



MACK

INNOVATION
PARK
SCOTTSDALE



**CLICK HERE FOR
PROPERTY VIDEO**

READY FOR OCCUPANCY

17771 & 17765 N PIMA RD

This new development in the Greater Scottsdale Airpark is located in the hottest and most exclusive submarkets in all of Arizona. It is also the first new multi-tenant industrial project in the submarket for the past 10 years, where the vacancy rate is virtually ZERO!

- [illegible]

NORTH PARCEL PHASE I

Buildings C & D – Ready for Occupancy
For Lease

BUILDING C SPECS | 17771 N PIMA RD

AVAILABLE SF	±119,394 SF
TOTAL BUILDING SF	±184,960 SF
POTENTIAL MEZZANINE OFFICE SF	±9,000 SF
BUILDING CLEAR HEIGHT	±32'
9' X 10' DOCK HIGH DOORS	±34 total
12' X 14' RAMP TO GRADE LEVEL DOORS	±6 total
16' X 18' RAMP TO GRADE LEVEL DOORS	±2 total
TOTAL POWER (EXPANDABLE)	±3,000 amps 277/480 V, 3 phase
BUILDING DEPTH	±241'6"
TYPICAL COLUMN SPACING	±56' x 60'
TOTAL PARKING STALLS	±292
TRUCK COURT	±200' (shared)



**BUILDING C
VIRTUAL TOUR**

BUILDING D SPECS | 17765 N PIMA RD

AVAILABLE SF	±60,168 SF
TOTAL BUILDING SF	±120,415 SF
POTENTIAL MEZZANINE OFFICE SF	±9,000 SF
BUILDING CLEAR HEIGHT	±32'
9' X 10' DOCK HIGH DOORS	±20 total
12' X 14' RAMP TO GRADE LEVEL DOORS	±10 total
16' X 18' RAMP TO GRADE LEVEL DOORS	±2 total
TOTAL POWER (EXPANDABLE)	±3,000 amps 277/480 V, 3 phase
BUILDING DEPTH	±201'6"
TYPICAL COLUMN SPACING	±52' x 50'
TOTAL PARKING STALLS	±227
TRUCK COURT	±200' (shared)



**BUILDING D
VIRTUAL TOUR**



■ AVAILABLE

■ LEASED / PENDING DEAL

● 9'X10' DOCK HIGH/TRUCKWELL DOORS

▲ 12'X14' GRADE LEVEL DOORS/RAMPS

△ 16'X18' GRADE LEVEL DOORS



BRAND NEW INDUSTRIAL SPACE AVAILABLE FOR LEASE

SITE OVERVIEW

- + Rare Zoning (I-1: "Light Industrial", City of Scottsdale)
- + Adjacent to Arizona Public Service (APS) Substation
- + Adjacent to TPC Scottsdale Stadium Course – Home of the WM Phoenix Open
- + Freeway Frontage & Visibility on Loop 101; Bell Road & Pima Road Frontage & Visibility
- + Direct Access to Loop 101 Frontage Road, Bell Road & Pima Road
- + 25 Minute Drive to Phoenix Sky Harbor International Airport
- + 25 Minute Drive to TSMC's campus in Phoenix, AZ
- + 35 Minute Drive to Intel's campus in Chandler, AZ
- + Frank Lloyd Wright Inspired Architecture

AREA OVERVIEW

- + Close Proximity to Scottsdale Airport
- + Population of 632,624 people within a 20-minute drive
- + Population of 529,358 people ages 16+ in Labor Force within a 20-minute drive
- + Abundant Amenities and Surrounded by ±1.2 Million SF of restaurants and retail
- + Situated in the center of 70,345 residences within a five-mile radius including high end residential developments Silverleaf, DC Ranch, Grayhawk and McDowell Mountain Ranch

High-Profile Corporate Neighbors



Scottsdale

JW MARRIOTT
DESERT RIDGE RESORT & SPA



Fairmont
SCOTTSDALE PRINCESS

True Food
kitchen



CULINARY DROPOUT

Barrett-Jackson

DUNKIN'



STARBUCKS™



TARGET®

THE HOME
DEPOT

UNMATCHED LOCATION & NEARBY AMENITIES

Surrounded by ±1.2 million
SF of restaurants and retail

BUILDIN RESTAURANTS (PARTIAL LIST)

- + Butters Pancakes & Café
- + California Pizza Kitchen
- + Chipotle
- + Coopers Hawk
- + Culinary Dropout
- + Dominick's Steakhouse
- + Flower Child
- + In-N-Out Burger
- + Jack in the Box
- + Jersey Mikes
- + Maggiano's Little Italy
- + Mastro's Restaurants
- + Postino WineCafe
- + Shake Shack
- + Snooze
- + Sorso Wine Room
- + Starbucks
- + Subway
- + Taco Bell
- + The Buzz Eatery & Treats
- + The Keg Steakhouse
- + The Mission
- + True Food



SERVICES/RETAIL (PARTIAL LIST)

- | | |
|------------------------|---------------------------|
| + AJ's Fine Foods | + Target |
| + Bank of America | + Walmart |
| + Barnes & Noble | + Wells Fargo |
| + Best Buy | + Westworld of Scottsdale |
| + Costco Wholesale | |
| + EOS Fitness | |
| + Home Depot | |
| + Mountainside Fitness | |

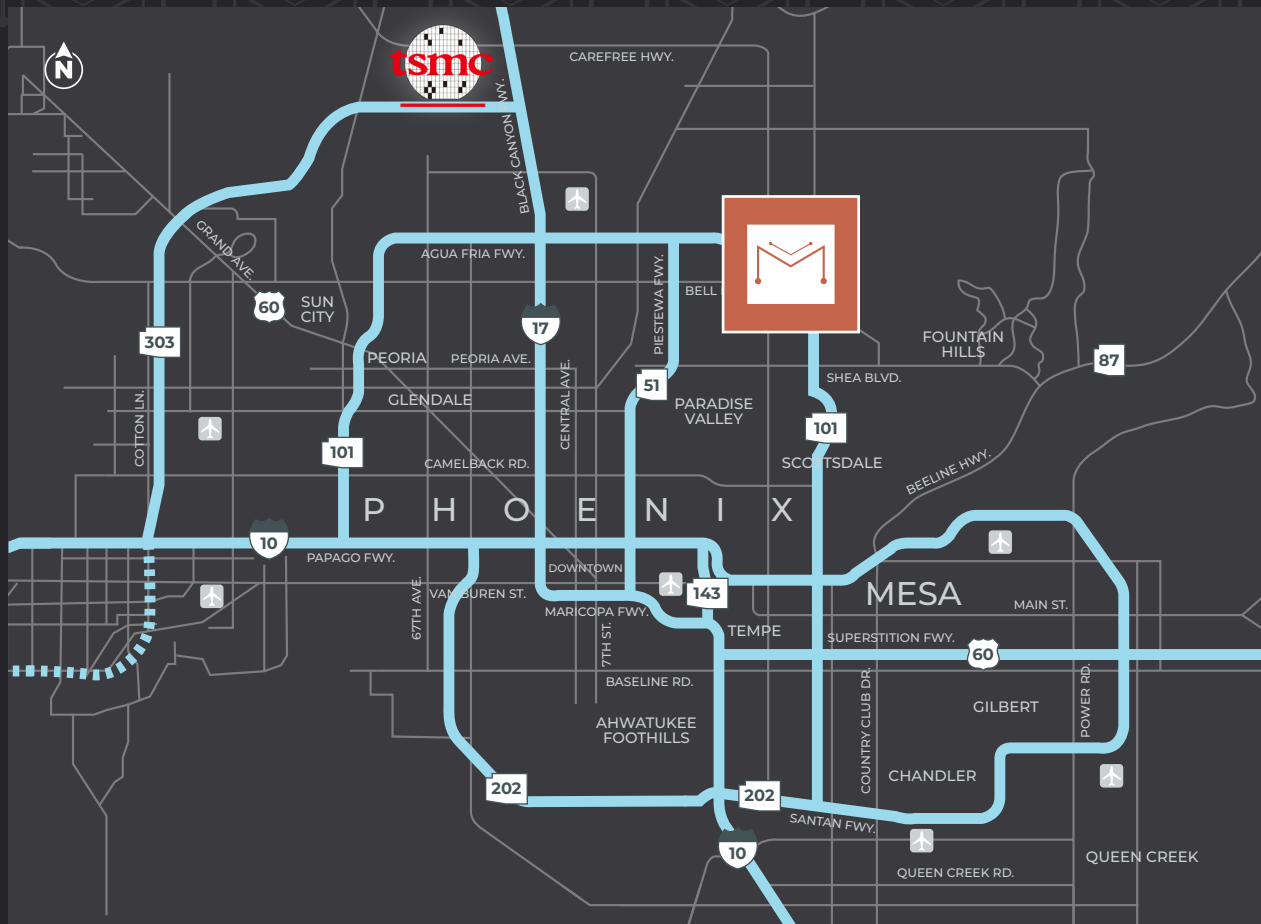
HOTELS (PARTIAL LIST)

- + Fairmont Scottsdale Princess
- + Hilton Vacation Club Scottsdale
- + Hyatt Place Scottsdale - North
- + JW Marriot Phoenix Desert Ridge
- + Marriot McDowell Mountain
- + Resort Retreat in Paradise Valley and Kierland Area
- + The Westin Kierland Resort & Spa



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PARK
SCOTTSDALE

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