



MACK

INNOVATION  
PARK  
DEER VALLEY

PHASE 1



**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 Central Avenue**, with two (2) direct arterials to major freeways providing great access to all metropolitan Phoenix

# PHASE 1

275, 125, 33, & 55 Pinnacle Peak Road

## PROPERTY INFORMATION

Zoning	A-2, City of Phoenix
Insulation	R32 with an R38 Roof Package
Sprinkler	ESFR Sprinkler System
Lighting	LED
Concrete	6" Thick Unreinforced Concrete Slab on Grade



## BUILDING C1: 275 W PINNACLE PEAK ROAD

- ◆ Fully Leased
- ◆ Total Size: ±207,984 SF (*Divisible*)

## BUILDING C2: 125 W PINNACLE PEAK ROAD

- ◆ Total Size: ±172,673 SF (*Divisible*)
  - Available SF: ±36,314 SF
- ◆ Clear Height: ±30'
- ◆ Power: 375A 277/480V 3 Phase/expandable
- ◆ Typical Column Spacing: 56' x 50'
- ◆ Grade Level Doors: 2
- ◆ Dock High Doors: 7
- ◆ Truck Court Depth: 188' (*Shared*)
- ◆ Car Parking: 277 (*Entire Building*)
- ◆ Parking Ratio: 1.60/1,000

## BUILDING C3: 33 W PINNACLE PEAK ROAD

- ◆ Total Size: ±130,837 SF (*Divisible*)
  - Available SF: ±23,781 SF
- ◆ Clear Height: ±30'
- ◆ Power: 1,561A 277/480V 3 Phase/expandable
- ◆ Typical Column Spacing: 56' x 50'
- ◆ Grade Level Door: 1
- ◆ Dock High Doors: 5
- ◆ Truck Court Depth: 188' (*Shared*)
- ◆ Car Parking: 225 (*Entire Building*)
- ◆ Parking Ratio: 1.72/1,000

## BUILDING C4: 55 E PINNACLE PEAK ROAD

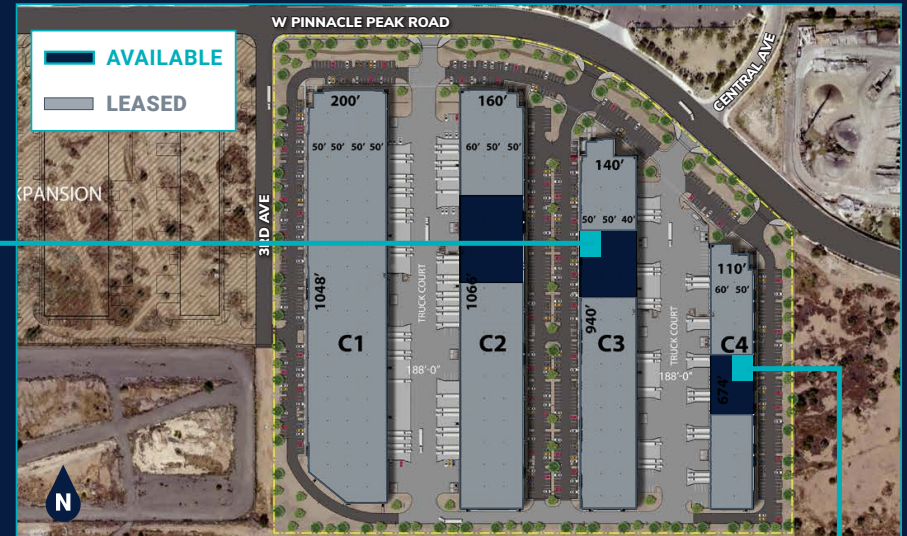
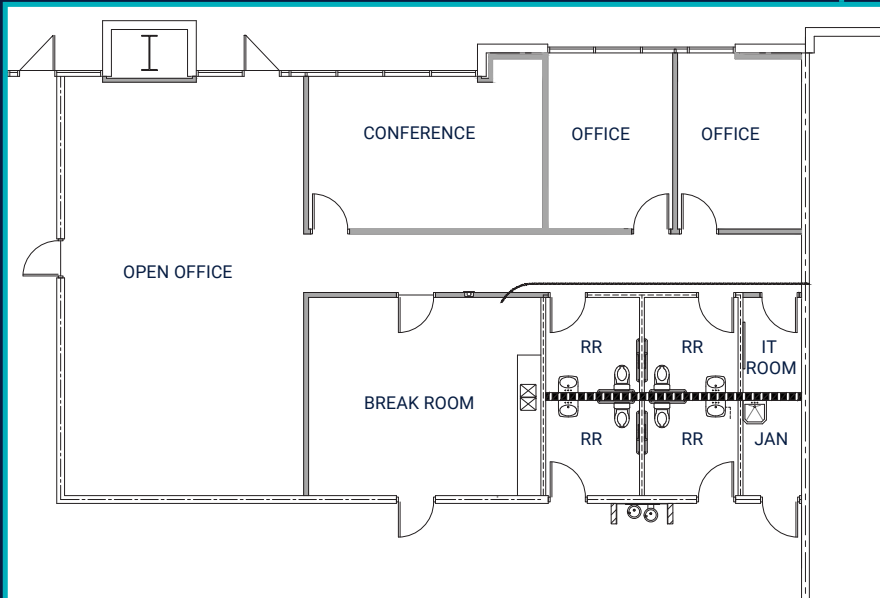
- ◆ Total Size: ±73,171 SF (*Divisible*)
  - Available SF: ±15,044 SF
- ◆ Clear Height: ±24'
- ◆ Power: 1,007A 277/480V 3 Phase/expandable
- ◆ Typical Column Spacing: Varies, 44'x50' to 56'x60'
- ◆ Grade Level Doors: 5
- ◆ Dock High Doors: 5
- ◆ Truck Court Depth: 188' (*Shared*)
- ◆ Car Parking: 183 (*Entire Building*)
- ◆ Parking Ratio: 2.50/1,000

# SPEC SUITES

Building C3 : 33 W. Pinnacle Peak Road  
 Building C4 : 55 E Pinnacle Peak Road

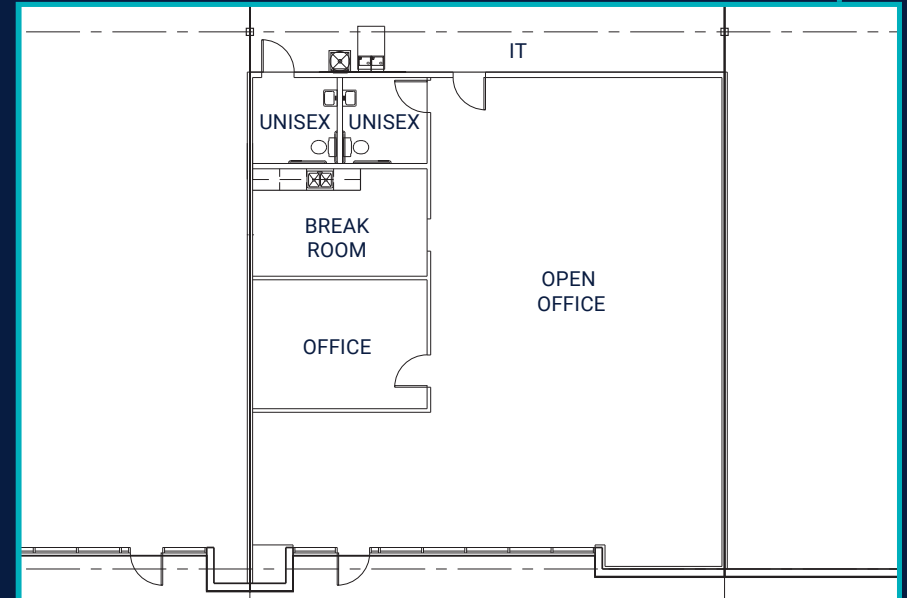
## BUILDING C3: SPEC SUITE 110

- ◆ Total Size: ±2,264 SF
- ◆ Open Office Area
- ◆ 1 Conference Room
- ◆ 2 Offices
- ◆ 1 Break Room
- ◆ 2 Restrooms in Office
- ◆ 2 Restrooms in Warehouse
- ◆ 1 IT Room
- ◆ 1 Janitor/Storage Closet



## BUILDING C4: SPEC SUITE 114

- ◆ Total Size: ±2,017 SF
- ◆ Reception Area
- ◆ Open Office Area
- ◆ 1 Office
- ◆ 1 Break Room
- ◆ 1 Restroom in Office
- ◆ 1 Restroom in Warehouse



# PROPERTY FEATURES



Energy Efficient Clerestory Windows in Lieu of Skylights



100% Air Conditioned Warehouses



Full Moment Frame Design



All Concrete Truck Courts

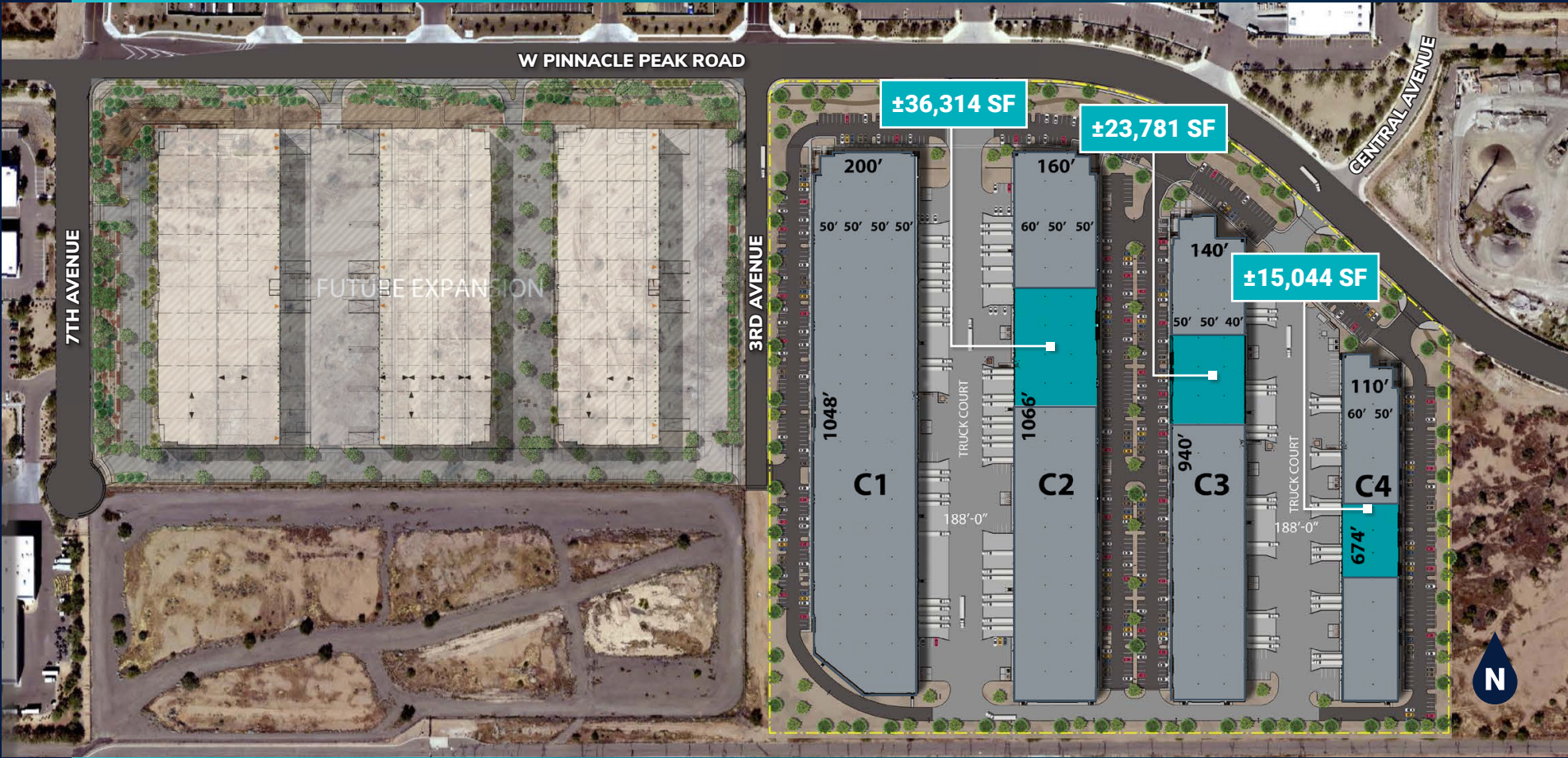


Rear Loaded Dock High Buildings



Frontage on Pinnacle Peak Road

## PHASE 1: 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)**



