



MACK

INNOVATION  
PARK  
DEER VALLEY

PHASE 2



**BRAND NEW INDUSTRIAL SPACE**  
Ready for Immediate Occupancy

MACK | REAL ESTATE GROUP

CBRE



# SITE FEATURES

- ◆ **Rare A-2 Zoning** in the City of Phoenix
- ◆ **Located ±8 miles from the \$165 billion Taiwan Semiconductor Manufacturing Corporation (TSMC)** multi-phase project which completed its first building in 2024 with a plan to be operational in 2025
- ◆ **Located adjacent to Deer Valley Airport**
- ◆ **Deer Valley is home to corporations** such as USAA, W. L. Gore, Cigna, TSMC, Honeywell, Amazon, FedEx, DHL, Knight/Swift Transportation, Blue Cross Blue Shield of Arizona, American Express and Farmers Insurance
- ◆ **±20 Minute drive to Phoenix Sky Harbor International Airport**
- ◆ **Close proximity to thirteen retail centers** which include, fast-food and sit-down restaurants, shopping, hardware and multiple hospitality options
- ◆ **Situated at Pinnacle Peak Road and 7th Avenue**, with two (2) direct arterials to major freeways providing great access to all metropolitan Phoenix

# PHASE 2

23355 N 7th Avenue  
555 & 333 W Pinnacle Peak Road

## BUILDING B1: 23355 N 7TH AVENUE

- ◆ Total Size: ±150,752 SF (*Divisible*)
  - Available SF: ±37,346 SF
- ◆ Building Depth: 241' 8"
- ◆ Clear Height: 32'
- ◆ Power: 3000A 277/480V 3 Phase (*Entire Building*)
  - Potential to expand up to 6000 Amps 277/480V 3 Phase
- ◆ Grade Level Doors: 1 (16'x20')
- ◆ Dock High Doors: 7 (9'x10')
- ◆ Truck Court Depth: 195' (*Shared*)
- ◆ Car Parking: 192 (*Entire Building*)
- ◆ Parking Ratio: 1.27/1,000

## BUILDING B2: 555 W PINNACLE PEAK ROAD

- ◆ Fully Leased
- ◆ Total Size: ±138,669 SF (*Divisible*)
- ◆ Building Depth: 221' 8"
- ◆ Clear Height: 32'
- ◆ Power: 3000A 277/480V 3 Phase
  - Potential to expand up to 6000 Amps 277/480V 3 Phase
- ◆ Grade Level Doors: 5 (16'x20')
- ◆ Dock High Doors: 28 (9'x10')
- ◆ Truck Court Depth: 195' (*Shared*)
- ◆ Car Parking: 162 (*Entire Building*)
- ◆ Parking Ratio: 1.17/1,000

## BUILDING B3: 333 W PINNACLE PEAK ROAD

- ◆ Total Size: ±126,106 SF (*Divisible*)
  - Available SF: ±126,106 SF
- ◆ Building Depth: 201' 8"
- ◆ Clear Height: 32'
- ◆ Power: 3000A 277/480V 3 Phase
  - Potential to expand up to 6000 Amps 277/480V 3 Phase
- ◆ Grade Level Doors: 5 (16'x20')
- ◆ Dock High Doors: 27 (12'x14')
- ◆ Truck Court Depth: 135' (*Not Shared / Fully Fenced & Secured*)
- ◆ Car Parking: 150 (*Entire Building*)
- ◆ Parking Ratio: 1.20/1,000

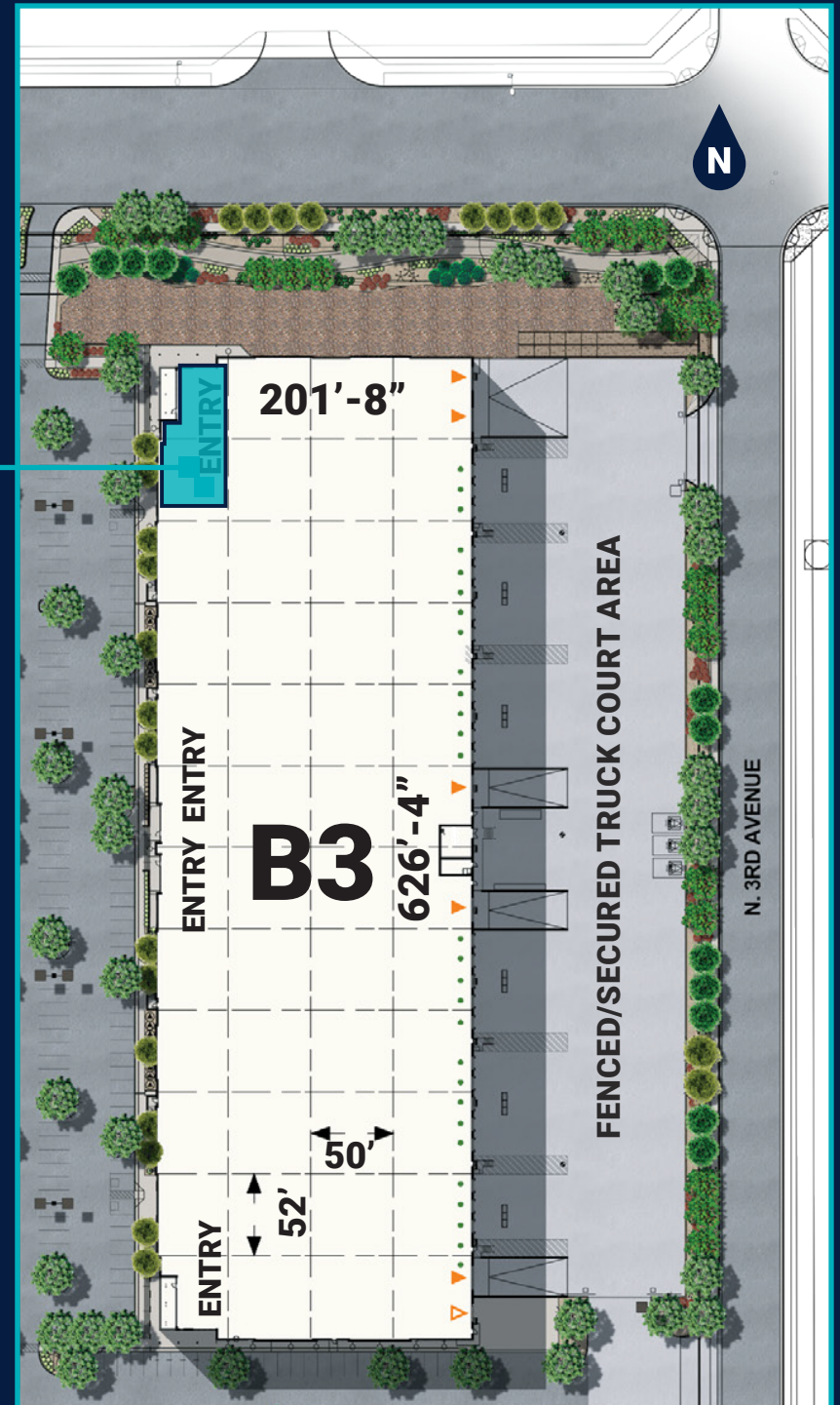
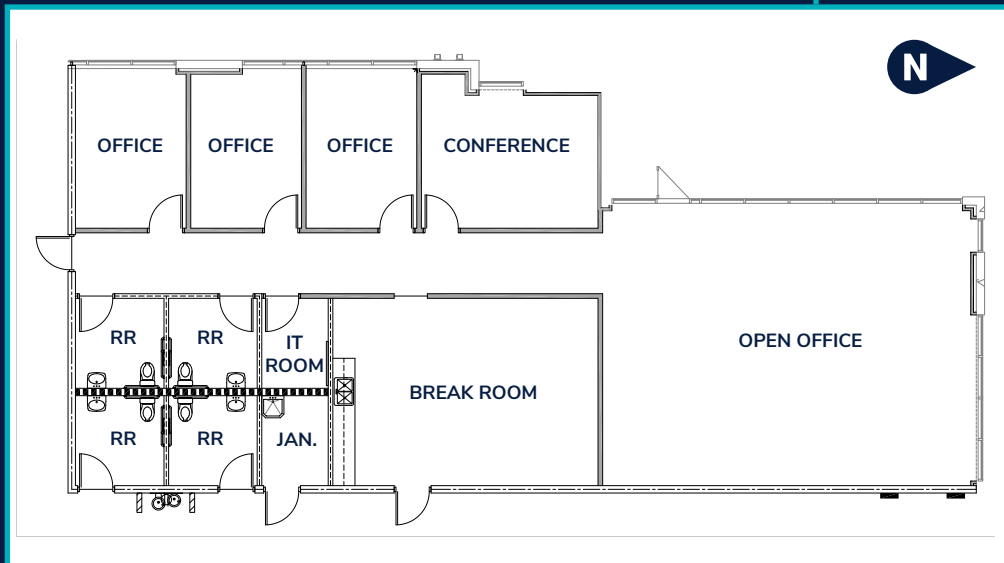


# SPEC SUITE

333 W Pinnacle Peak Road

## BUILDING B3: SPEC SUITE 100

- ◆ Total Building Size: ±126,106 SF
- ◆ Suite #100 Office Size: ±2,757 SF
  - 3 Private Offices
  - 1 Large Open Office / Showroom Area
  - 1 Large Conference Room
  - 1 Large Break Room
  - 4 Restrooms
  - IT Room & Janitorial Closet



# PROPERTY FEATURES



Energy Efficient Clerestory Windows in Lieu of Skylights



100% Air Conditioned Warehouses



Full Moment Frame Design



Castellated Steel Beam Roof Structure



All Concrete Truck Courts



Rear Loaded Dock High Buildings



Frontage on Pinnacle Peak Road

## PHASE 2: Construction Complete & Ready for Immediate Occupancy



# LOCATION ADVANTAGE



**138,517**  
POPULATION (2025)



**55,546**  
NUMBER OF HOUSEHOLDS



**78,325**  
DAYTIME EMPLOYEES



**6,729**  
NEARBY GOODS & SERVICE  
PRODUCING INDUSTRIES



**\$115,456**  
AVG HOUSEHOLD INCOME



**\$2,361,100,254**  
CONSUMER SPENDING



**±15 MINUTE DRIVE  
TO TSMC (ALL SITES)**





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FOR MORE MIP

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