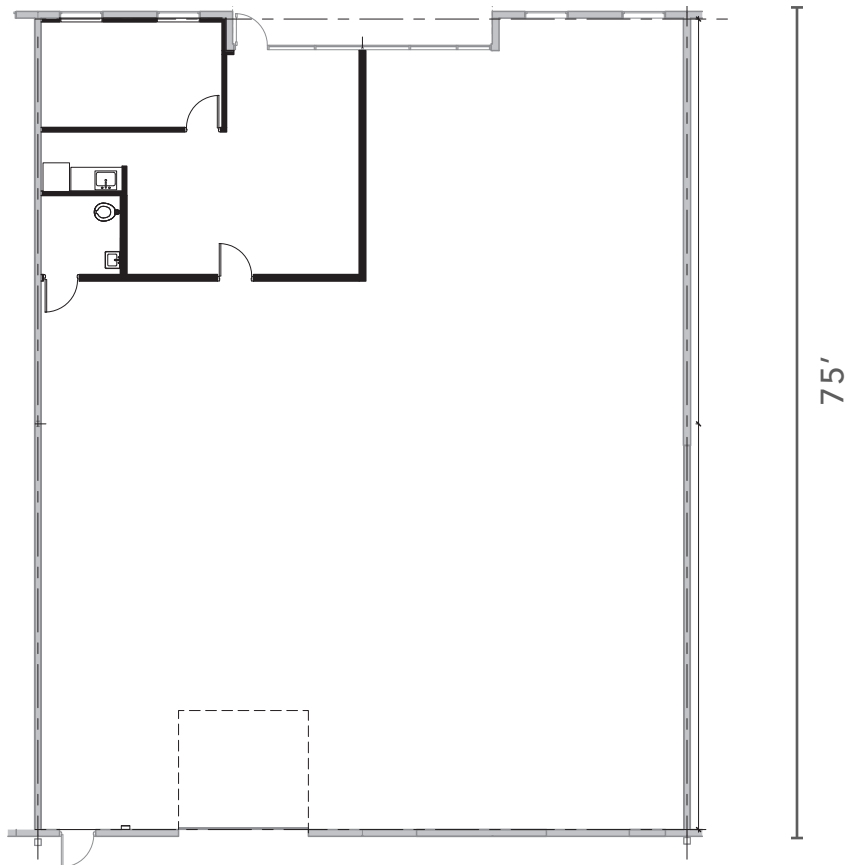


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SITE PLAN - SUITE B-107



±5,103 SF

AVAILABLE

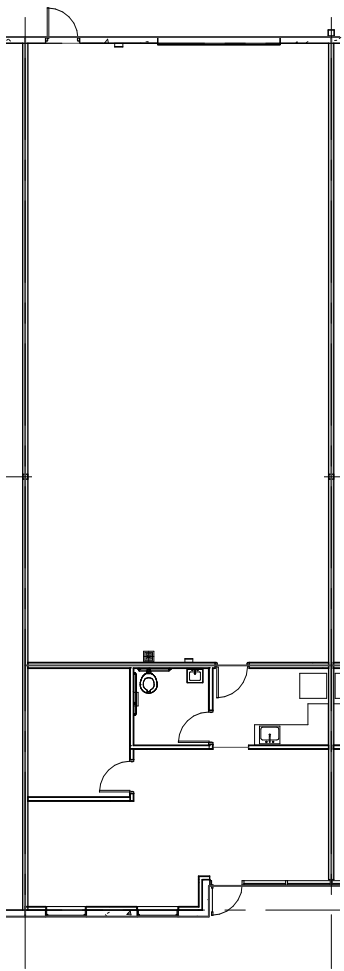
\$1.55

LEASE RATE (SF/YR)

*30 DAYS
NOTICE*

AVAILABLE

SITE PLAN - SUITE B-106



75'

±2,552 SF

AVAILABLE

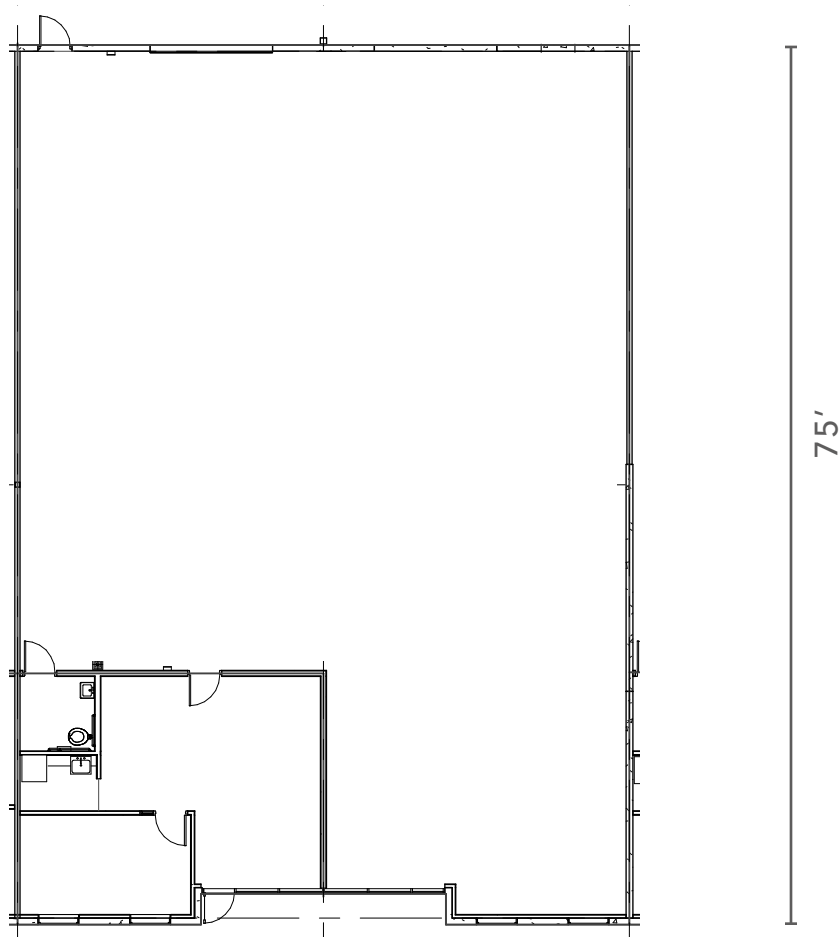
\$1.55

LEASE RATE (SF/YR)

NOW

AVAILABLE

SITE PLAN - SUITE B-104



±5,103 SF

AVAILABLE

\$1.55

LEASE RATE (SF/YR)

NOW

AVAILABLE

BUILDING A - 747 W PINNACLE PEAK ROAD

Suite #	Office	Warehouse	Overall
SUITE A-101	694	3,832	4,526
SUITE A-102	703	1,549	2,252
SUITE A-103	703	3,800	4,503
SUITE A-104	703	3,800	4,503
SUITE A-105	1,188	5,499	6,687
SUITE A-106	703	1,549	2,552
SUITE A-107	703	3,800	4,552
SUITE A-108	703	1,549	2,552
SUITE A-109	703	3,832	4,526
TOTAL	6,794	29,210	36,004

BUILDING B - 777 W PINNACLE PEAK ROAD

Suite #	Office	Warehouse	Overall
SUITE B-101	718	4,439	5,157
SUITE B-102	703	1,849	2,552
SUITE B103	703	1,849	2,552
SUITE B-104	703	4,400	5,103
SUITE B-105	1,188	6,403	7,591
SUITE B-106	703	1,849	2,552
SUITE B-107	703	4,400	5,103
SUITE B-108	703	1,849	5,103
SUITE B-109	718	4,439	5,157
TOTAL	6,842	34,028	40,870

