

# 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

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## FEATURES

<b>AVAILABLE</b>	Suites from ±2,252 SF, ±4,526 SF, & ±6,687 SF Ready for occupancy
<b>FRONTAGE</b>	Pinnacle Peak Rd
<b>WAREHOUSE COOLING</b>	100% A/C suites, A/C - EVAP suites available
<b>CLEAR HEIGHT</b>	±20'
<b>LOADING</b>	12' x 14' overhead doors
<b>CONSTRUCTION</b>	Tilt concrete
<b>POWER</b>	200 amps, 277/480 volts per suite (additional amperage available)
<b>PARKING</b>	2.5/1,000
<b>ZONING</b>	CP/GCP, City of Phoenix
<b>2 BUILDINGS</b>	Building 1 - ±36,004 SF Building 2 - ±40,870 SF



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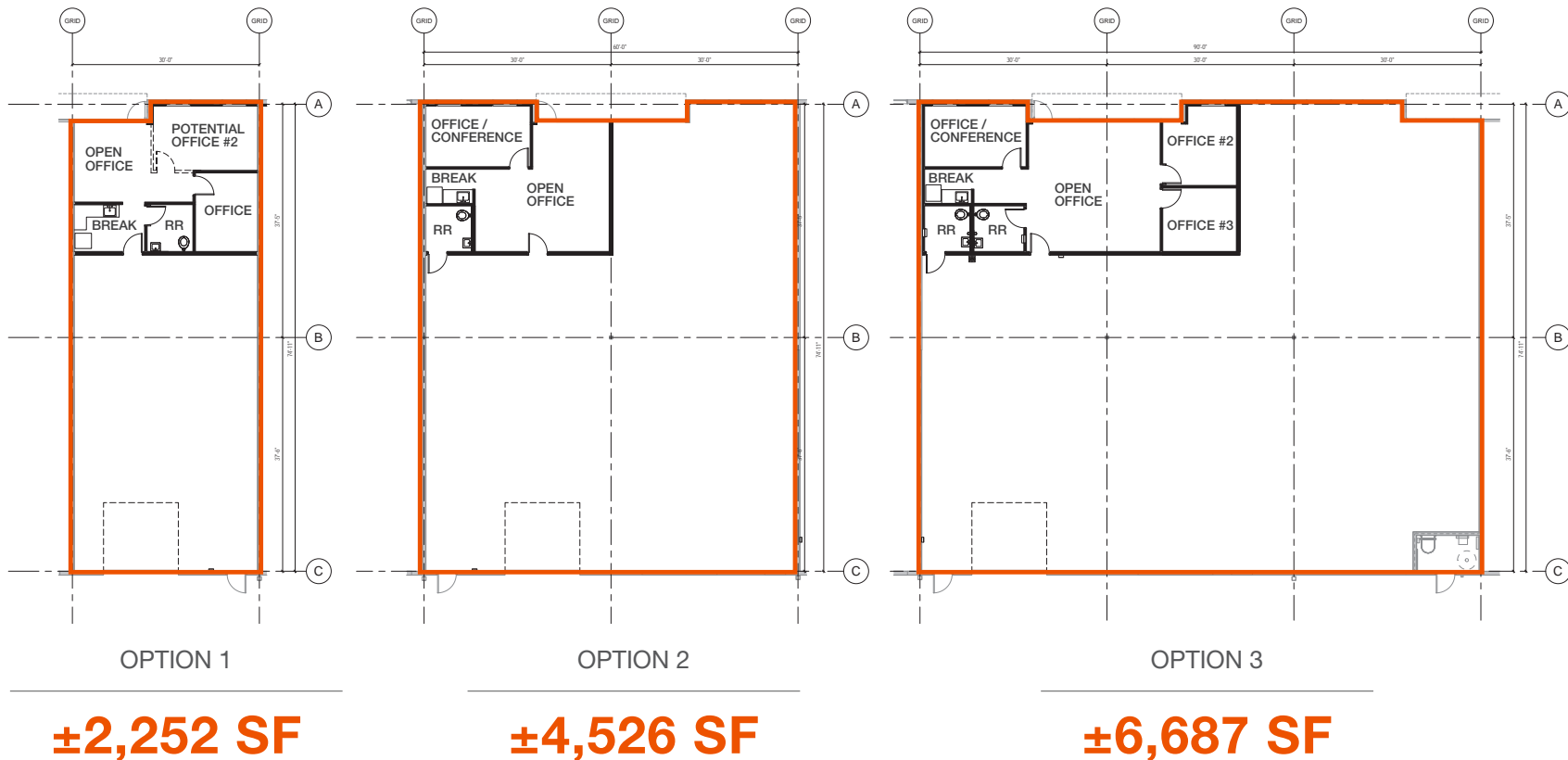


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## FLOOR PLANS



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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
<b>TOTAL</b>	<b>6,794</b>	<b>29,210</b>	<b>36,004</b>

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
<b>TOTAL:</b>	<b>6,842</b>	<b>34,028</b>	<b>40,870</b>

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