

SWC 15TH AVENUE & PINNACLE PEAK RD.

Phoenix | Arizona

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SIGNAGE

Developed &
Managed By:



Leased By:



139,408 SQUARE FOOT
SPECULATIVE BUILDINGS
DIVISIBLE TO 9,400 SF



MAY 2022
DELIVERY

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PROPERTY FEATURES

BUILDING A FEATURES:

- Leased
- 61,900 sf Spec Building, Divisible to 10,169 sf
- 32' Clear Height
- 56'x60' Column Spacing
- Dock High and Ramp Doors
- 190' Truck Court
- 118 Car Parking
- 277/480 Volt Power
- EFSR Fire Sprinklers
- Skylights

BUILDING B FEATURES:

- 57,508 sf Spec Building, Divisible to 9,442 sf
- 32' Clear Height
- 52'x60' Column Spacing
- Dock High and Ramp Doors
- 190' Truck Court
- 119 Car Parking
- 227/480 Volt Power
- EFSR Fire Sprinklers
- Skylights

BUILDING C FEATURES: (PLANNED)

- 20,000 sf Spec Building, Divisible to 5,000 sf
- 28' Clear Height
- Grade Level Loading
- 277/480 Volt Power
- 60 Car Parking
- EFSR Fire Sprinklers
- Skylights

LOCATION FEATURES

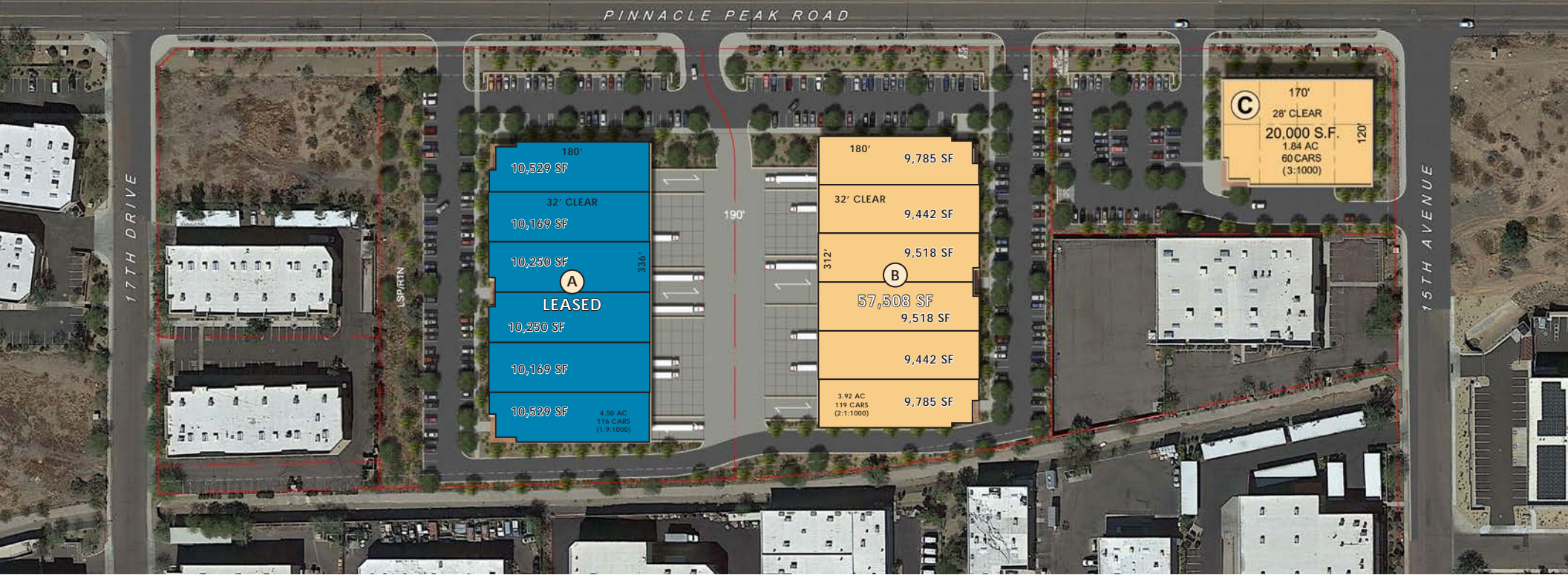
Situated within Deer Valley Industrial submarket of Phoenix, Arizona - SWC 15th Avenue & Pinnacle Peak Rd. is located approximately 20 minutes north of Downtown Phoenix. The speculative buildings are also less than two miles from the I-17 and the Loop 101 with close proximity to Loop 303, offering direct access to West Coast ports. This central location features logistical advantages to industrial users with the capability to serve numerous large urban areas located within a one-day delivery zones.

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DEMOGRAPHICS	3 Mile	5 Mile
2019 Total Population:	56,073	188,470
Pop Growth 2019-2024:	8.02%	7.22%
2019 Med Household Income:	\$60,277	\$59,835
Total Employees:	43,579	77,638
Total Businesses:	3,127	6,271

DEER VALLEY

1.5M
Home to 1.5 million person workforce

69%
69% of the NW Valley workforce commutes outside of the region to work in other parts of Maricopa County

28%
28% of the manufacturing workers in Maricopa County live in the NW Valley, yet only 16% of the jobs are located here.

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MULTI-MODAL ACCESS TO KEY WESTERN US MARKETS

Less than 17 hours from anywhere in the Southwest



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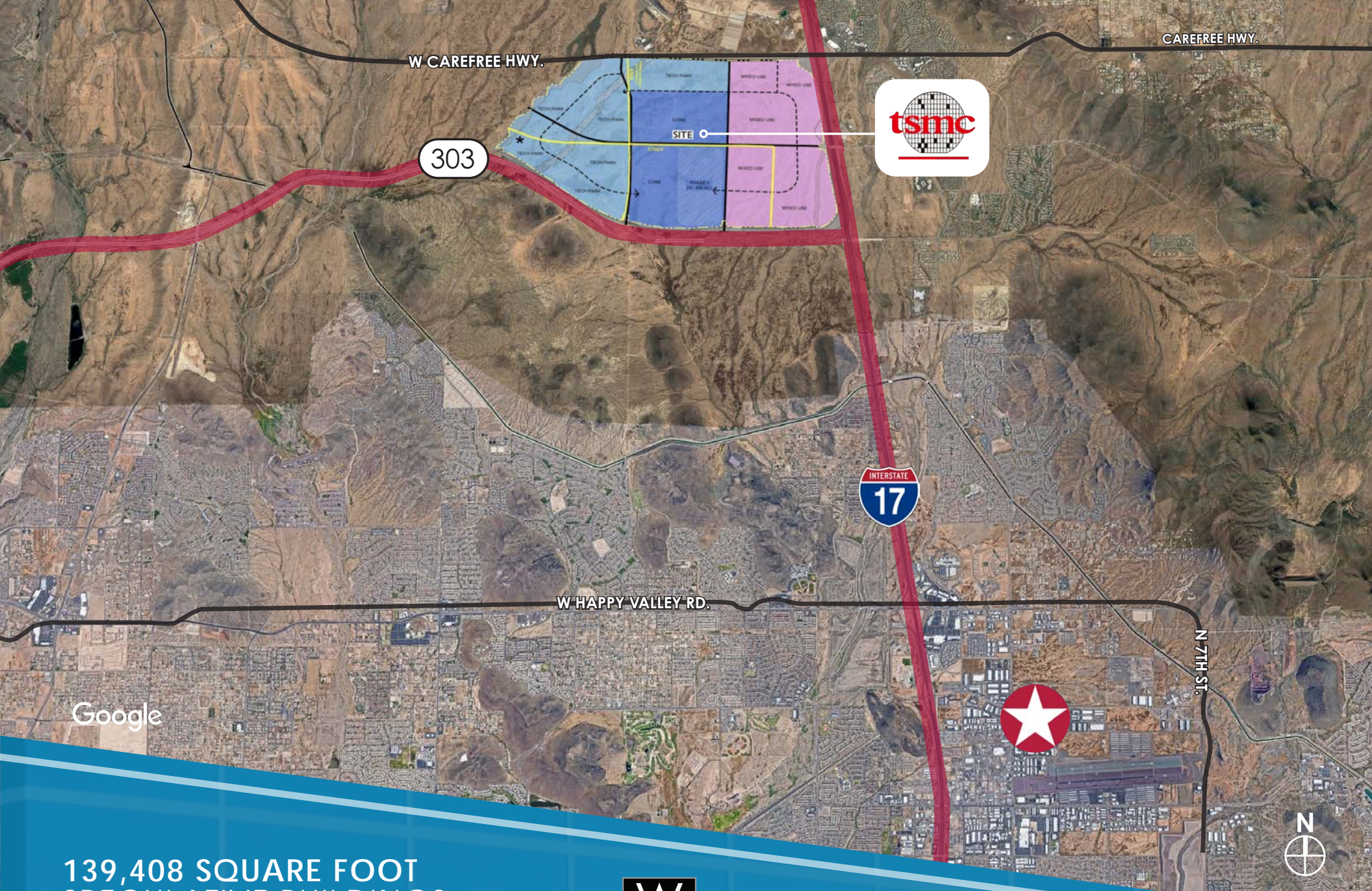
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