

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



BUILDING D

BUILDING C

BUILDING B

BUILDING A



LIGHT RAIL

LIGHT RAIL

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
One (1) ±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'

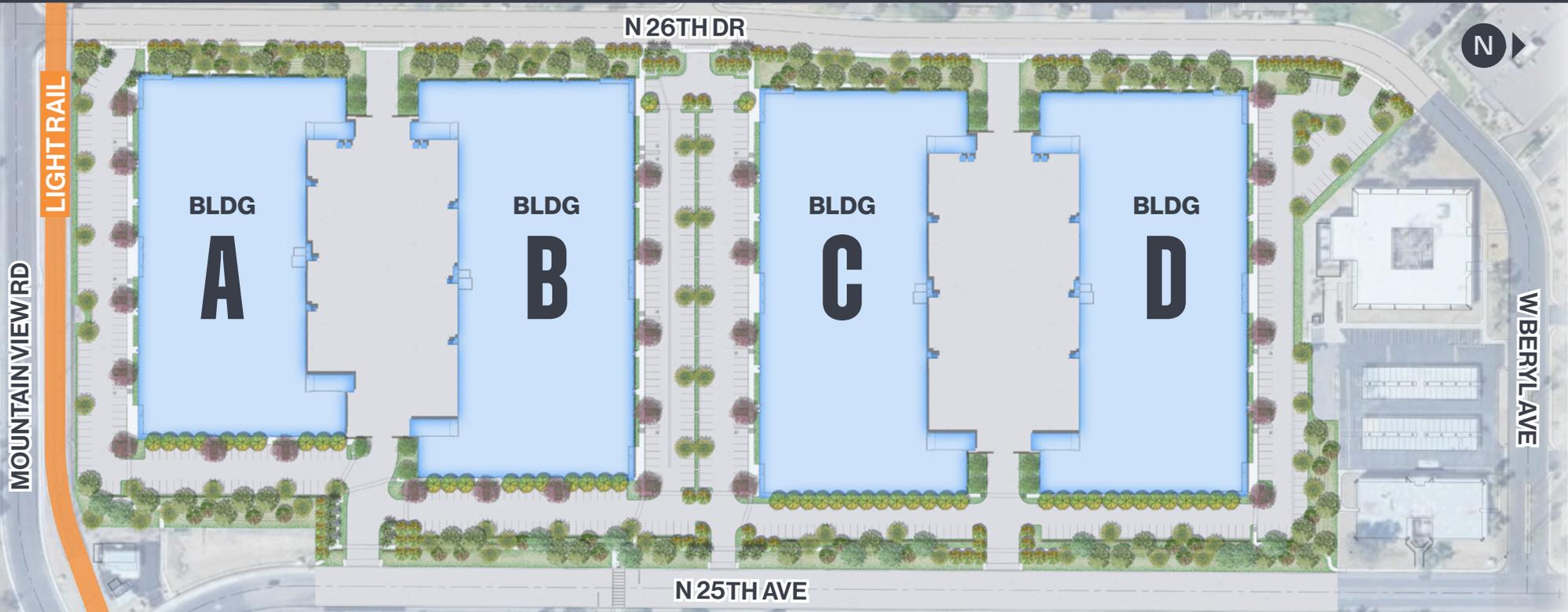
DOCK DOORS
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SPEC OFFICES
One (1) ±2,500 SF

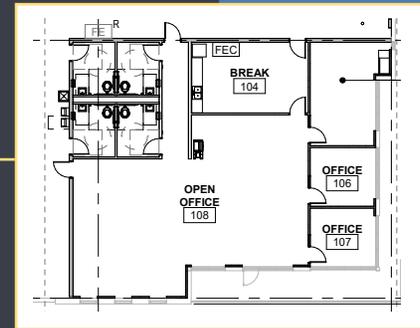
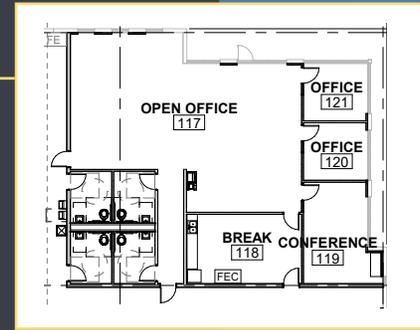
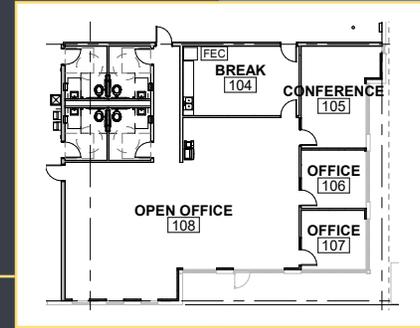
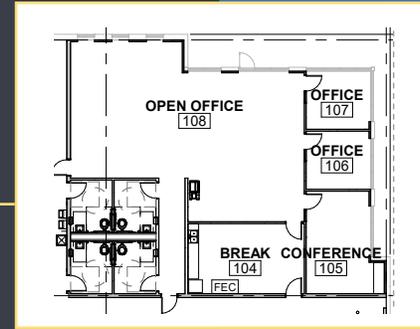
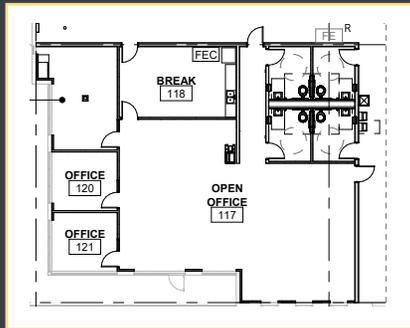
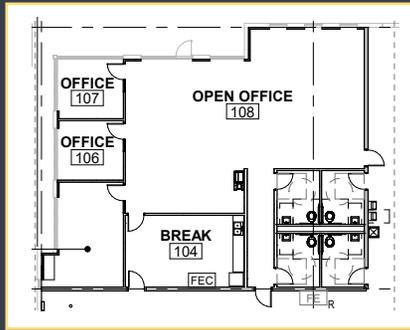
POWER
3,000 Amps
(Exp. To 6,000 Amps)

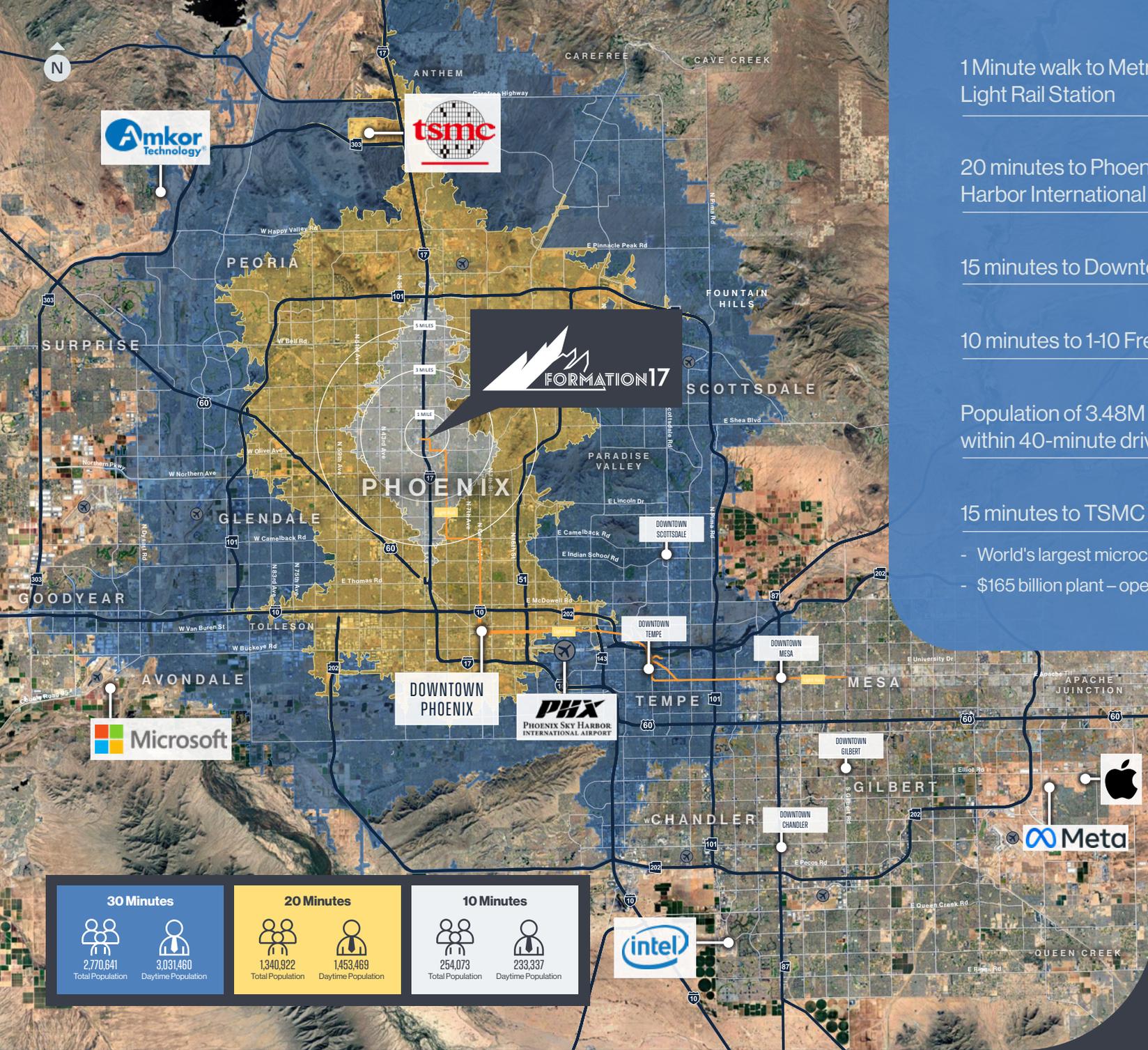
TRUCK COURT DEPTH
190'

DIVISIBLE TO
±22,400



SPEC SUITES





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

30 Minutes		20 Minutes		10 Minutes	
2,770,641	3,031,460	1,340,922	1,453,469	254,073	233,337
Total Population	Daytime Population	Total Population	Daytime Population	Total Population	Daytime Population

LOCATIONS 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

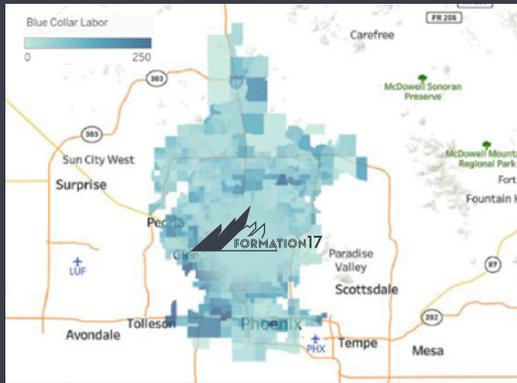
LIGHT RAIL
MetroCenter East Station



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

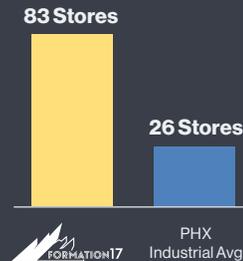
51.5K blue-collar workers are within a 15-minute or less walk to a metro valley rail stop and a 45-minute or less metro ride once on the train, as illustrated by the heat map to the left.

99%
PERCENTILE

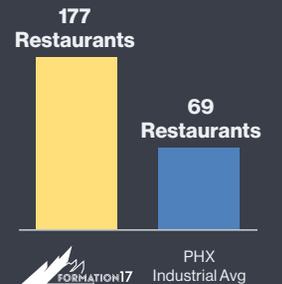
FORM17 has more quality of life amenities within 2 miles than **99%** of industrial

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



RESTAURANTS
WITHIN 2 MI. RADIUS

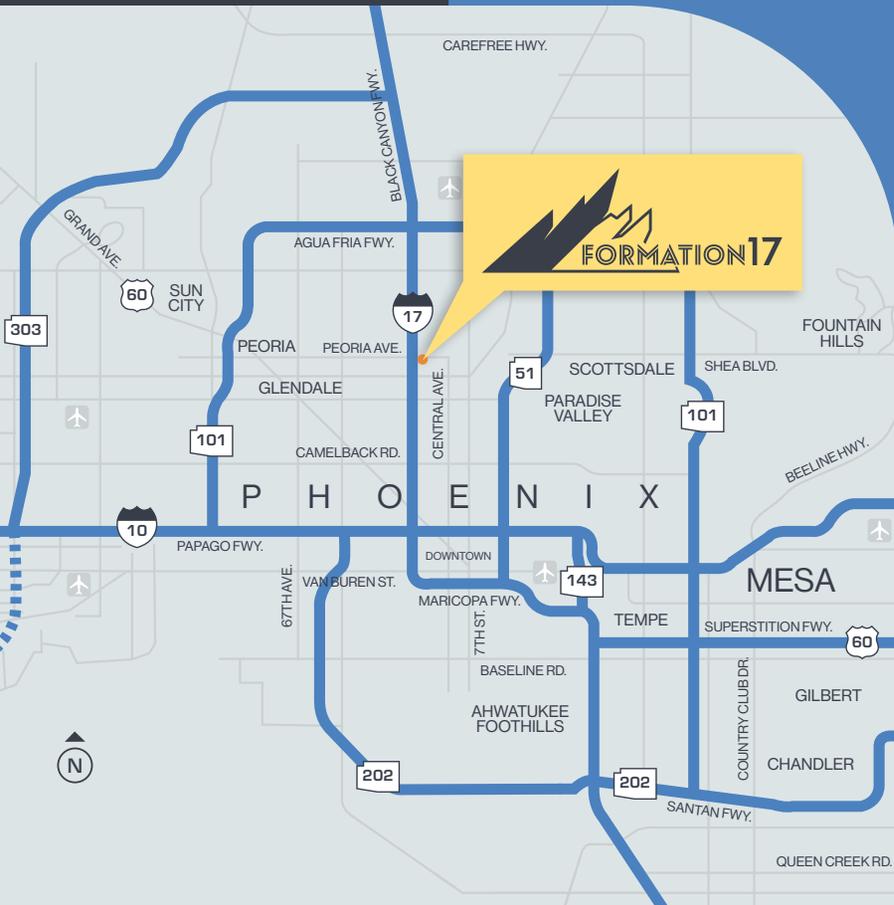


*Average of all industrial bldgs, in Phoenix Market 50k SF and Larger

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.





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