

MACK

INNOVATION
PARK
SCOTTSDALE



17765

\$1.00 PSF Broker Bonus!

FOR ANY LEASE SIGNED BEFORE JULY 4, 2026.
5-YEAR MINIMUM LEASE TERM



**CLICK HERE FOR
PROPERTY VIDEO**

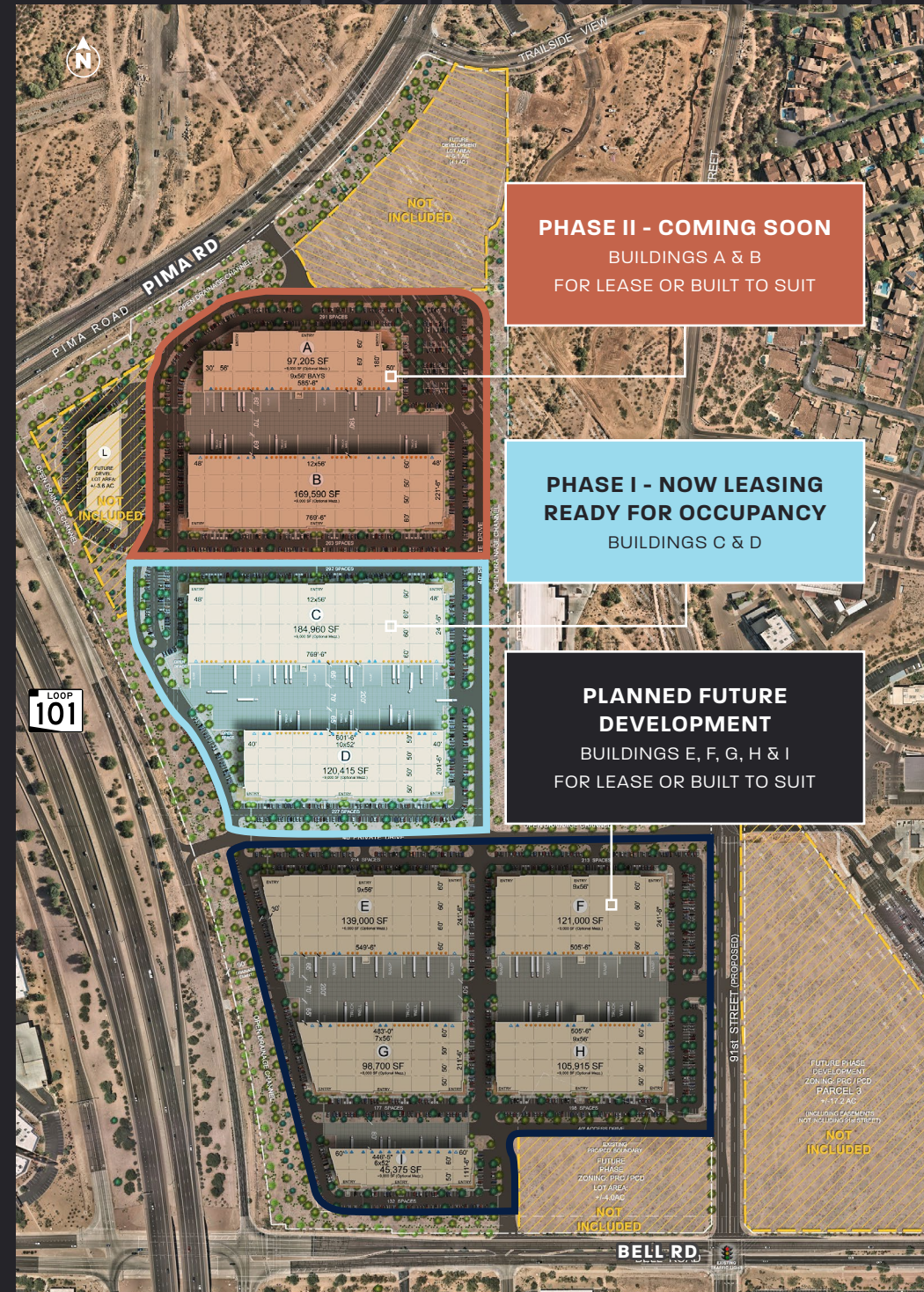
READY FOR OCCUPANCY

17771 & 17765 N PIMA RD

PROPERTY FEATURES

This new development in the Greater Scottsdale Airpark is located in the hottest and most exclusive submarkets in all of Arizona. It is also the first new multi-tenant industrial project in the submarket for the past 10 years, where the vacancy rate is virtually ZERO!

- + State of the Art Building Design & Features
- + Adjacent to Full Diamond at Frank Lloyd Wright with Direct Access to Bell Road and 101 Frontage Road
- + Freeway Frontage & Visibility on Loop 101
- + Adjacent and Connected to City of Scottsdale Parks and Recreation Areas
- + ±32' Clear Heights
- + Dock High and Truckwell Loading
- + Standard & Oversized Grade Level Doors
- + State of the art building design and features
- + Energy Efficient Clerestory Windows in Lieu of Skylights
- + 100% Air Conditioned Buildings
- + Ample Car Parking with Broad Drive Lanes
- + Full Moment Frame Design
- + ±200' All Concrete Truck Courts
- + Private Drive and Loop Road Providing Seamless Flow Though the Property



PHASE II - COMING SOON
BUILDINGS A & B
FOR LEASE OR BUILT TO SUIT

**PHASE I - NOW LEASING
READY FOR OCCUPANCY**
BUILDINGS C & D

**PLANNED FUTURE
DEVELOPMENT**
BUILDINGS E, F, G, H & I
FOR LEASE OR BUILT TO SUIT

FUTURE PHASE
ZONING: PRG / PCO
PARCEL 3
± 15.0 AC
INCLUDING EASEMENTS
NOT INCLUDING 91st STREET
NOT INCLUDED

NORTH PARCEL PHASE I

Buildings C & D – Ready for Occupancy
For Lease

BUILDING C SPECS | 17771 N PIMA RD

AVAILABLE SF	±184,960 SF
TOTAL BUILDING SF	±184,960 SF
POTENTIAL MEZZANINE OFFICE SF	±9,000 SF
BUILDING CLEAR HEIGHT	±32'
9' X 10' DOCK HIGH DOORS	±34 total
12' X 14' RAMP TO GRADE LEVEL DOORS	±6 total
16' X 18' RAMP TO GRADE LEVEL DOORS	±2 total
TOTAL POWER (EXPANDABLE)	±3,000 amps 277/480 V, 3 phase
BUILDING DEPTH	±241'6"
TYPICAL COLUMN SPACING	±56' x 60'
TOTAL PARKING STALLS	±292
TRUCK COURT	±200' (shared)



**BUILDING C
VIRTUAL TOUR**

BUILDING D SPECS | 17765 N PIMA RD

AVAILABLE SF	±91,512 SF
TOTAL BUILDING SF	±120,415 SF
POTENTIAL MEZZANINE OFFICE SF	±9,000 SF
BUILDING CLEAR HEIGHT	±32'
9' X 10' DOCK HIGH DOORS	±20 total
12' X 14' RAMP TO GRADE LEVEL DOORS	±10 total
16' X 18' RAMP TO GRADE LEVEL DOORS	±2 total
TOTAL POWER (EXPANDABLE)	±3,000 amps 277/480 V, 3 phase
BUILDING DEPTH	±201'6"
TYPICAL COLUMN SPACING	±52' x 50'
TOTAL PARKING STALLS	±227
TRUCK COURT	±200' (shared)



**BUILDING D
VIRTUAL TOUR**



■ AVAILABLE

■ LEASED / PENDING DEAL

● 9'X10' DOCK HIGH/TRUCKWELL DOORS

▲ 12'X14' GRADE LEVEL DOORS/RAMPS

△ 16'X18' GRADE LEVEL DOORS



BRAND NEW INDUSTRIAL SPACE AVAILABLE FOR LEASE

SITE OVERVIEW

- + Rare Zoning (I-1: "Light Industrial", City of Scottsdale)
- + Adjacent to Arizona Public Service (APS) Substation
- + Adjacent to TPC Scottsdale Stadium Course – Home of the WM Phoenix Open
- + Freeway Frontage & Visibility on Loop 101; Bell Road & Pima Road Frontage & Visibility
- + Direct Access to Loop 101 Frontage Road, Bell Road & Pima Road
- + 25 Minute Drive to Phoenix Sky Harbor International Airport
- + 25 Minute Drive to TSMC's campus in Phoenix, AZ
- + 35 Minute Drive to Intel's campus in Chandler, AZ
- + Frank Lloyd Wright Inspired Architecture

AREA OVERVIEW

- + Close Proximity to Scottsdale Airport
- + Population of 632,624 people within a 20-minute drive
- + Population of 529,358 people ages 16+ in Labor Force within a 20-minute drive
- + Abundant Amenities and Surrounded by ±1.2 Million SF of restaurants and retail
- + Situated in the center of 70,345 residences within a five-mile radius including high end residential developments Silverleaf, DC Ranch, Grayhawk and McDowell Mountain Ranch

High-Profile Corporate Neighbors



Scottsdale

JW MARRIOTT
DESERT RIDGE RESORT & SPA



Fairmont
SCOTTSDALE PRINCESS

True Food
kitchen



CULINARY DROPOUT

Barrett Jackson

DUNKIN'



STARBUCKS™



TARGET®

THE HOME DEPOT

UNMATCHED LOCATION & NEARBY AMENITIES

Surrounded by ±1.2 million SF of restaurants and retail

BUILDING RESTAURANTS (PARTIAL LIST)

- + Butters Pancakes & Café
- + California Pizza Kitchen
- + Chipotle
- + Coopers Hawk
- + Culinary Dropout
- + Dominick's Steakhouse
- + Flower Child
- + In-N-Out Burger
- + Jack in the Box
- + Jersey Mikes
- + Maggianos Little Italy
- + Mastro's Restaurants
- + Postino WineCafe
- + Shake Shack
- + Snooze
- + Sorso Wine Room
- + Starbucks
- + Subway
- + Taco Bell
- + The Buzz Eatery & Treats
- + The Keg Steakhouse
- + The Mission
- + True Food



SERVICES/RETAIL (PARTIAL LIST)

- + AJ's Fine Foods
- + Bank of America
- + Barnes & Noble
- + Best Buy
- + Costco Wholesale
- + EOS Fitness
- + Home Depot
- + Mountainside Fitness
- + Target
- + Walmart
- + Wells Fargo
- + Westworld of Scottsdale

HOTELS (PARTIAL LIST)

- + Fairmont Scottsdale Princess
- + Hilton Vacation Club Scottsdale
- + Hyatt Place Scottsdale - North
- + JW Marriot Phoenix Desert Ridge
- + Marriot McDowell Mountain
- + Resort Retreat in Paradise Valley and Kierland Area
- + The Westin Kierland Resort & Spa

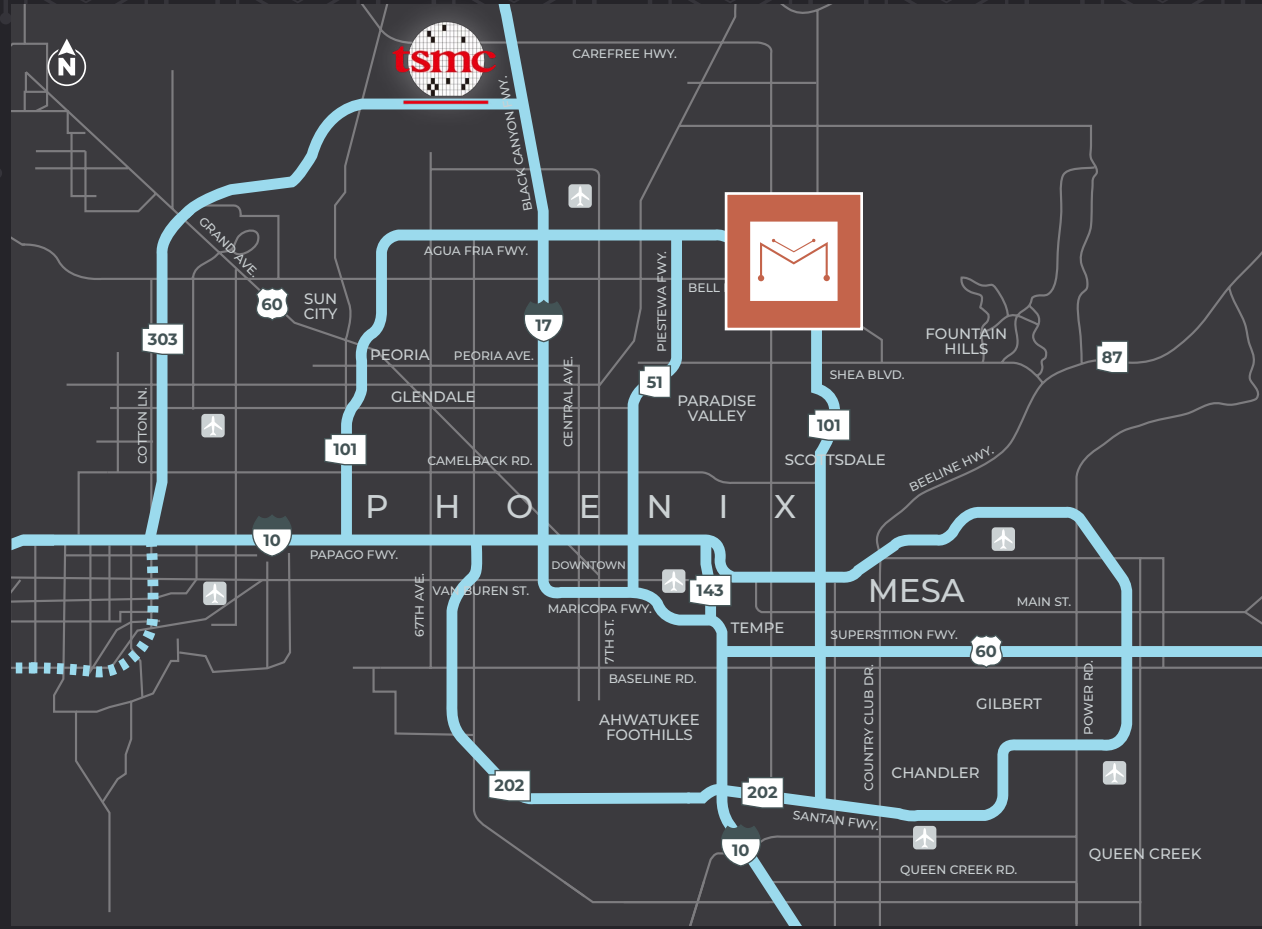


MACK

INNOVATION
PARK
SCOTTSDALE

MACK

REAL
ESTATE
GROUP



CBRE

JAMES COHN

SENIOR VICE PRESIDENT

james.cohn@cbre.com

+1 602 635 0624

MITCHELL STRAVITZ

SENIOR VICE PRESIDENT

mitchell.stravitz@cbre.com

+1 480 209 9526

RUSTY KENNEDY

EXECUTIVE VICE PRESIDENT

rusty.kennedy@cbre.com

+1 602 696 8616



RANDY SHELL

PRINCIPAL / DESIGNATED BROKER

randy@shellcommercial.com

+1 480 694 4100

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. 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.