

The logo features a stylized red and white graphic above the word "PINNACLE" in white, with "625" in white on a red rectangular background below it.

PINNACLE
625

E PINNACLE PEAK RD, PHOENIX, AZ 85027

INDUSTRIAL SPACE FOR LEASE



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THE MACK
COMPANY

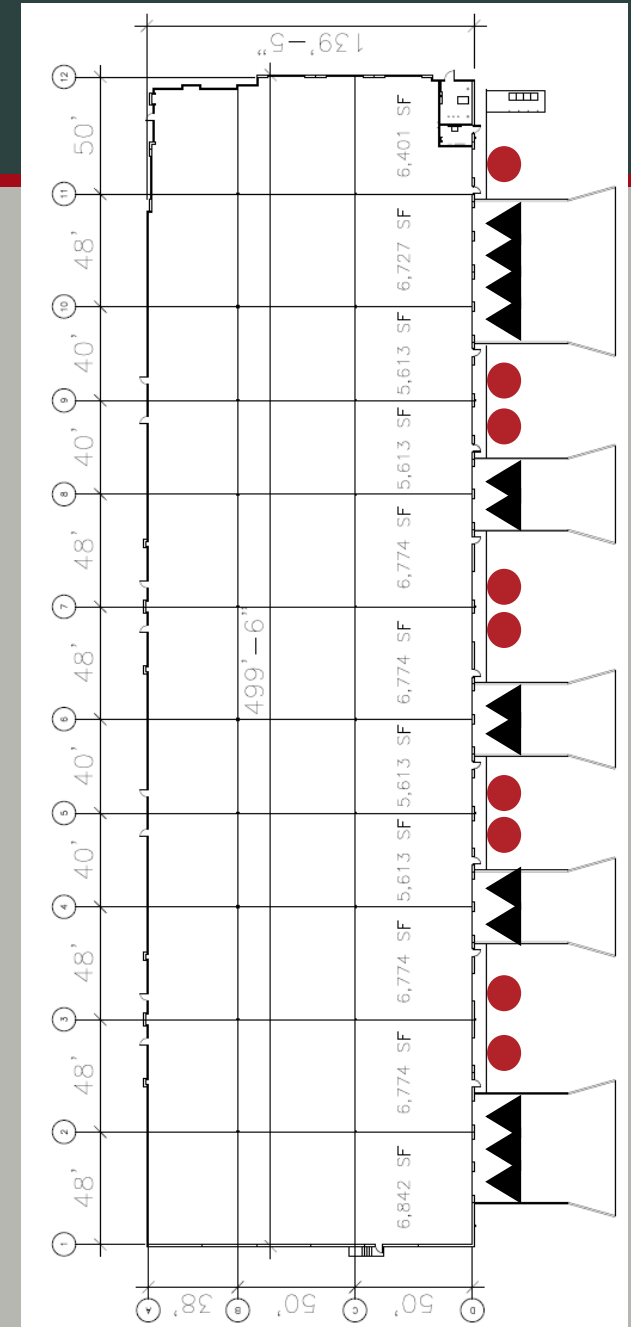
CBRE

Site Plan



625 EAST PINNACLE PEAK

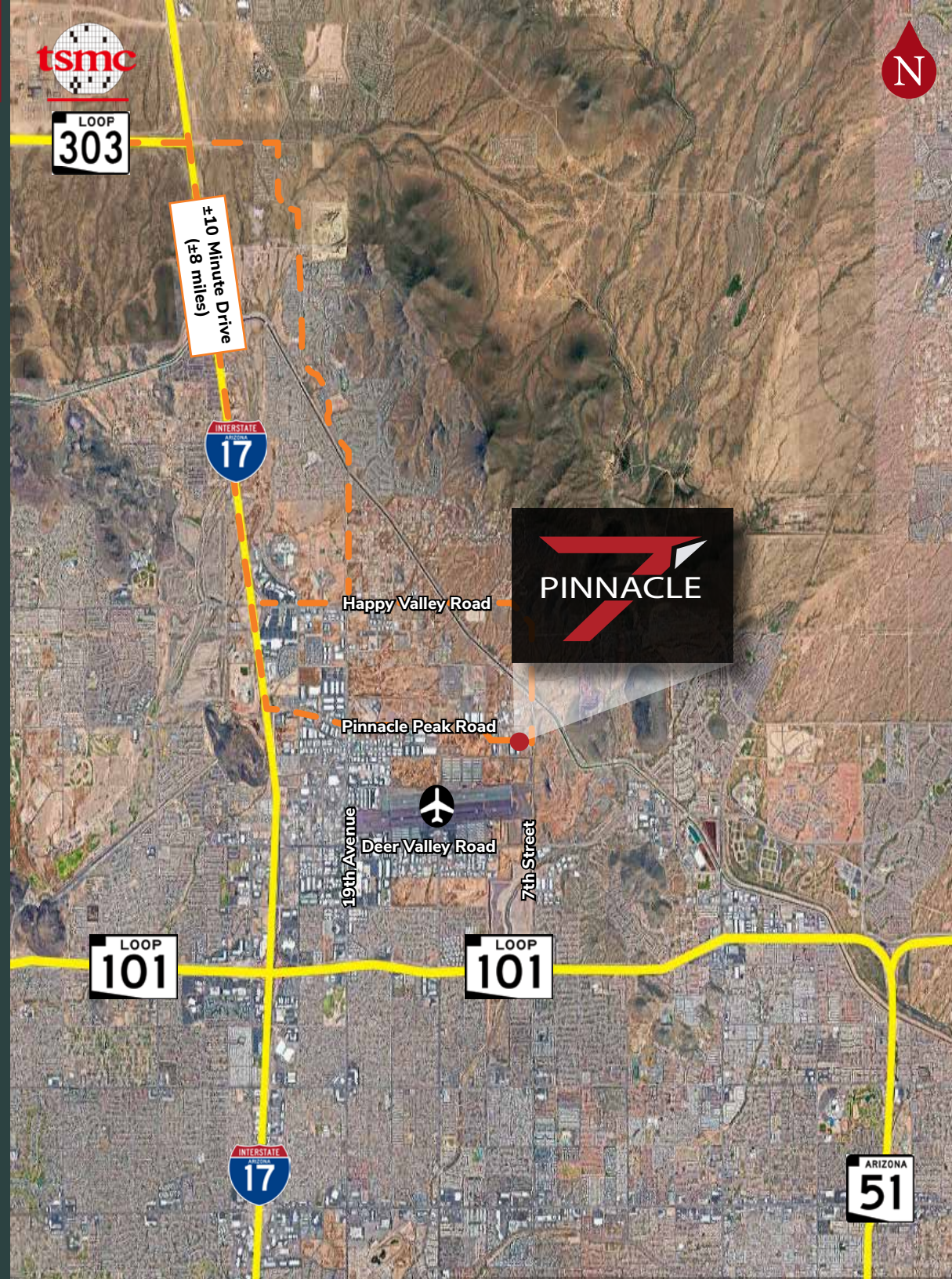
- Building Size: 69,518 SF (Divisible to 5,613 SF)
- Building Dimensions: 499'-6" x 139'-5"
- 13 (10'-10) Dock High Doors
- 9 (12'-14') Overhead Grade Level Doors
- 3,000 Amps 277/480V 3 Phase Power
- Visibility from 7th Street & Frontage on Pinnacle Peak Road
- Clear Height: 28 feet
- Building Depth: 139'5" feet
- Truck Court
- ESFR Fire Sprinklers

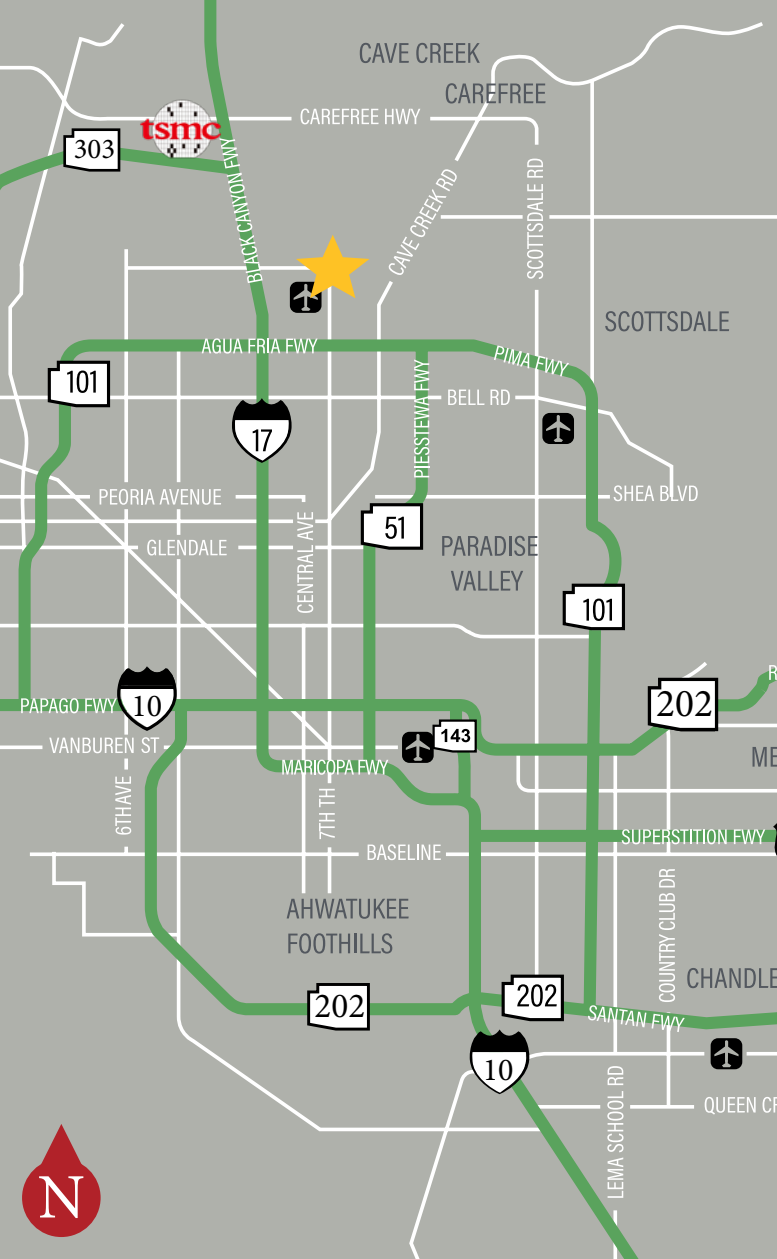


● Grade Level Doors ◀ Dock High Doors

LOCATION FEATURES

- Immediate access to Loop 101, Loop 303, I-17 and SR- 51 Freeways
- Located ±10 minutes away 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
- Two miles to Happy Valley Towne Center; ± 800,000 SF of retail and three miles to Deer Valley Towne Center ± 550,000 of retail including numerous banks and 30 restaurants within 3 miles
- 500,000 employees within a 30-minute commute
- Located adjacent to the Deer Valley Airport
- Deer Valley is home to corporations such as TSMC, USAA, W.L. Gore, Cigna, Blue Cross Blue Shield of Arizona, American Express, Amazon, FedEx, and DHL
- 20 minute drive from Phoenix Sky Harbor International Airport
- Thirteen retail centers are close to the site
- Situated at the SWC of Pinnacle Peak Road and 7th Street, with two (2) direct arterials to major freeways providing great access to all of metropolitan Phoenix





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