



MACK

INNOVATION
PARK
DEER VALLEY

55

BRAND NEW INDUSTRIAL SPACE
Ready for Immediate Occupancy

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ESTATE
GROUP

CBRE

PROJECT OVERVIEW

PHASE 1

ADDRESS	BLDG	TOTAL SIZE	AVAILABILITY
275 W Pinnacle Peak Rd	C1	±207,984 SF	Fully Leased
125 W Pinnacle Peak Rd	C2	±172,673 SF	±36,314 SF
33 W Pinnacle Peak Rd	C3	±130,837 SF	±23,781 SF
55 E Pinnacle Peak Rd	C4	±73,171 SF	±15,044 SF

PHASE 2

ADDRESS	BLDG	TOTAL SIZE	AVAILABILITY
23355 N 7th Ave	B1	±150,752 SF	±37,346 SF
555 W Pinnacle Peak Rd	B2	±138,669 SF	Fully Leased
333 W Pinnacle Peak Rd	B3	±126,106 SF	±31,764 SF



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 19th Avenue**, with two (2) direct arterials to major freeways providing great access to all metropolitan Phoenix

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: 3
- ◆ Dock High Doors: 3
- ◆ Truck Court Depth: 188' (***Shared***)
- ◆ Car Parking: 183 (***Entire Building***)
- ◆ Parking Ratio: 2.50/1,000

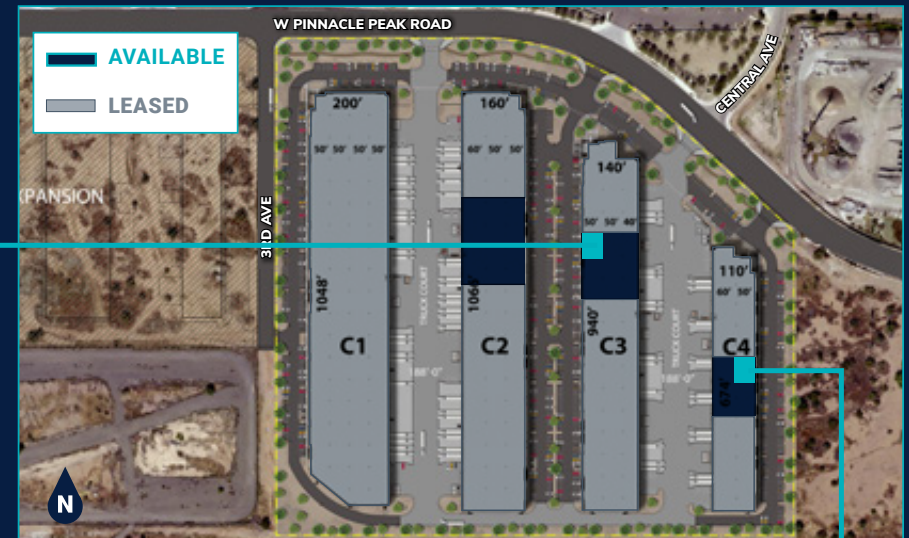
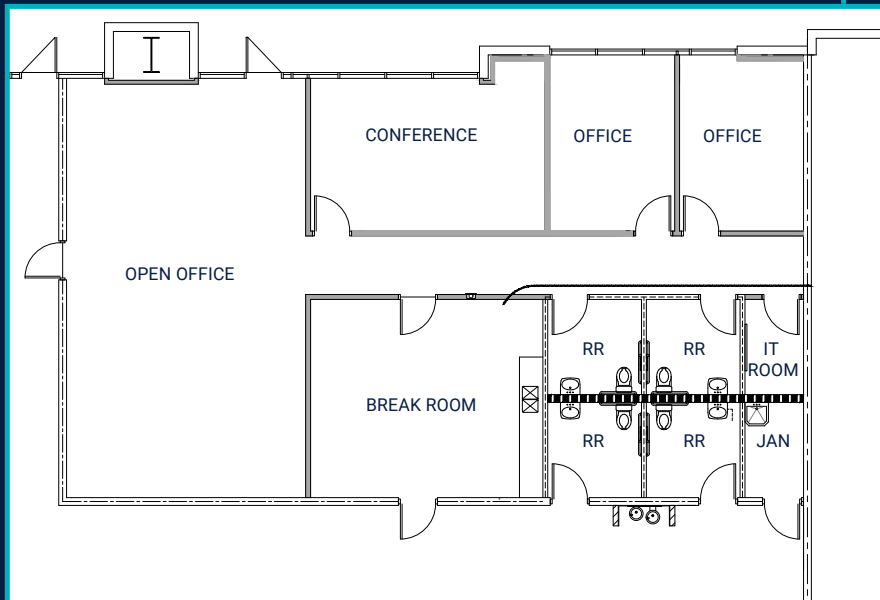
SPEC SUITES

Building C3 : 33 W. Pinnacle Peak Road

Building C4 : 55 E Pinnacle Peak Road

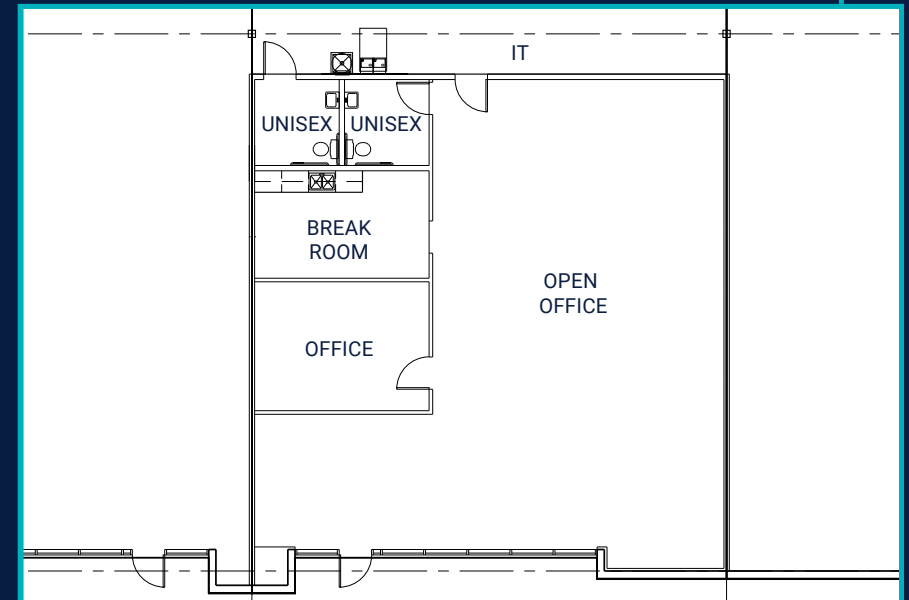
BUILDING C3: SPEC SUITE 110

- ◆ 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

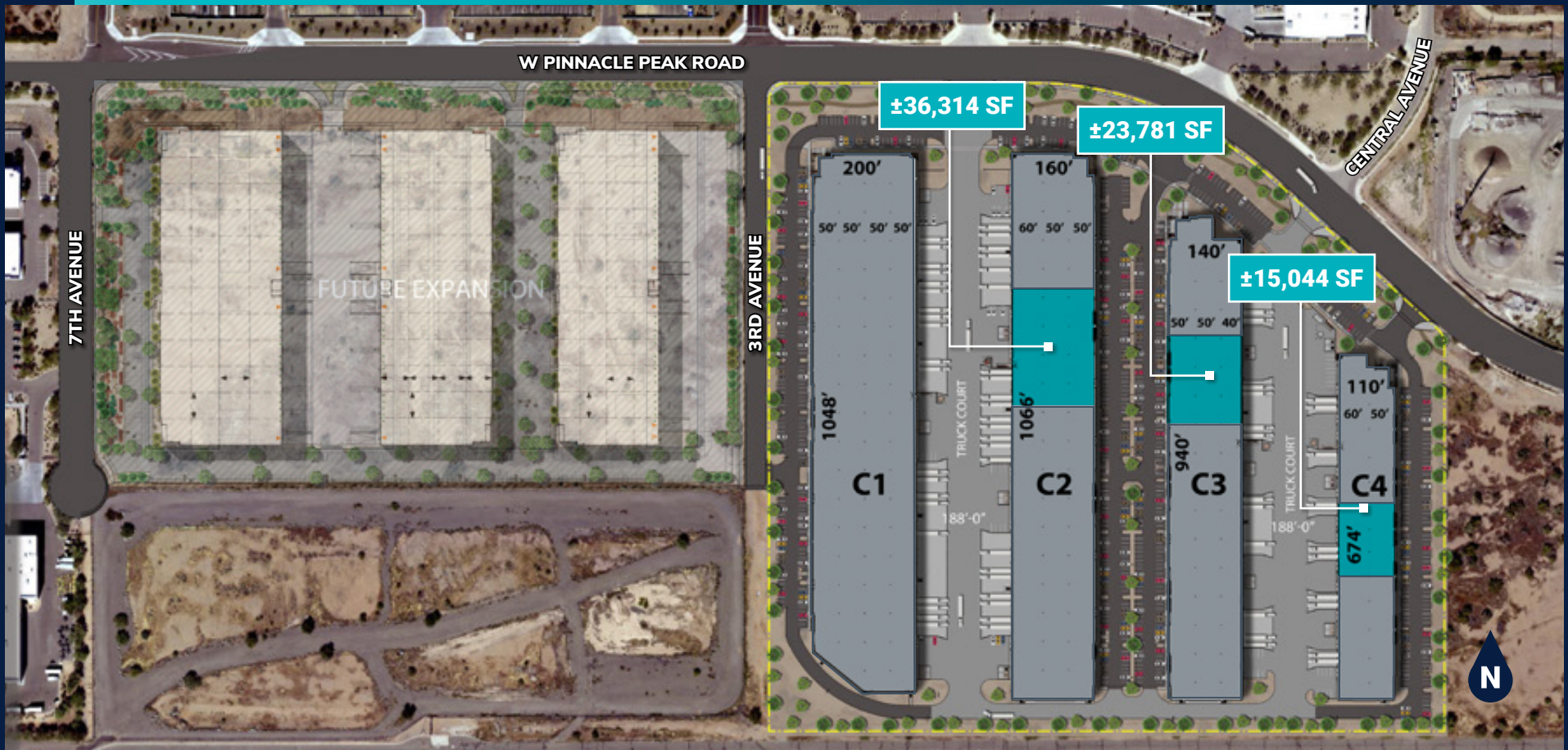


Rear Loaded Dock High Buildings



Frontage on Pinnacle Peak Road

PHASE 1: Construction Complete & Ready for Immediate Occupancy



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: ±31,764 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: 1 (16'x20')
- ◆ Dock High Doors: 7 (12'x14')
- ◆ Truck Court Depth: 135' (*Not Shared / Fully Fenced & Secured*)
- ◆ Car Parking: 150 (*Entire Building*)
- ◆ Parking Ratio: 1.20/1,000



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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