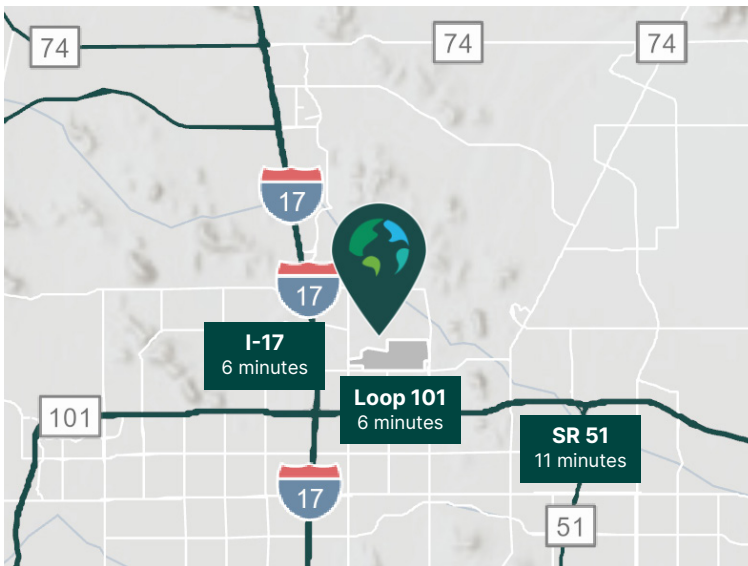


# 6,439 SF

**23040 North 11th Avenue, Suite 115**  
**Phoenix, AZ 85027**

Prologis Pinnacle  
Industrial Center 2



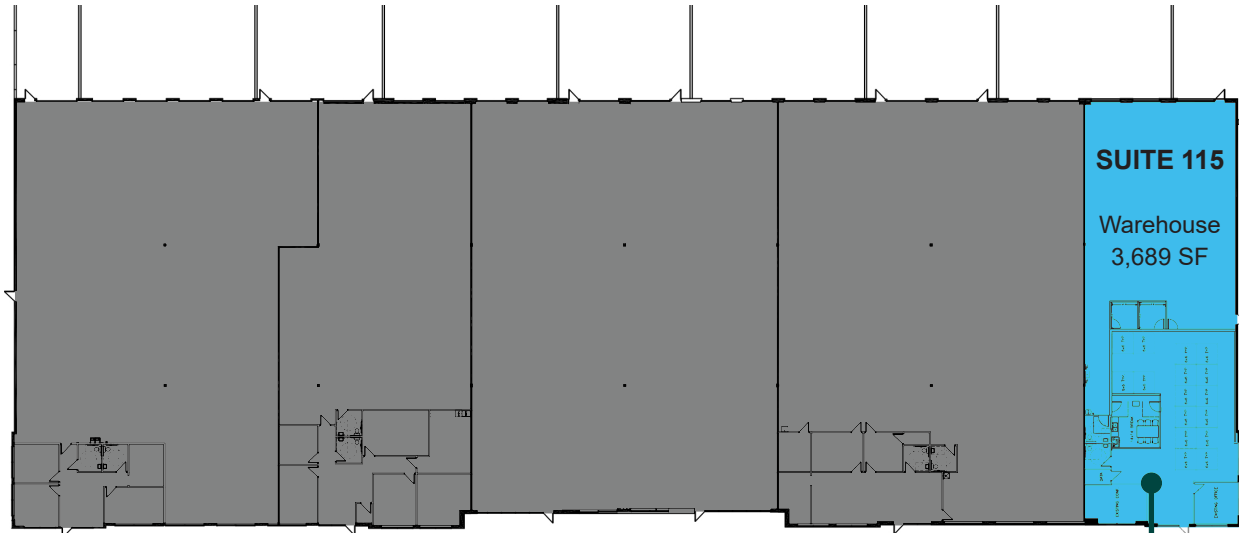
- Approximately 1.7 miles to the I-17 via Pinnacle Peak
- Zoning CP/GCP, City of Phoenix

## Property Features

|                        |                    |
|------------------------|--------------------|
| Warehouse Area         | 3,689 SF           |
| Office Area            | 2,750 SF           |
| Clear Height           | 24' minimum        |
| Typical Column Spacing | 44' x 48'          |
| Dock Doors             | 2                  |
| Drive-in Doors         | 1                  |
| Edge of Dock Levelers  | 2                  |
| Cooling                | Evaporative        |
| Electrical Service     | 200 amps, 277/480v |
| Sprinkler              | ESFR (K8.0 heads)  |
| Lighting               | LED                |



Unlock the full potential of your  
warehouse with one strategic,  
single-source partner.



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Office  
2,750 SF



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