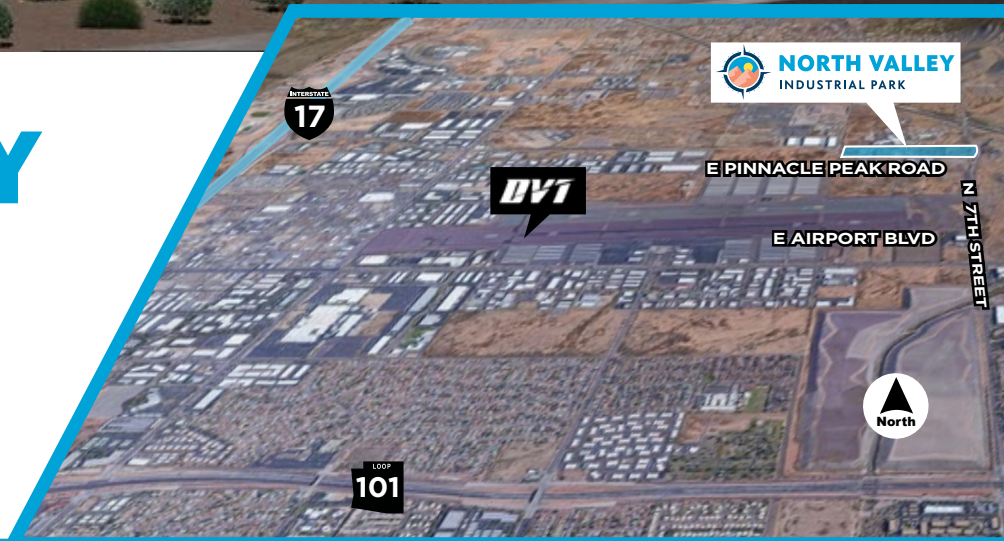


UNDER CONSTRUCTION | DELIVERY DATE
Buildings C, D & E - April 2024



NORTH VALLEY INDUSTRIAL PARK

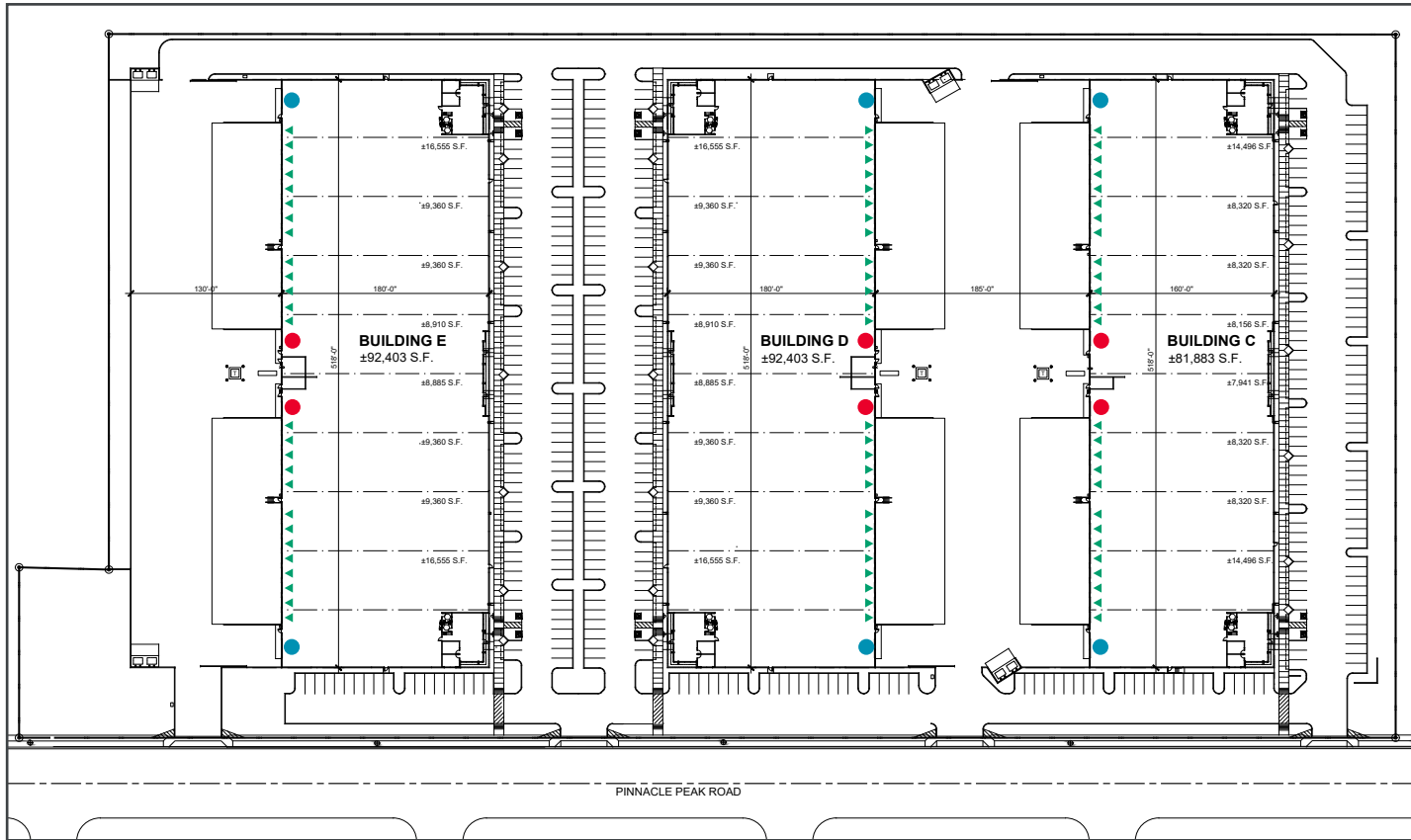
W of NWC 7th St. & Pinnacle Peak Rd. | Phoenix, AZ 85027
PHASE II | ±268,000 SF | 3 BUILDINGS



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PROJECT FEATURES

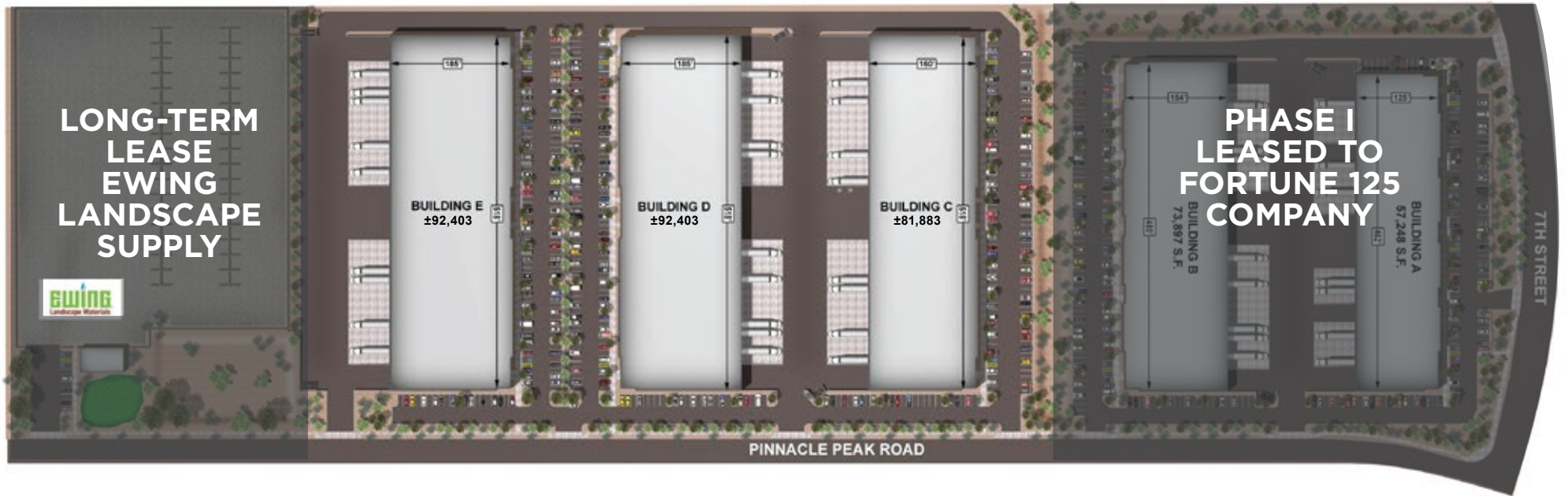


● 16'X14' GRADE ● 12'X14' GRADE ▲ DOCK DOORS

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

Project Location:	W of NWC 7th Street & Pinnacle Peak Rd	Sprinklers:	ESFR
Project Size:	3 Buildings Totaling: ±266,689 SF	Parking:	1.4-1.6/1,000 SF
Zoning:	A-1, Light Industrial	Truck Court Depth:	Building E: 130' Buildings C & D: 185' (shared)
Clear Height:	32'	Location:	2.9 Miles to Interstate-17 & 2 Miles to 101 Freeway
Lighting:	LED		



**LONG-TERM
LEASE
EWING
LANDSCAPE
SUPPLY**



BUILDING E
±92,403

BUILDING D
±92,403

BUILDING C
±81,883

**PHASE I
LEASED TO
FORTUNE 125
COMPANY**

BUILDING A
57,248 S.F.

BUILDING B
73,897 S.F.

PINNACLE PEAK ROAD

7TH STREET

BUILDING E

Building Size:	±92,403
Divisibility:	±16,555 – 92,403
Office SF:	±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 D

Building Size:	±92,403
Divisibility:	±16,555 – 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

Building Size:	±81,883
Divisibility:	±14,496 – 81,883
Office SF:	±1,648
Dock Positions:	26
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'

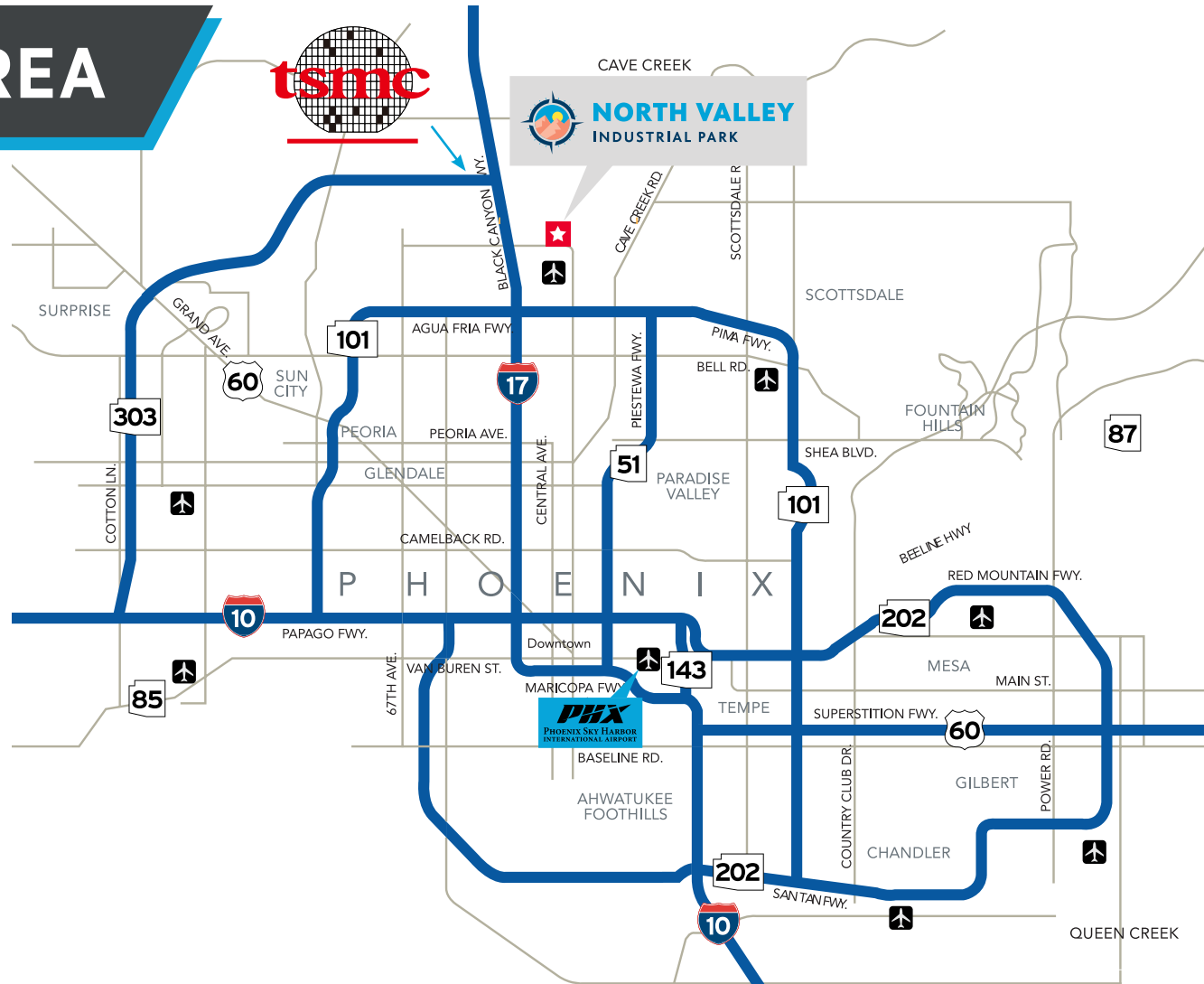
SURROUNDING AREA

TAIWAN SEMICONDUCTOR MANUFACTURING PLANT

- This \$12 billion plant is under construction less than 7.80 miles north of North Valley Industrial Park
- Production of 20,000 semiconductor wafer/month capacity is slated to begin 2024
- The project will create 2,000 new high-tech jobs, and generate thousands of additional jobs in Arizona for supplies and other companies within the semiconductor industry

DESTINATION

DESTINATION	MILES
TSMC (EAST ENTRANCE)	7.80
INTERSTATE 17	2.90
ARIZONA STATE LOOP 303	7.80
ARIZONA STATE LOOP 101	2.00
DEER VALLEY AIRPORT	1.40
SKY HARBOR INTERNATIONAL AIRPORT	23.70



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