

DESERT GATEWAY II

CLASS A MOVE-IN READY SUITES | FOR LEASE

SUITE SIZES FROM $\pm 4,503$ SF, & $\pm 5,103$ SF

747 & 777 WEST PINNACLE PEAK ROAD | PHOENIX, AZ

100% Air Conditioned



$\pm 76,874$ SF OF MULTI-TENANT INDUSTRIAL

CONTACTS

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FEATURES

AVAILABLE Suites from $\pm 4,503$ SF, & $\pm 5,103$ SF
Ready for occupancy

FRONTAGE Pinnacle Peak Rd

WAREHOUSE COOLING 100% A/C suites

CLEAR HEIGHT $\pm 20'$

LOADING 12' x 14' overhead doors

CONSTRUCTION Tilt concrete

POWER 200 amps, 277/480 volts per suite
(additional amperage available)

PARKING 2.5/1,000

ZONING CP/GCP, City of Phoenix

2 BUILDINGS Building 1 - $\pm 36,004$ SF
Building 2 - $\pm 40,870$ SF



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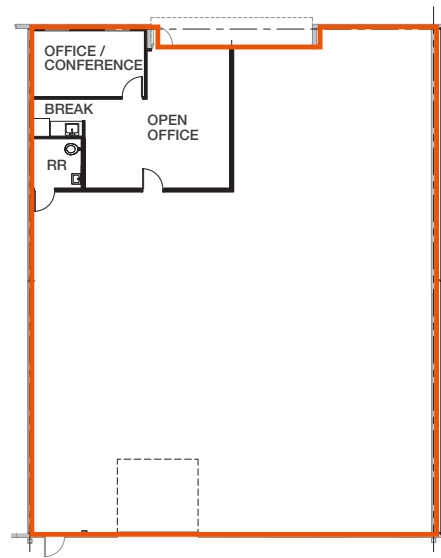


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FLOOR PLANS



FLOOR PLAN

±4,503 OR ±5,103 SF

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GRIFFIN
OPPORTUNITIES



**Kidder
Mathews**

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SITE PLAN

■ - VACANT ■ - LEASED



BUILDING A - 747 W PINNACLE PEAK ROAD			
SUITE	OFFICE	WAREHOUSE	OVERALL
A-101	694	3,832	4,526
A-102	703	1,549	2,252
A-103	703	3,800	4,503
A-104	703	3,800	4,503
A-105	1,188	5,499	6,687
A-106	703	1,549	2,252
A-107	703	3,800	4,503
A-108	703	1,549	2,252
A-109	694	3,832	4,526
TOTAL	6,794	29,210	36,004

BUILDING B - 777 W PINNACLE PEAK ROAD			
SUITE	OFFICE	WAREHOUSE	OVERALL
B-101	718	4,439	5,157
B-102	703	1,849	2,552
B-103	703	1,849	2,552
B-104	703	4,400	5,103
B-105	1,188	6,403	7,591
B-106	703	1,849	2,552
B-107	703	4,400	5,103
B-108	703	4,400	5,103
B-109	718	4,439	5,157
TOTAL	6,842	34,028	40,870

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