

# 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**

PRIMARY CONTACT

**COOPER FRATT, SIOR**  
+1 602 684 8770  
cooper.fratt@cbre.com

SECONDARY CONTACT

**TANNER FERRANDI**  
+1 602 625 1995  
tanner.ferrandi@cbre.com

TEAM MEMBERS

**JOHN WERSTLER, SIOR**  
+1 602 622 5504  
john.werstler@cbre.com

**CONNIE NELSON**  
+1 520 444 9732  
connie.nelson@cbre.com

**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



NOT TO SCALE  
ALL MEASUREMENTS  
ARE APPROXIMATE

29 DOCK DOORS  
4 DRIVE-IN DOORS

C  
INDUSTRIAL WAREHOUSE  
102,610 S.F.  
F.F.E.= 27.00

W CORPORATE CENTER DR

N 23RD AVE

# 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

**A** 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.)

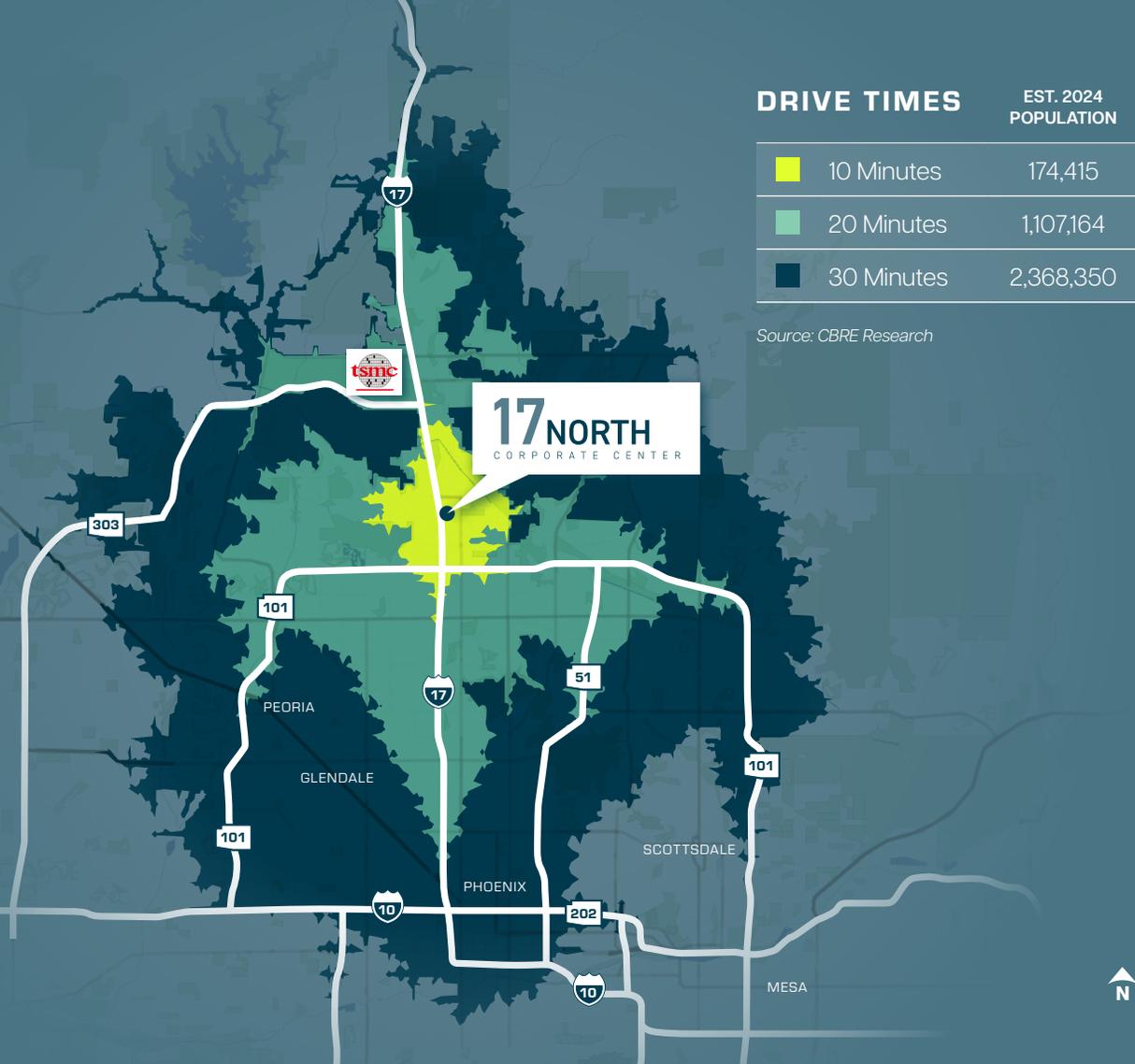
**Property zoned C-2** and General Commerce Park

## DRIVE TIMES

EST. 2024 POPULATION

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

Source: CBRE Research



## PRIMARY CONTACT

**COOPER FRATT, SIOR**  
+1 602 684 8770  
cooper.fratt@cbre.com

## SECONDARY CONTACT

**TANNER FERRANDI**  
+1 602 625 1995  
tanner.ferrandi@cbre.com

## TEAM MEMBERS

**JOHN WERSTLER, SIOR**  
+1 602 622 5504  
john.werstler@cbre.com

**CONNIE NELSON**  
+1 520 444 9732  
connie.nelson@cbre.com

**CBRE**

**STANDARD**  
REAL ESTATE INVESTMENTS

A Development By:

**RYAN**

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.