

# ±9.4 ACRES FOR BUILD-TO-SUIT



## NORTH VALLEY INDUSTRIAL PARK

NWC 7<sup>th</sup> Street & Pinnacle Peak Road | Phoenix, AZ 85027  
**9.4 ACRES | 70,000 - 150,000 SF**

**JOHN POMPAY**  
+1 602 224 4422  
john.pompay@cushwake.com

**WILL GROVES**  
+1 602 682 8260  
will.groves@cushwake.com

**Hopewell**  
DEVELOPMENT

**CUSHMAN &  
WAKEFIELD**

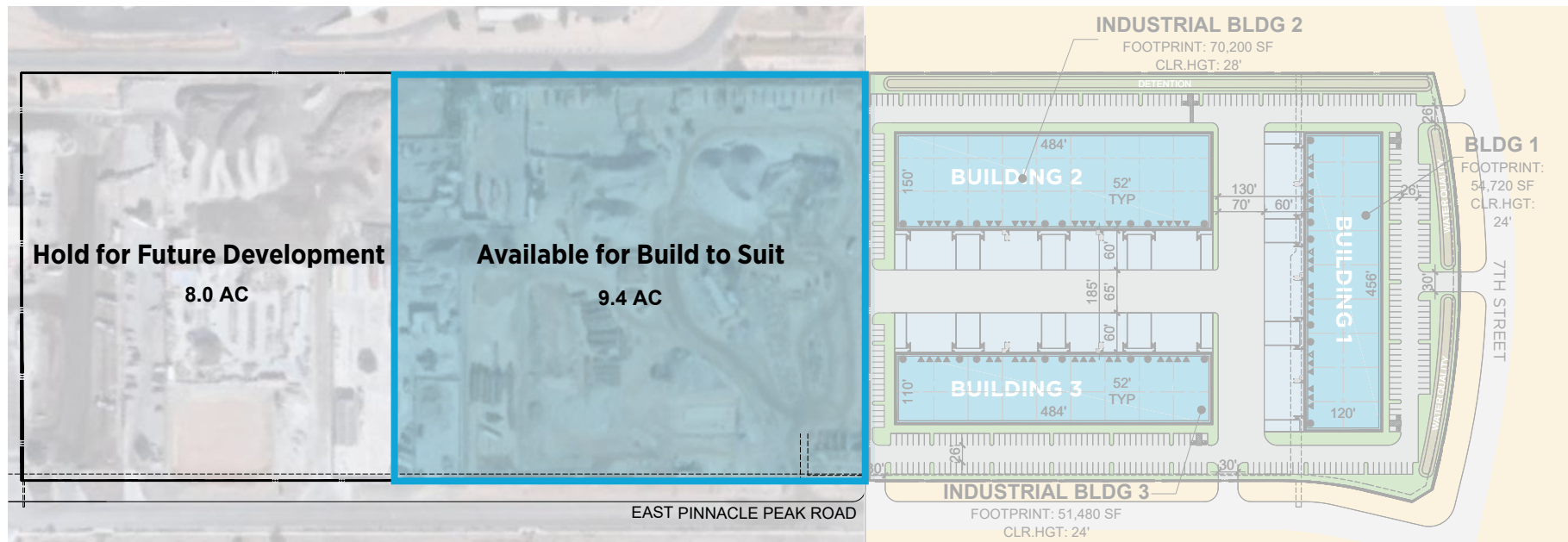
# PROJECT FEATURES

## PROPERTY HIGHLIGHTS

- NWC 7th Street & Pinnacle Peak Road
- ±9.4 Acres
- A-1, Light Industrial Zoning
- Can accommodate ±70,000 - ±150,000 SF
- No CC&R's

## LOCATION HIGHLIGHTS

- Located adjacent to Deer Valley Airport
- 20 minutes to Sky Harbor Airport
- 2.9 miles to Interstate 17
- 2 miles to Loop 101 Freeway
- Located in Opportunity Zone
- 3 Miles to Deer Valley Towne Center (550,000 SF) retail center
- 500,000 employees within 30 minute commute
- 1.5 miles to Happy Valley Towne Center (800,000 SF) and Shops at Norterra (350,000 SF) retail centers
- Corporate Neighbors include Honeywell, USAA, Cigna, Blue Cross Blue Shield of Arizona, Farmers Insurance, W.L. Gore and American Express



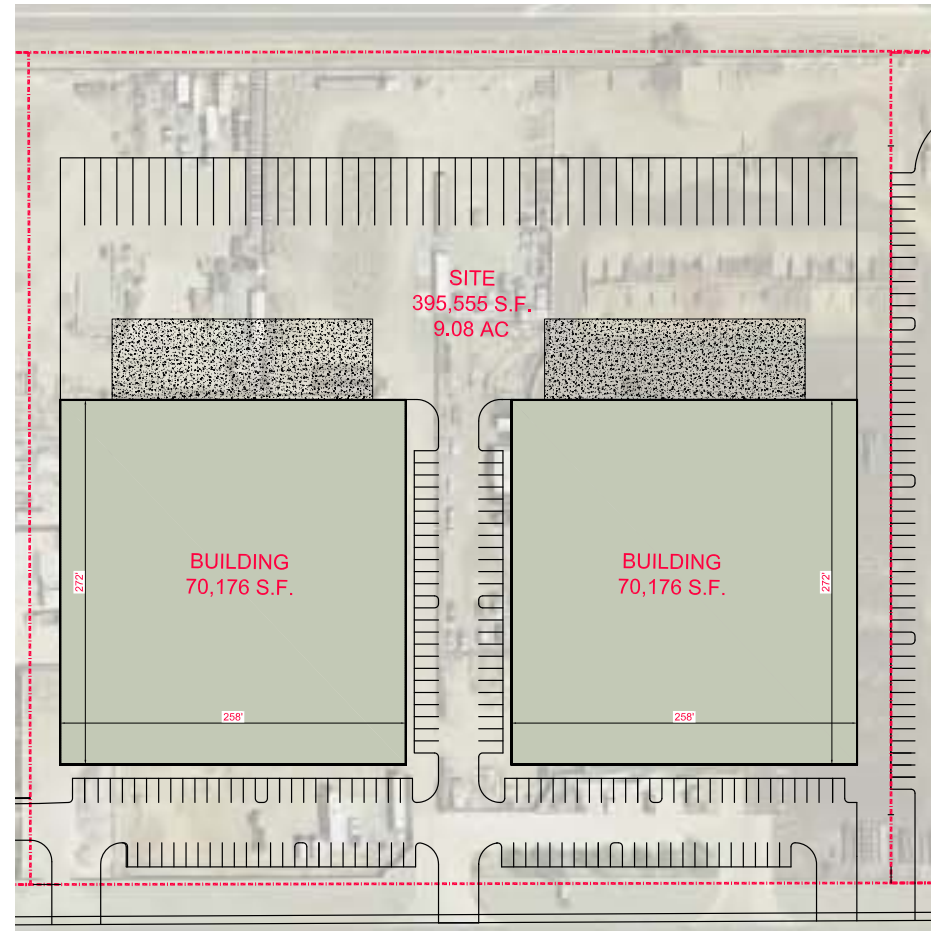
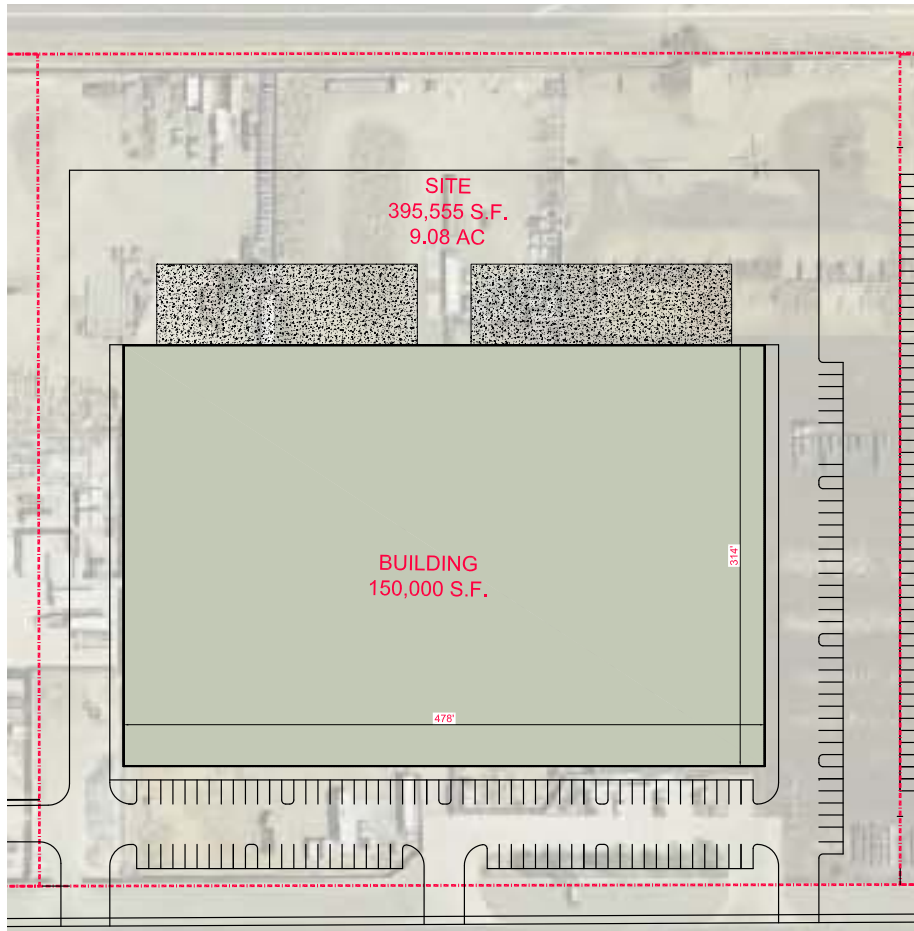
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# PRELIMINARY SITE PLANS



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- LOCATION HIGHLIGHTS
- 2.9 Miles to I-17
  - 2 Miles to Loop 101
  - 20 Minutes to Sky Harbor Airport

Walmart SUPERCENTER | Lowe's | STAPLES | TJ-MAXX

ROSS DRESS FOR LESS | Pier 1 imports | OLD NAVY | COSTCO WHOLESALE | WORLD MARKET | ULTA BEAUTY

Oldive Garden | RED ZONER | Car's Jr. | DOLLAR TREE | Starbucks | Famous Footwear

**NORTH VALLEY INDUSTRIAL PARK**

±6 MINS  
±2.9 MILES

±4 MINS  
±2 MILES

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