

24500 - 24510 NORTH 20TH DRIVE, PHOENIX, AZ

±125,982 SQUARE FEET TOTAL (TWO BUILDINGS)





## DEVELOPMENT HIGHLIGHTS

- ±7.95 acre site
- ±48,800 – ±77,182 SF available
- Dock-high and grade-level doors
- ESFR sprinkler system
- Zoning: CP/BP  
(Commerce Park/Business Park)

# State-of-the-Art Industrial Park in the Ideal Location

N. 20th Avenue will offer two (2) industrial facilities on two (2) parcels of land totaling 7.96 acres. This site is located just north of Deer Valley airport and is less than five miles from the \$12 billion state-of-the-art Taiwan Semiconductor Manufacturing Plant and has access to 3 full diamond interchanges on I-17 and 2 on Loop 101 Freeway. This development is perfect for manufacturing and logistics tenants.



SIZE



CLEAR HEIGHT



DOCK DOORS



GRADE DOORS



TRUCK COURT



BUILDING DEPTH

### Building 1

48,800 SF

32'

15

2

130'-131'

127'8"

### Building 2

77,182 SF

32'

19

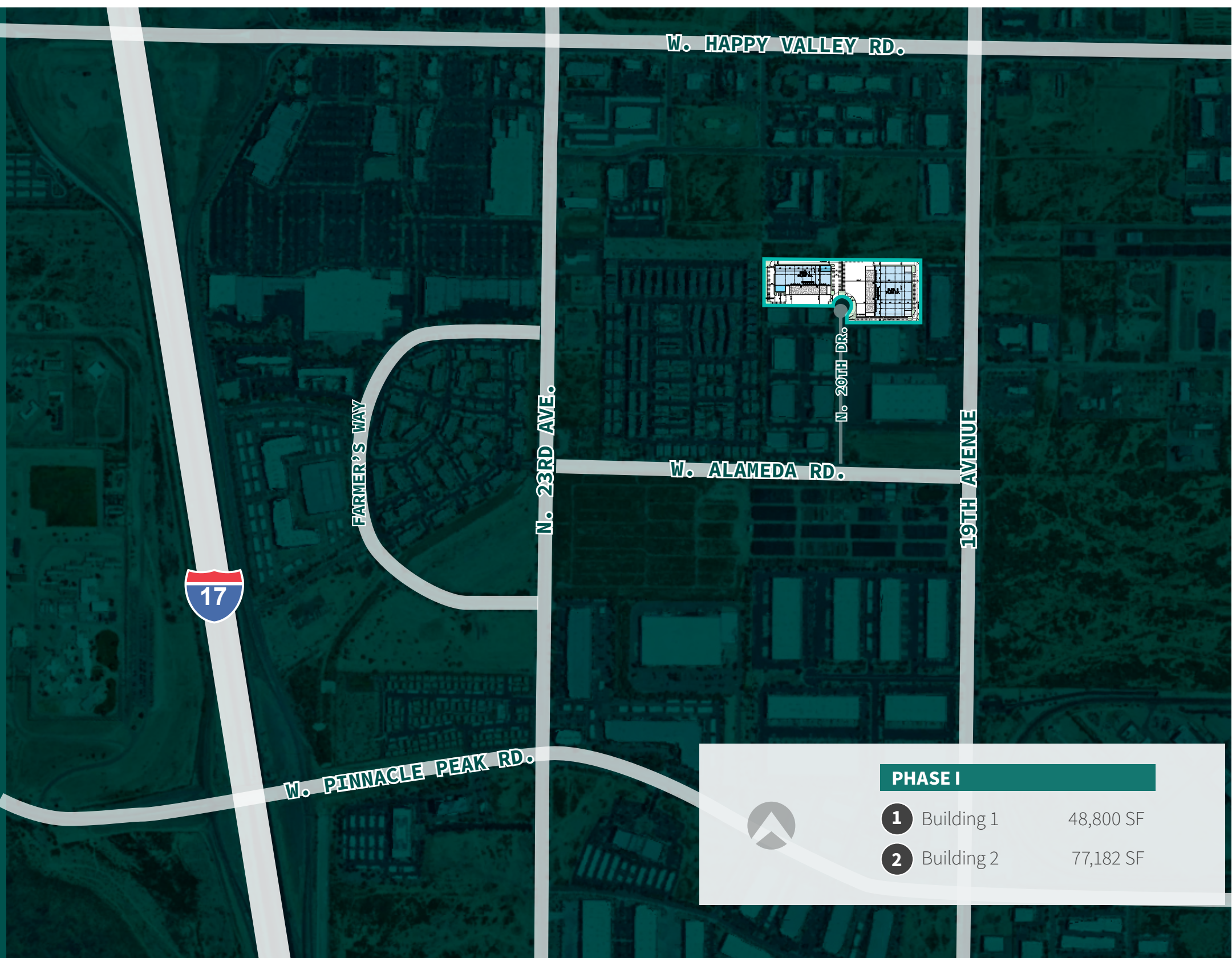
2

130'-210'

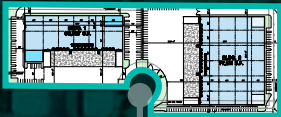
238'







W. HAPPY VALLEY RD.



N. 20TH DR.

W. ALAMEDA RD.

19TH AVENUE

N. 23RD AVE.

FARMER'S WAY

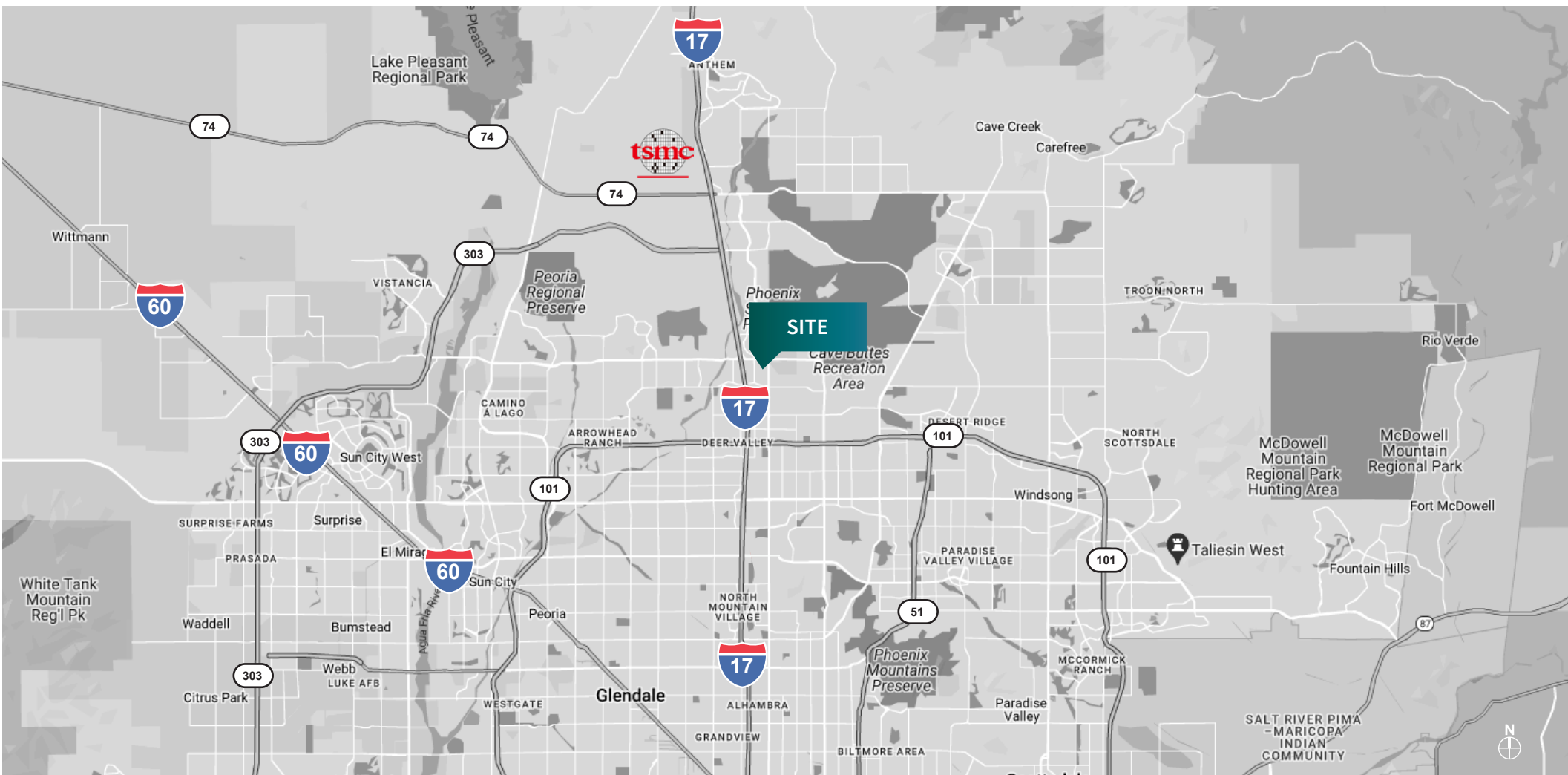


W. PINNACLE PEAK RD.

**PHASE I**



- 1** Building 1 48,800 SF
- 2** Building 2 77,182 SF



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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 1.0 billion square feet owned and under management in 19 countries on four continents.

Data as of May 31, 2022, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.

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