

DESERT GATEWAY II

CONSTRUCTION COMPLETE | FOR LEASE

SUITE SIZES FROM $\pm 2,252$ SF, $\pm 4,526$ SF, & $\pm 6,687$ SF

747 & 777 WEST PINNACLE PEAK ROAD | PHOENIX, AZ

CLASS A MOVE-IN READY SUITES



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

CONTACTS

Mike Ciosek, SIOR

602.513.5135
mciosek@kiddermathews.com

Eric Bell, SIOR

602.513.5151
ebell@kiddermathews.com

Dylan Scott

602.513.5104
dscott@kiddermathews.com



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FEATURES

AVAILABLE	Suites from ±2,252 SF, ±4,526 SF, & ±6,687 SF Ready for occupancy
FRONTAGE	Pinnacle Peak Rd
WAREHOUSE COOLING	100% A/C suites, A/C - EVAP suites available
CLEAR HEIGHT	±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 - ±36,004 SF Building 2 - ±40,870 SF



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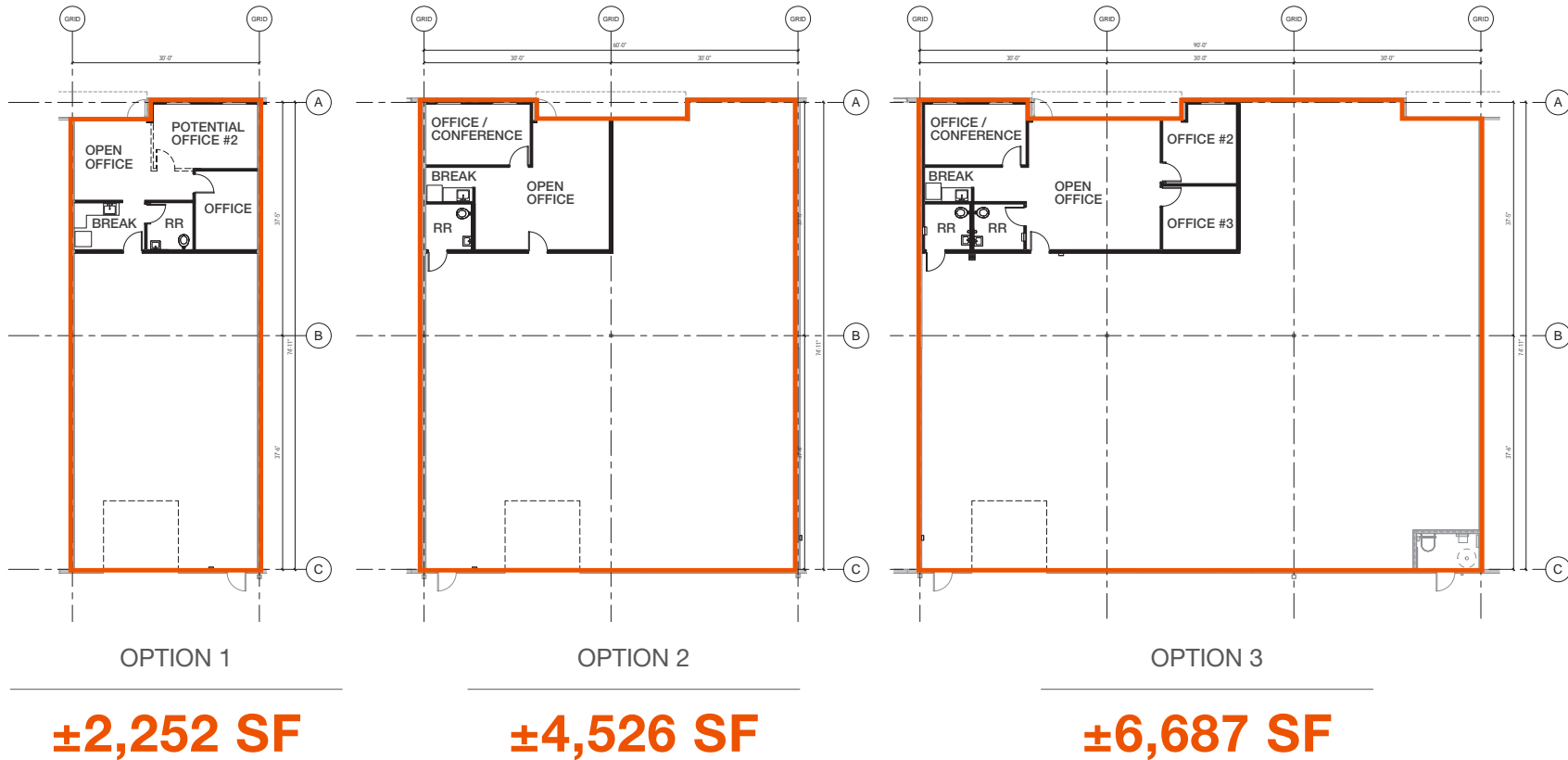


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FLOOR PLANS



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SITE PLAN

■ - VACANT ■ - LEASED



BUILDING A - 747 W PINNACLE PEAK ROAD			
SUITE	OFFICE	WAREHOUSE	OVERALL
A-101	694	3,832	4,526 100% A/C'd
A-102	703	1,549	2,252 100% A/C'd
A-103	703	3,800	4,503
A-104	703	3,800	4,503
A-105	1,188	5,499	6,687 100% A/C'd
A-106	703	1,549	2,252 100% A/C'd
A-107	703	3,800	4,503 100% A/C'd
A-108	703	1,549	2,252
A-109	694	3,832	4,526 100% A/C'd
TOTAL	6,794	29,210	36,004

BUILDING B - 777 W PINNACLE PEAK ROAD			
SUITE	OFFICE	WAREHOUSE	OVERALL
B-101	718	4,439	5,157 100% A/C'd
B-102	703	1,849	2,552 100% A/C'd
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	2,552 100% A/C'd
B-107	703	4,400	5,103
B-108	703	4,400	5,103
B-109	718	4,439	5,157 100% A/C'd
TOTAL:	6,842	34,028	40,870

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