

17 NORTH

C O R P O R A T E C E N T E R

BLDG D: 2525 WEST CORPORATE CENTER DRIVE | PHOENIX, AZ

FOR SALE OR LEASE

CLASS A INDUSTRIAL: ±85,241 SF
(DIVISIBLE TO ±42,620 SF)



METAL ROOF DECK

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CBRE



A Development By:

RYAN

SITE PLAN


2525 WEST CORPORATE CENTER DRIVE

BUILDING SIZE	±85,241 SF
SPEC SUITE	±3,792 SF
DIVISIBILITY	±42,620 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



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**


DRIVE TIMES


EST. 2024
POPULATION

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

Source: CBRE Research

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

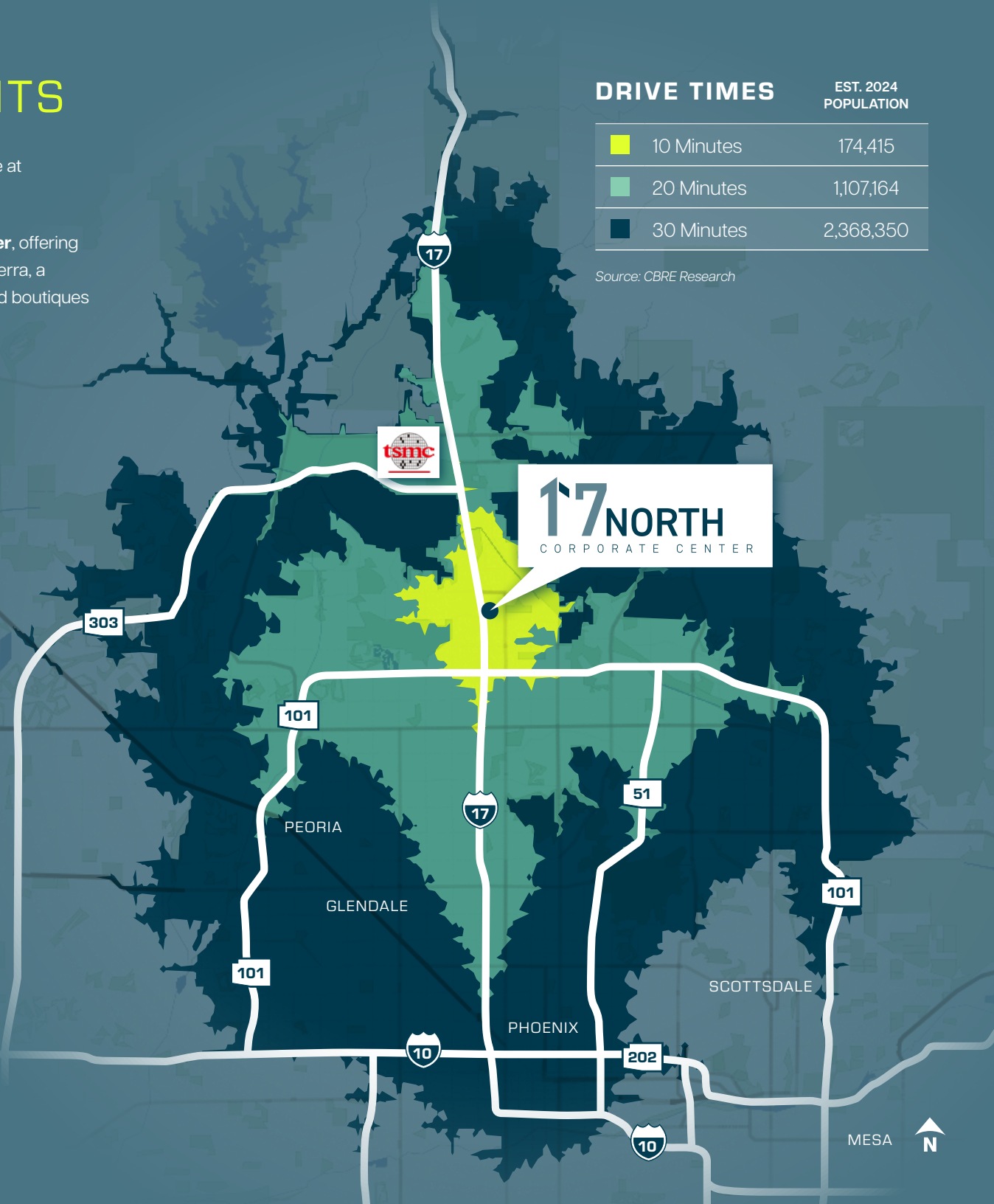
PARK FEATURES

 **High End Business Park**

 Freeway Pylon **Sign Available**

 **Distribution, Manufacturing or Showroom** Uses

 Proximity to **TSMC**





HAPPY VALLEY TOWN CENTER
±811,000 SF
Retail Center



THE SHOPS AT NORTERRA
±350,000 SF
Retail Center

17 NORTH
CORPORATE CENTER

LEASED
FARMERS INSURANCE

APARTMENT HOMES
ASPIRE

SOLD

AVILLA DEER VALLEY
125 DETACHED APARTMENT HOMES

✈️
DEER VALLEY MUNICIPAL AIRPORT
±1.5 Miles

101
2 MILES

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