

# 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 - ±103,581 SF | BLDG D - ±85,241 SF  
DIVISIBLE TO ±25,000 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	±103,581 SF
SPEC SUITE	±4,113 SF
DIVISIBILITY	±25,000 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  
±103,581 SF  
F.F.E.=27.00

W CORPORATE CENTER DR

N 23RD AVE

# BLDG D 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




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.)

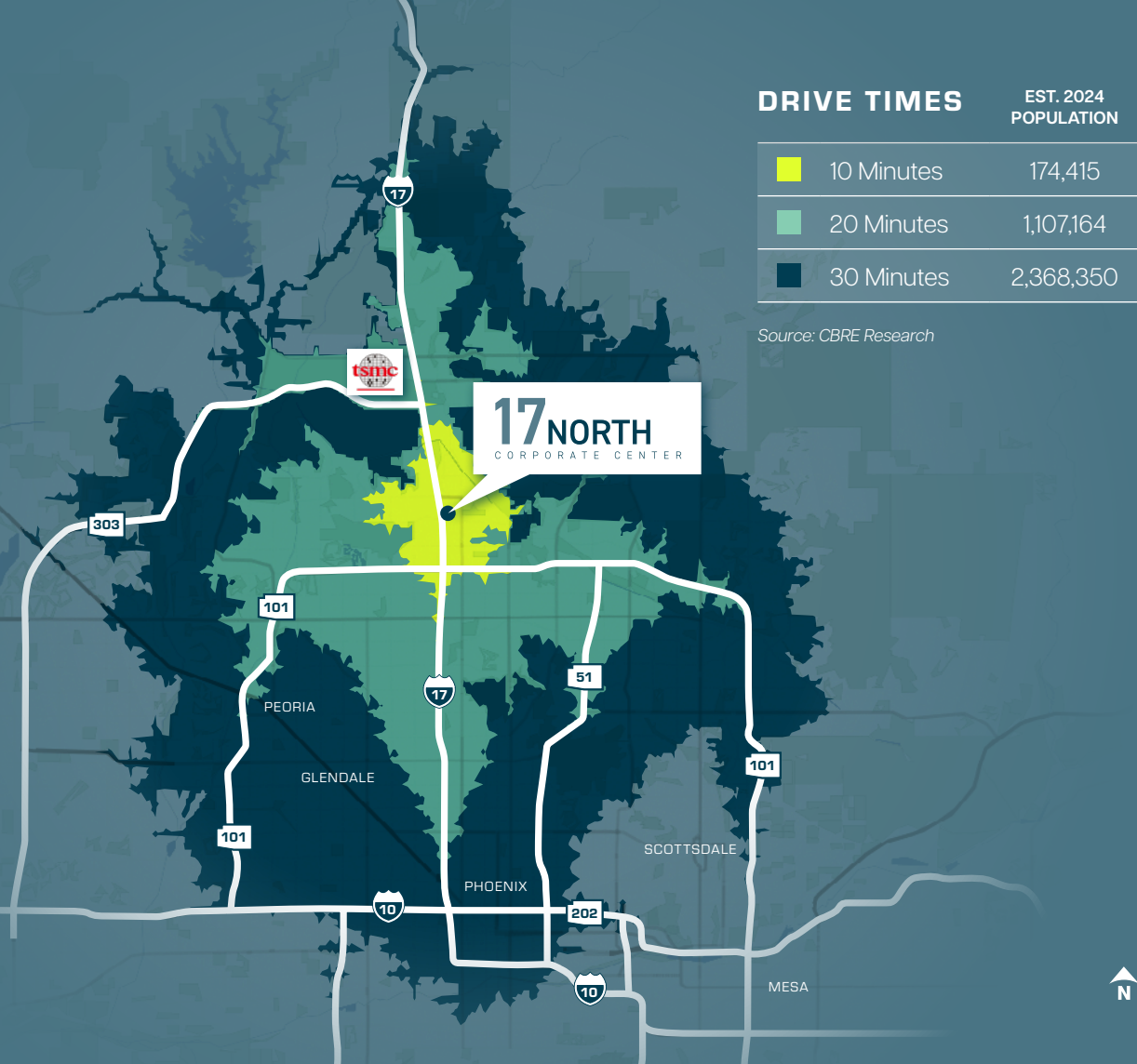
 **Property zoned C-2** and General Commerce Park

## DRIVE TIMES

EST. 2024 POPULATION

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

Source: CBRE Research



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**CBRE**

**STANDARD**  
REAL ESTATE INVESTMENTS

A Development By:

**RYAN**

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