

FOR SALE > ±36 ACRES - SHOVEL READY BUSINESS PARK NEC Pinnacle Peak Rd. / 7th Ave.



PHOENIX, ARIZONA



Property Description

- > Ideal Corporate Campus Site
- > A-1 Zoning.
- > ±36 Acres (Exact size to be determined per alta survey)
- > Shovel ready for "Build to Suit" or Development.
- > Divisible to ±9 AC
- > ±1,320 feet of frontage on Pinnacle Peak Rd.
- > High identity site on the Pinnacle Peak Corridor
- > Curb; Gutter; Water (As Built, 12"); Sewer. (As Built, 12") in Pinnacle Peak Rd.

SALE PRICE

**\$7.50 to \$10.00
Per Square Foot***

*Price varies depending on size and location.

JIM KEELEY
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Designated Broker
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Disclaimer: Jim Keeley is a partner in this property and a licensed real estate broker in the state of Arizona.

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Industrial Market Highlights

- > Subject property is one of the last Flex/ Industrial/ Commercial Development Ready Site available in the submarket.
- > Proximity to wide variety of quality housing stock in nearby master planned communities of Tramonto, Anthem, Arrowhead, and Scottsdale.
- > Deer Valley Submarket has substantial amenity packages such as restaurants, shopping, banking, multi-family residential, single family residential, etc., and features updated new transportation corridors and surface streets.



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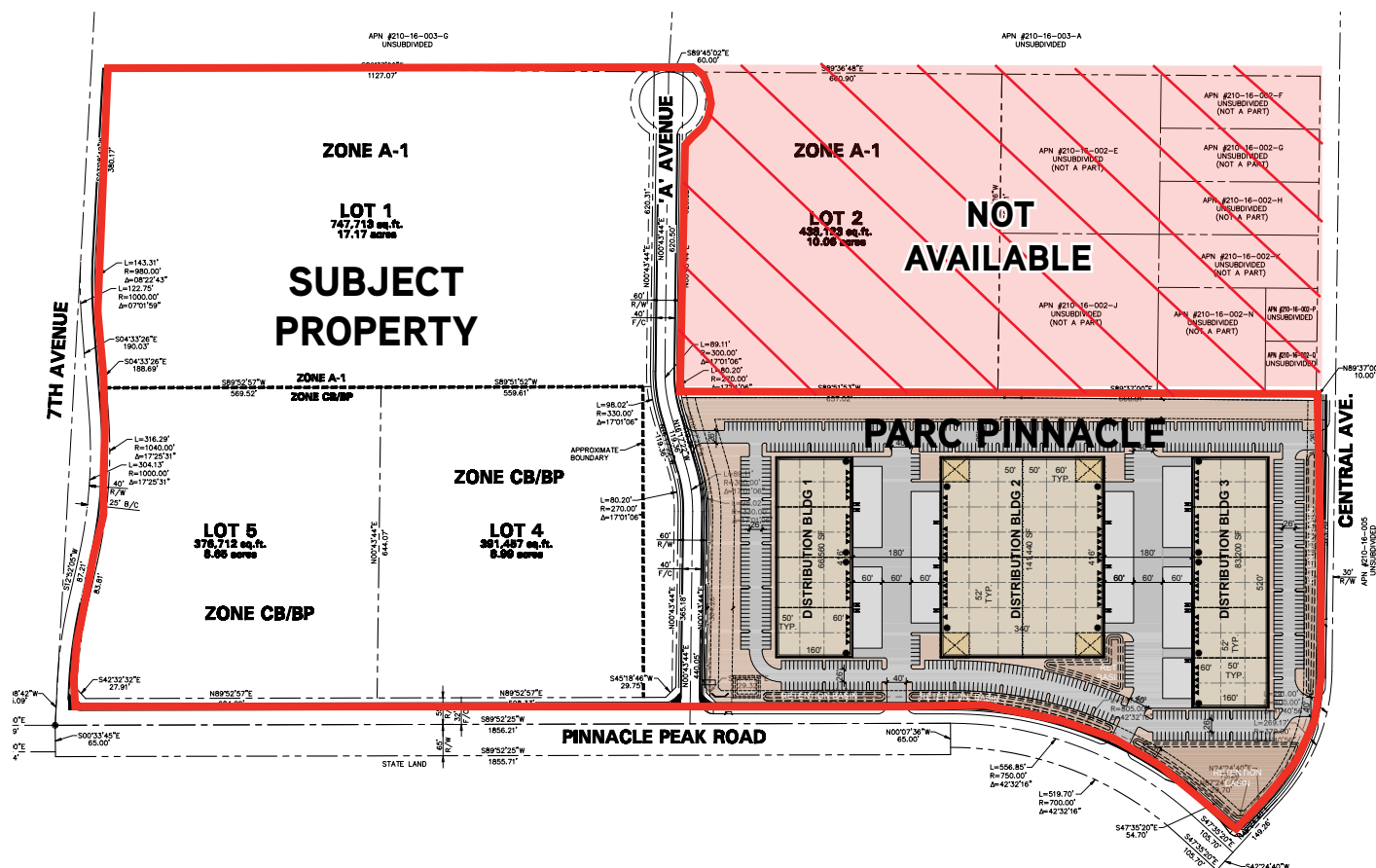


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LOT #	SQUARE FEET	ACREAGE	PRICE (PSF)
1	± 747,713	± 17.17	TBD
4	± 391,457	± 8.99	TBD
5	± 376,712	± 8.65	TBD

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