

# SWC 15TH AVENUE & PINNACLE PEAK RD.

Phoenix | Arizona

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SIGNAGE

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



OCTOBER 2021  
DELIVERY

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## PROPERTY FEATURES

### BUILDING A FEATURES:

- 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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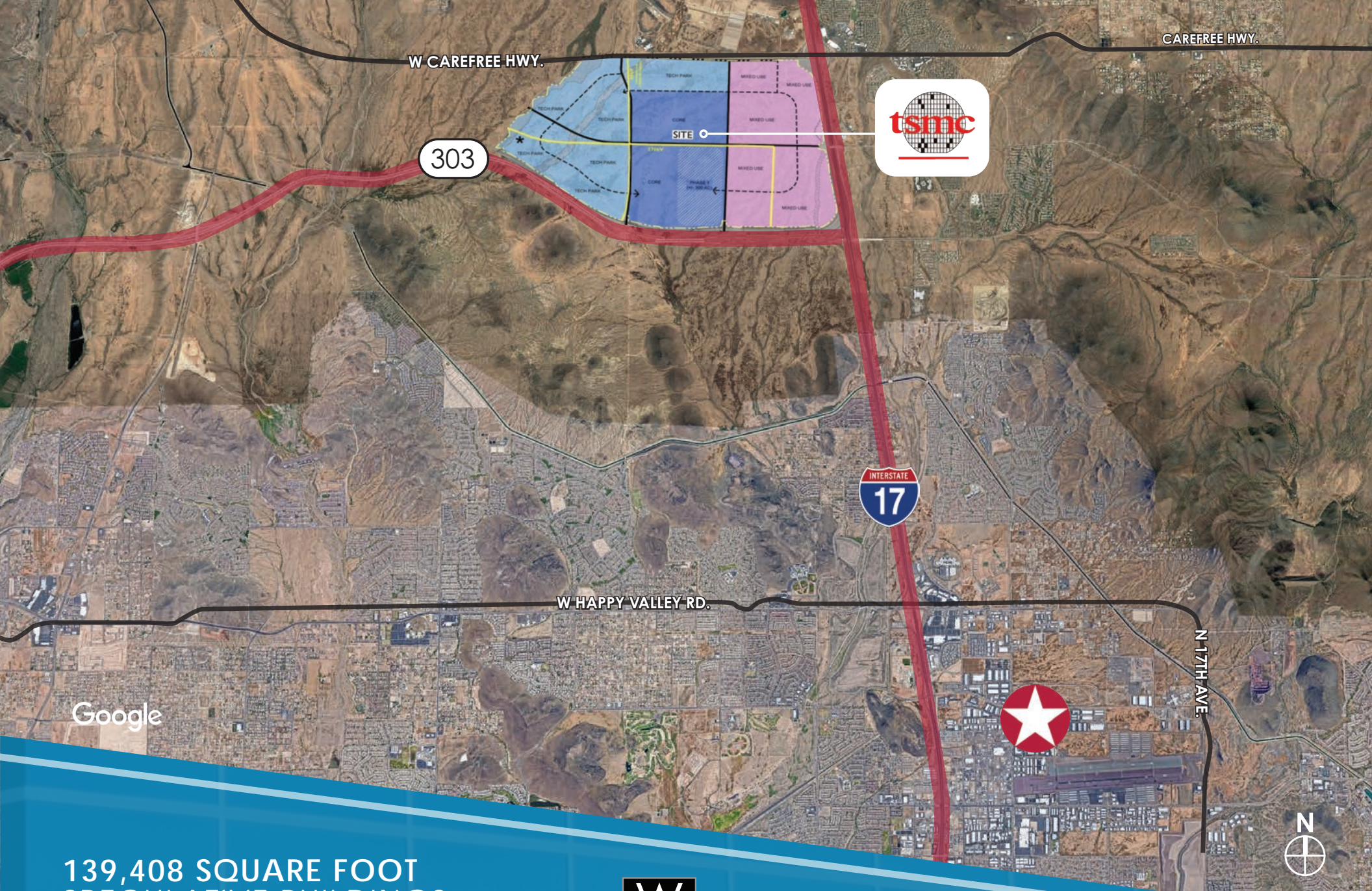
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