

# REDISCOVER

## DELIVERING Q1 2027

2402 W BEARDSLEY RD | PHOENIX, AZ



±808,448 SF | DIVISIBLE TO ±33,826 SF

**CBRE**

**VIAWEST**  
Group

# WHO WE ARE

The ViaWest Group was established in Phoenix, Arizona in 2003 with the goal of engaging in commercial real estate investments, development, and property management in an effort to continuously maximize the value of real estate opportunities. This is done through a partnership-driven mindset, a focus on our core values, and a belief that our lives are enhanced by the experiences within the spaces where we spend our lives. It's not what we do that makes us different - it's how we do it.



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# PROJECT OVERVIEW

Located at the intersection of I-17 & Loop 101, ReDiscover is a newly constructed Industrial park consisting of four class-A buildings totaling 800,000 SF. The project will offer modern, state-of-the-art industrial spaces designed to accommodate a variety of tenants.



## FM GLOBAL COMPLIANT

**FM Global Compliant buildings** are structures that meet the standards and guidelines set by FM Global, a leading provider of property insurance and risk management services. The FM Global Compliant designation is a voluntary certification that ensures a building's design, construction, and maintenance meet rigorous standards to minimize the risk of damage from various hazards, such as fire, flood, and windstorms.

- **REDUCED RISK OF DAMAGE:** FM Global Compliant buildings are designed to minimize the risk of damage from various hazards.
- **LOWER INSURANCE COSTS:** Buildings that meet FM Global standards may qualify for lower insurance premiums.
- **INCREASED PROPERTY VALUE:** FM Global Compliant buildings can increase property value and attract tenants or buyers.
- **ENHANCED OCCUPANT SAFETY:** The buildings are designed to protect occupants from harm in the event of a disaster.



## HIGH-QUALITY CONSTRUCTION

Utilizing premium materials and construction techniques to ensure durability and longevity.



## FLEXIBLE SPACE DESIGN

Offering customizable layouts and configurations to meet the evolving needs of industrial users.



## STRATEGIC LOCATION

Situated in a prime Phoenix industrial corridor with excellent access to major transportation routes.



## AMPLE AMENITIES

Incorporating features such as ample truck parking, loading docks, and modern office spaces.



## LEED CERTIFIED

LEED certification offers a framework for healthy, efficient, and cost-effective green buildings.



	BUILDING A	BUILDING B	BUILDING C	BUILDING D
<b>BUILDING SIZE (SF)</b>	±204,012	±188,980	±202,960	±211,485
<b>CLEAR HEIGHT</b>	±32'	±36'	±32'	±32'
<b>BUILDING DIMENSIONS</b>	280' x 728'	260' x 728'	280' x 728'	240' x 884'
<b>OFFICE SIZE (SF)</b>	±2,135	±2,135	±2,135	±2,135
<b>MIN DIVISIBLE SF</b>	±51,000	±47,495	±33,826	±35,247
<b>TENANT DIVISIBILITY</b>	4	4	6	6
<b>DOCK DOORS</b>	40	40	40	40
<b>GRADE LEVEL DOORS</b>	4	4	4	5
<b>AUTO PARKING</b>	319	151	297	177
<b>COLUMN SPACING</b>	60'x52'	50'x52'	60'x52'	60'x52'
<b>SPEED BAY</b>	±60'	±60'	±60'	±60'

# BUILDING DETAILS

<b>FLOOR SLAB</b>	8" reinforced 4000 PSI
<b>SPRINKER SYSTEM</b>	FM Global Compliant w/ K25 heads, 2500 GPM, 2500 GPM vs typical 1500 GPM system. Two separate fire pumps
<b>ROOF</b>	60mil TPO; 20 year warranty
<b>ROOF INSULATION</b>	R-30
<b>DECK</b>	Castellated steel
<b>ROOF WIND RATING</b>	FM-90
<b>COOLING</b>	100% HVAC
<b>LIGHTING</b>	LED Lighting with 30 ft candles
<b>POWER</b>	3000a, expandable to 6000a
<b>ADDITIONAL SES</b>	Owner has pre-purchased 3 additional SES' for quicker onboarding of high-power tenants

## MAKE READY IMPROVEMENTS:

- Spec Office
- 100% HVAC
- LED Lighting
- ESFR K25 Sprinkler System
- FM Global Compliant
- 8" Reinforced Floors
- Castellated Steel Roof Decks
- 200' All Concrete Truck Courts
- Solar Ready
- Heavy Power



# LOCATION ADVANTAGE



Located in the heart of Deer Valley



1.2M people within a 10-minute drive



Close proximity to multiple retail, dining, and hospitality options

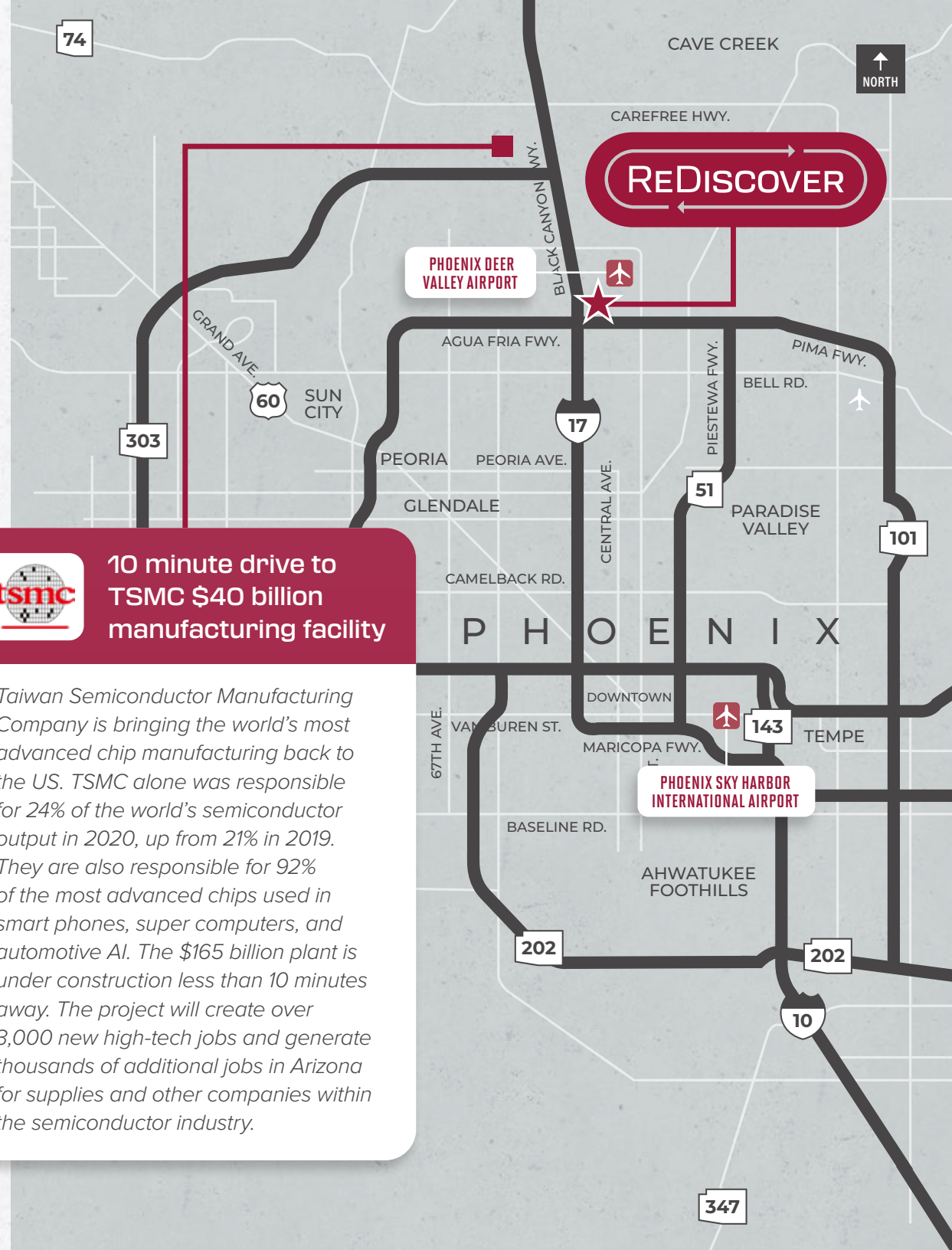


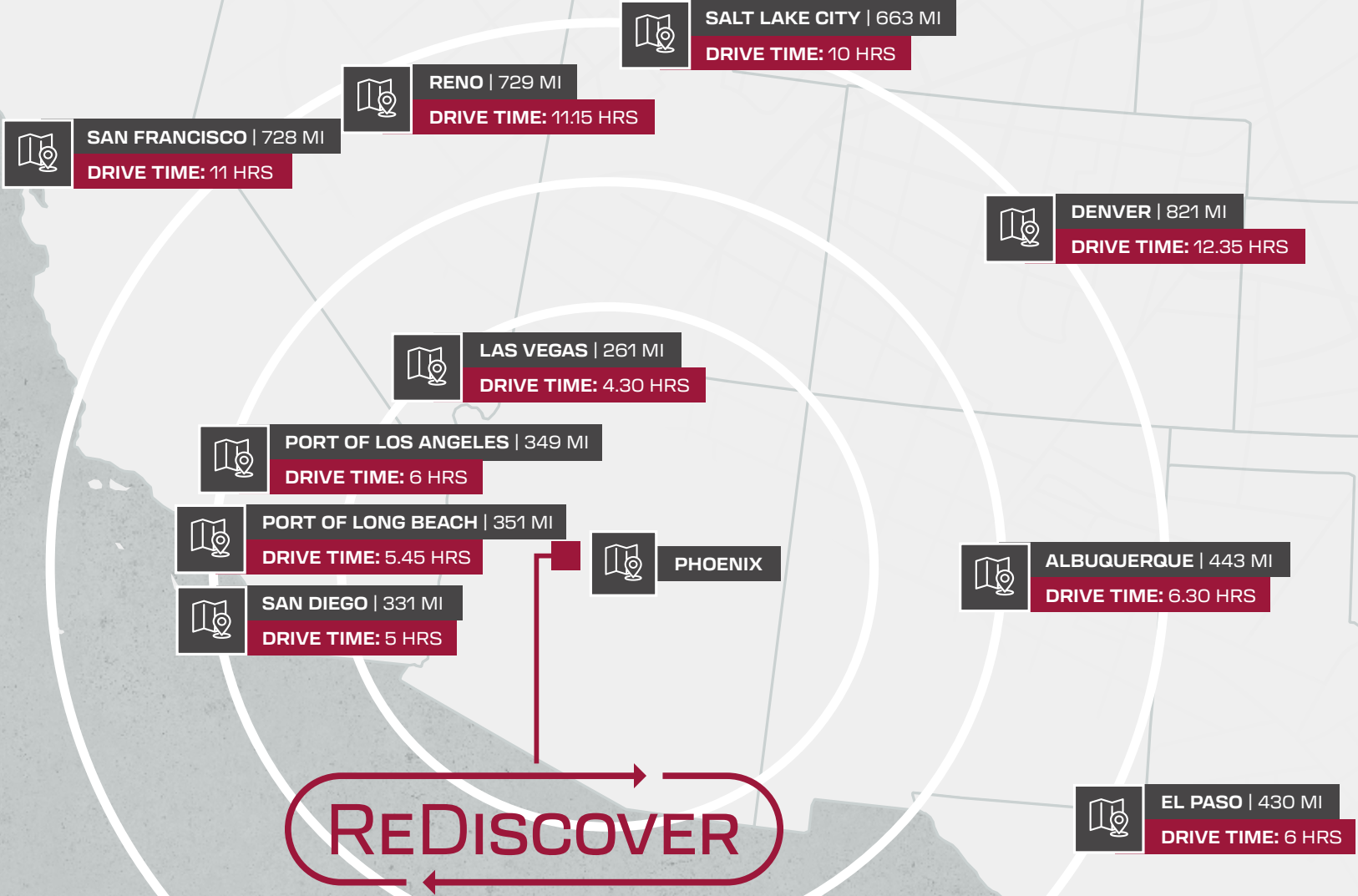
5 minutes to Deer Valley Airport & 20 minutes to PHX Sky Harbor



10 minute drive to TSMC \$40 billion manufacturing facility

*Taiwan Semiconductor Manufacturing Company is bringing the world's most advanced chip manufacturing back to the US. TSMC alone was responsible for 24% of the world's semiconductor output in 2020, up from 21% in 2019. They are also responsible for 92% of the most advanced chips used in smart phones, super computers, and automotive AI. The \$165 billion plant is under construction less than 10 minutes away. The project will create over 3,000 new high-tech jobs and generate thousands of additional jobs in Arizona for supplies and other companies within the semiconductor industry.*





# DRIVE TIMES



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