

# 17 NORTH

C O R P O R A T E   C E N T E R

BLDG C: 2350 WEST CORPORATE CENTER DRIVE | PHOENIX, AZ

**FOR SALE OR LEASE**

CLASS A INDUSTRIAL: ±103,581 SF  
(DIVISIBLE TO ±25,000 SF)



 METAL ROOF DECK

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A Development By:  
**RYAN**

# SITE PLAN

## 2350 WEST CORPORATE CENTER DRIVE

BUILDING SIZE	±103,581 SF
SPEC SUITE	±4,113 SF
DIVISIBILITY	±25,000 SF
CLEAR HEIGHT	32'
DOCK DOORS	29
DRIVE-IN DOORS	4
SPRINKLER SYSTEM	ESFR
POWER	3000A (expandable)
BUILDING DIMENSIONS	±180' x ±573.5'
AUTO PARKING	140 Stalls
ROOF TYPE	Metal Roof Deck



# LOCATION HIGHLIGHTS

**A** Immediate access to I-17 via full diamond interchange at Pinnacle Peak Road and two miles to Loop 101

Within walking distance to **Happy Valley Towne Center**, offering ±811,000 SF of retail and dining, and The Shops at Norterra, a ±350,000 SF lifestyle center offering specialty retail and boutiques

**I-17 frontage and visibility**

Proximity to the **Deer Valley Municipal Airport**

## DRIVE TIMES

EST. 2024  
POPULATION

10 Minutes	174,415
20 Minutes	1,107,164
30 Minutes	2,368,350

Source: CBRE Research

# SITE HIGHLIGHTS

Site subject to State of Arizona ground lease that provides **reduced property taxes** (property only taxed on improvements not land)

**Parcels are fully improved** with infrastructure (roads, utilities, etc.)

**Property zoned C-2** and General Commerce Park

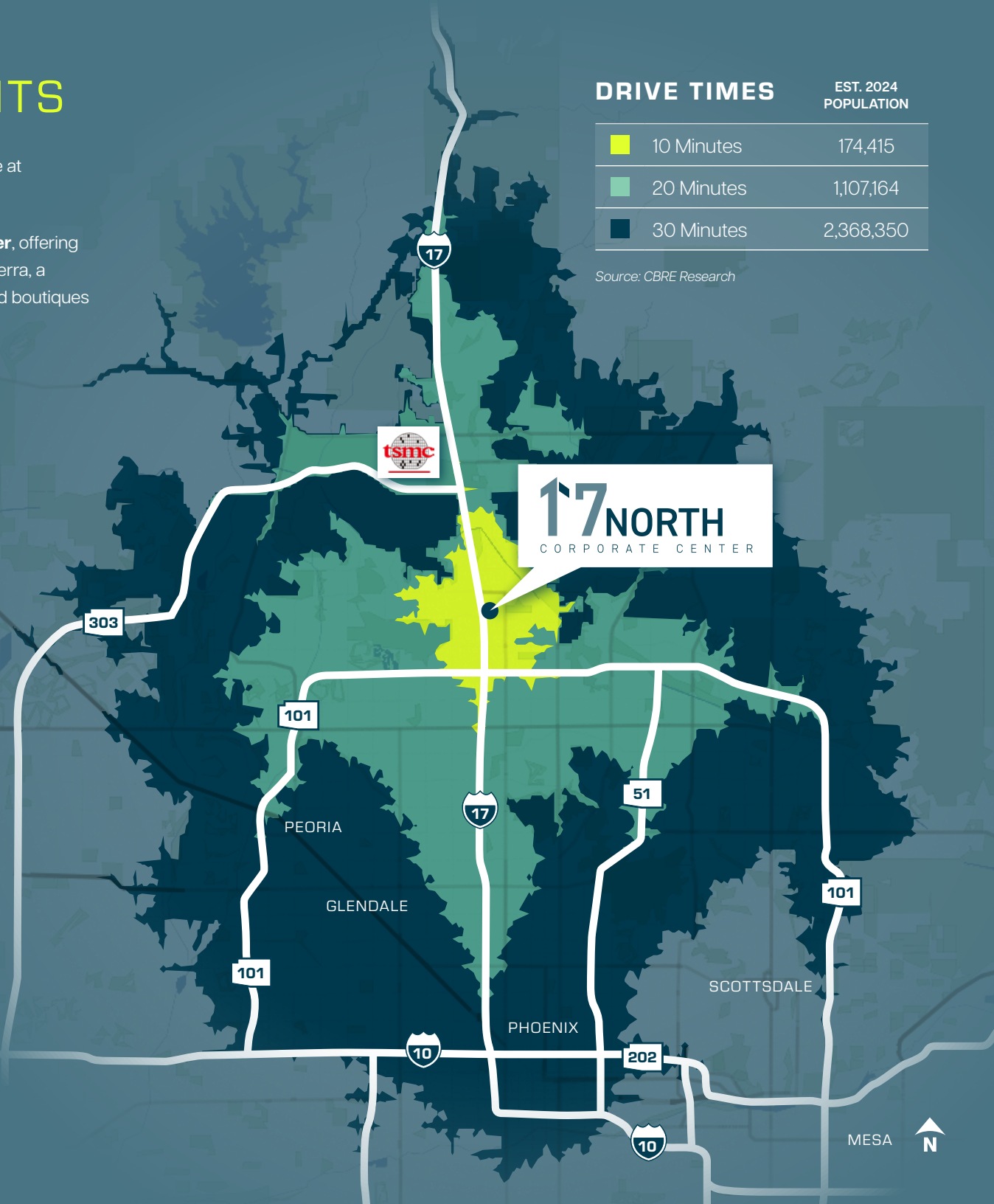
# PARK FEATURES

**High End Business Park**

Freeway Pylon **Sign Available**

**Distribution, Manufacturing or Showroom** Uses

Proximity to **TSMC**





**HAPPY VALLEY TOWN CENTER**  
±811,000 SF  
Retail Center

**tsmc**  
±8 MILES

**THE SHOPS AT NORTERRA**  
±350,000 SF  
Retail Center

**17 NORTH**  
CORPORATE CENTER

**LEASED**  
**FARMERS INSURANCE**

**ASPIRE**  
**APARTMENT HOMES**

**SOLD**

**AVILLA DEER VALLEY**  
**125 DETACHED APARTMENT HOMES**

**DEER VALLEY MUNICIPAL AIRPORT**  
±1.5 Miles

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