



NORTH VALLEY INDUSTRIAL PARK

PHASE II | ±268,000 SF | 3 BUILDINGS

MOVE IN READY WITH SPEC OFFICE SUITES | 100% HVAC



350,480, & 500 E. PINNACLE PEAK RD | PHOENIX, AZ 85024

JOHN POMPAY

+1 602 224 4422

john.pompay@cushwake.com

WILL GROVES

+1 602 682 8260

will.groves@cushwake.com



**CUSHMAN &
WAKEFIELD**

HopewellTM
DEVELOPMENT

N NICOLA
WEALTH
REAL ESTATE

PROJECT FEATURES



16'X14' GRADE ● 12'X14' GRADE ◀ DOCK DOORS

📍 Project Location: W of NWC 7th Street & Pinnacle Peak Rd



3 Buildings Totaling:
±266,689 SF
Project Size



A-1,
Light Industrial
Zoning



32'
Clear Height



LED
Lighting



ESFR
Sprinklers



1.4-1.6/1,000 SF
Parking

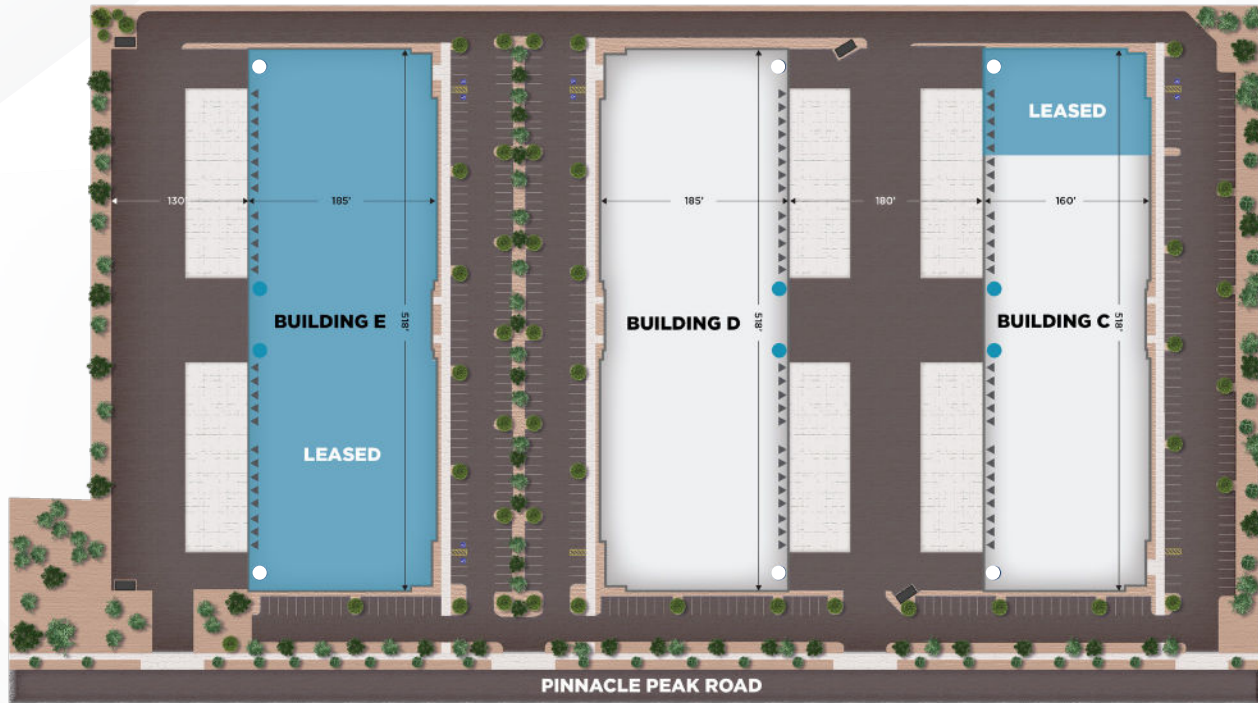


Building E: 130'
Buildings C & D: 185' (shared)
Truck Court Depth



2.9 Miles to Interstate-17
& 2 Miles to 101 Freeway
Location

BUILDING SPECS



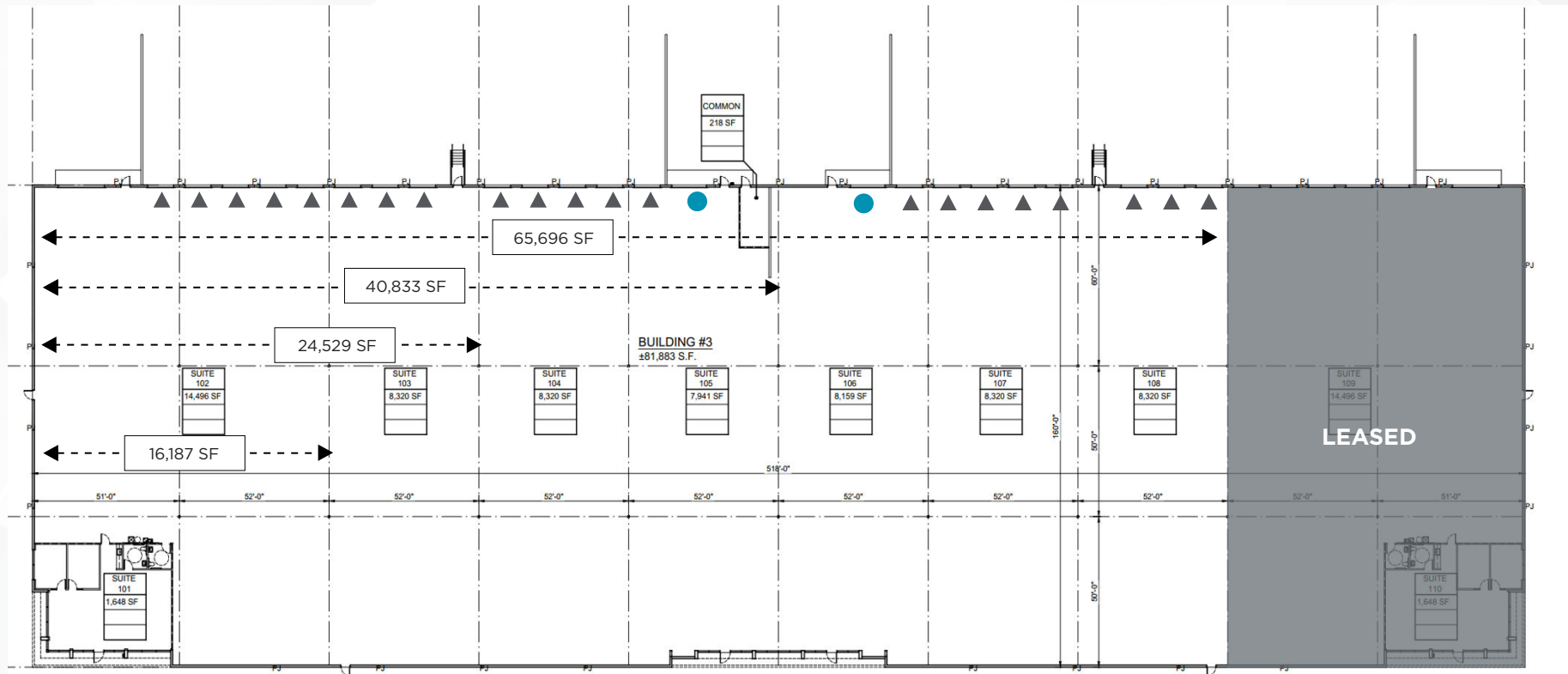
BUILDING E	
Address:	350 E Pinnacle Peak Rd.
Building Size:	±92,403
Divisibility:	0
Office SF:	±1,822
Dock Positions:	8
Grade Positions:	(1) 16' x 14'
Clear Height:	32'
Power:	900 Amps 277/480
Building Depth:	185'
Column Spacing:	52' x 60'

BUILDING D	
Address:	480 E Pinnacle Peak Rd.
Building Size:	±92,403
Divisibility:	±18,495 - 92,403
Office SF:	±1,820 & 1,646
Dock Positions:	26
Grade Positions:	(2) 12' x 14'; (2) 16' x 14'
Clear Height:	32'
Power:	2,500 Amps 277/480
Building Depth:	185'
Column Spacing:	52' x 60'

BUILDING C	
Address:	500 E Pinnacle Peak Rd.
Building Size:	±81,883
Divisibility:	±16,187 - 65,696
Office SF:	±1,648
Dock Positions:	21
Grade Positions:	(2) 12' x 14'; (2) 16' x 14'
Clear Height:	32'
Power:	2,500 Amps 277/480
Building Depth:	160'
Column Spacing:	52' x 50'

FLOOR PLAN

BUILDING C
500 E. Pinnacle Peak Rd., Phoenix, AZ



AVAILABLE SF: ±65,696 SF (Divisible)

16'X14' GRADE

● 12'X14' GRADE

▲ DOCK DOORS

BUILDING FEATURES

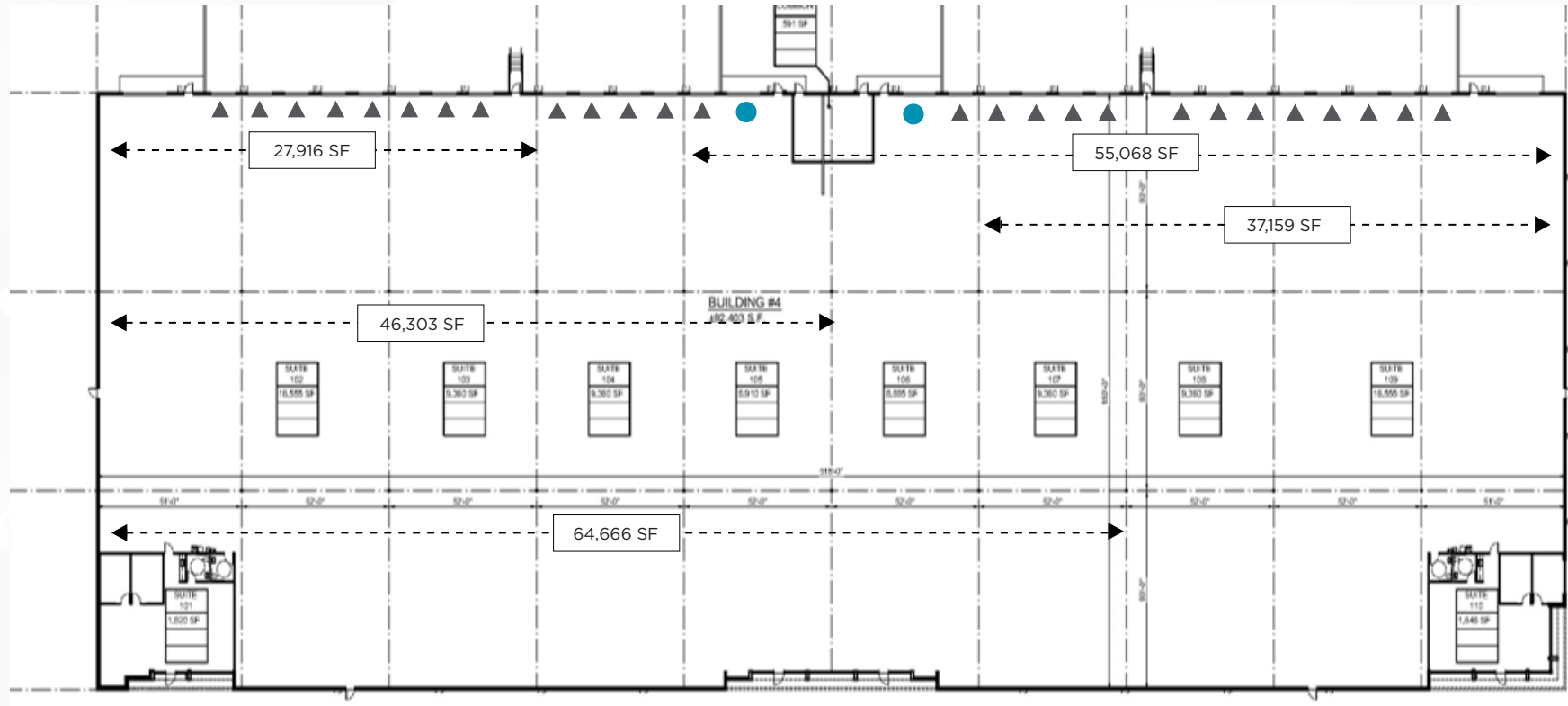
Available Space:	±65,696 Divisibility ±16,187 - ±65,696
Spec Office:	±1,648 SF
Clear Height:	32'
Lighting:	LED
Power:	±2,500A, 277/480V, 3 Phase

Sprinklers:	ESFR
Dock Doors:	21
Grade Level Doors:	1 (16'x14') 2 (12'x14')
Truck Court:	Fenced and Secured Concrete

FLOOR PLAN

BUILDING D

480 E. Pinnacle Peak Rd., Phoenix, AZ



AVAILABLE SF: ±92,403 SF (Divisible)

16'X14' GRADE

● 12'X14' GRADE

▲ DOCK DOORS

BUILDING FEATURES

Available Space:	±92,403 Divisibility ±27,916 - ±92,403
Spec Office:	±1,646 & 1,820 SF
Clear Height:	32'
Lighting:	LED
Power:	±2,500A, 277/480V, 3 Phase

Sprinklers:	ESFR
Dock Doors:	26
Grade Level Doors:	2 (16'x14') 2 (12'x14')
Truck Court:	Fenced and Secured Concrete



LOCATION

LOCATION HIGHLIGHTS



Located adjacent to Deer Valley Airport



500,000 employees within 30 minute commute



4 miles to Happy Valley Towne Center (800,000 SF) and Shops at Norterra (350,000 SF) retail centers



5.5 Miles to Deer Valley Towne Center (550,000 SF) retail center



Corporate neighbors include Honeywell, USAA, Cigna, Blue Cross Blue Shield of Arizona, Farmers Insurance, W. L. Gore and American Express

NEARBY DESTINATIONS

DESTINATION	MILES
Interstate 17	2.9
Happy Valley Towne Center	3.3
Shops at Norterra	3.6
Deer Valley Towne Center	5.2
TSMC (East Entrance)	7.8
Arizona State Loop 303	7.8
Arizona State Loop 101	2.0
Deer Valley Airport	1.4
Sky Harbor International Airport	23.7

LOCATION HIGHLIGHTS

TAIWAN SEMICONDUCTOR MANUFACTURING PLANT

As one of TSMC's advanced fabs, TSMC Arizona will play a vital role in the U.S. government's goal to onshore semiconductor manufacturing and strengthen national economic competitiveness. This \$65 billion plant will have 3 fabs. TSMC Arizona's first fab will operate its leading-edge semiconductor process technology (N4 process), starting production in the first half of 2025. The second fab will utilize its leading edge N3 and N2 process technology and be operational in 2028. The recently announced third fab will manufacture chips using 2nm or even more advanced process technology, with production starting by the end of the decade. TSMC Arizona will be able to produce semiconductor wafers for its valued customers using the most advanced process capabilities in the country

TSMC Arizona will create approximately 6,000 jobs - and more than 20,000 accumulated unique construction jobs, as well as tens of thousands of indirect supplier jobs.

MAJOR EMPLOYERS

American Express, Honeywell, COX, USAA, FedEx, Amazon, Discover Financial Services, HonorHealth, Gore, Best Western and PetSmart.









NORTH VALLEY INDUSTRIAL PARK

PHASE II | ±268,000 SF | 3 BUILDINGS



JOHN POMPAY

+1 602 224 4422

john.pompay@cushwake.com

WILL GROVES

+1 602 682 8260

will.groves@cushwake.com



**CUSHMAN &
WAKEFIELD**

HopewellTM
DEVELOPMENT

2555 E. Camelback Rd, Suite 400 | Phoenix, Arizona 85016 | ph: +1 602 954 9000 | fx: +1 602 253 0528 | www.cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN. AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

N NICOLA
WEALTH
REAL ESTATE