



# LOUISE | 17

DEER VALLEY LOGISTICS CENTER

I-17 & DEER VALLEY ROAD

PHOENIX, ARIZONA

±71,031 s.f. Class A  
Industrial Building



Jones Lang LaSalle Americas, Inc. License #: CO508577000

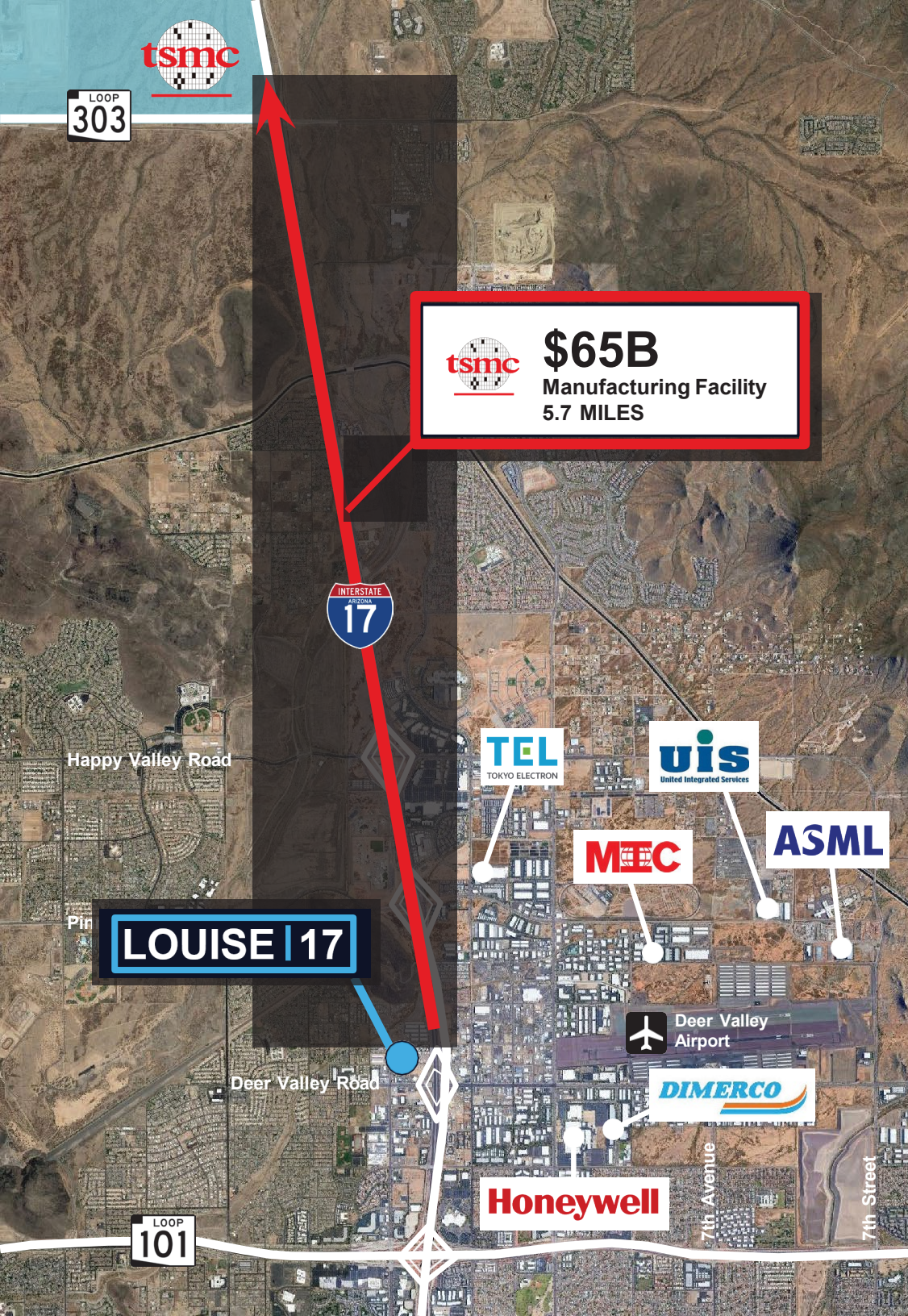


# Building Features

- ±71,031 s.f building
- Fully air conditioned
- 32' clear height
- 120' x 572' building dimensions
- 52' x 60' column spacing
- Full concrete truck court
- 12 insulated grade level doors
- 2 truck wells
- 115 auto parking stalls
- K-22 ESFR fire sprinklers
- R38 insulation; single ply, 60 mil, TPO roof
- 3,000 amp; 277/480v, 3 phase
- 7" thick concrete slab
- Fiber optics ready
- Painted warehouse walls & columns
- Energy efficient clerestory windows in lieu of skylights
- Secured truck court area with motorized gates







***“Our vacancy rate (in reference to Deer Valley) right now is hovering at about 1.5%.”***

- Christine Mackay,  
Director of Economic Development,  
City of Phoenix

Louise | 17 is in close proximity to the new \$65B Taiwan Semiconductor Manufacturing (TSMC) fab 21 facility.

TSMC is expected to generate \$38B in economic impact and create 4,000 new jobs over the next 20 years.

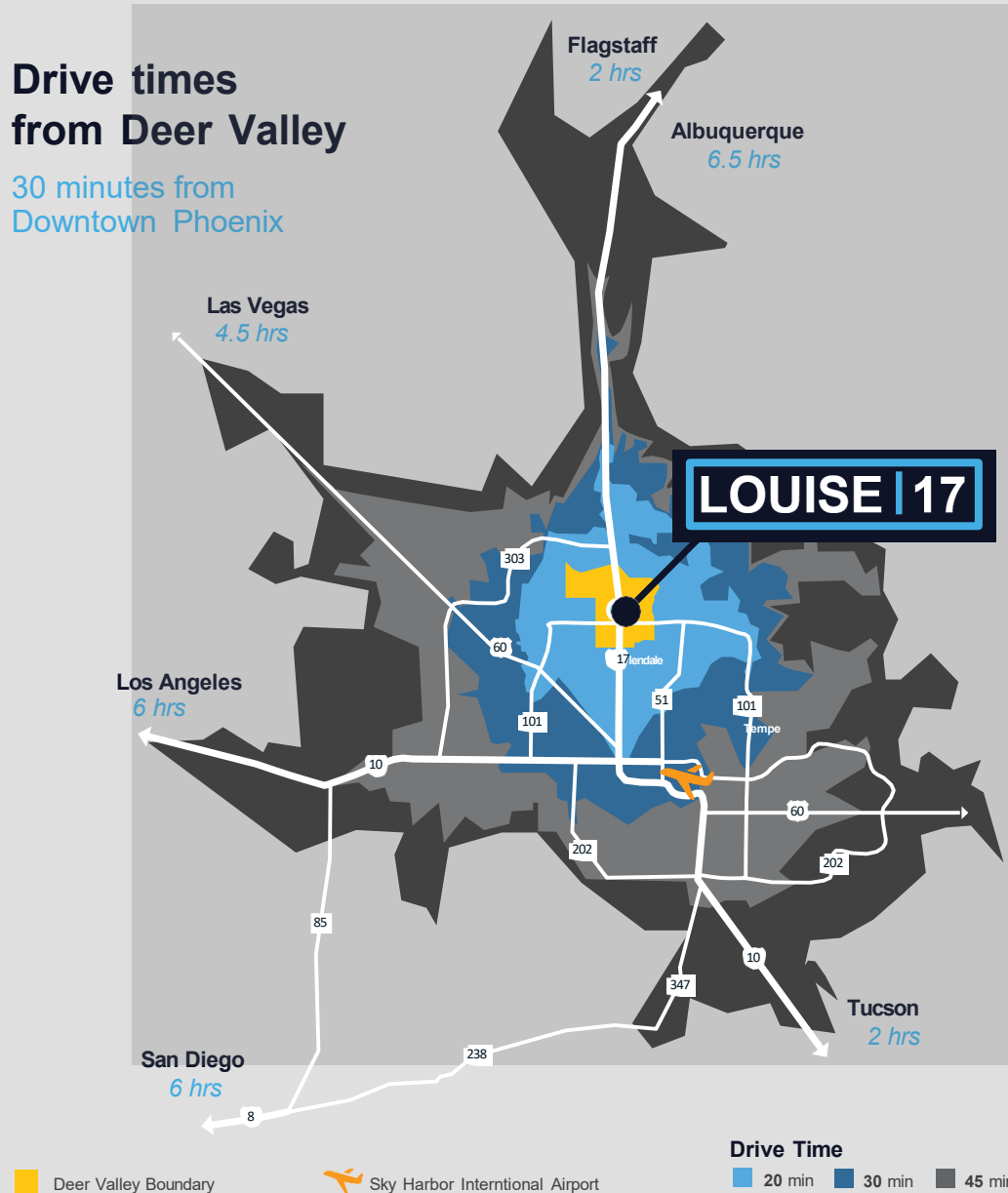
### Location highlights

- Immediate access to I-17 via full diamond interchange at Deer Valley Road
- 1 mile from the Loop 101
- I-17 frontage and visibility
- Close proximity to Deer Valley Municipal Airport



## Drive times from Deer Valley

30 minutes from  
Downtown Phoenix



## Deer Valley



### Demographics

- Population: **296,563**
- Median Household Income: **\$88,077**
- Median Age: **38.0**
- Professional Workers: **156,664**



### Education

- College-Educated: **51.5%**
- Associate Degree: **9.5%**
- Bachelor Degree: **28.0%**
- Graduate Degree: **14.0%**



### Workforce

- 24.1%** Management, business, science, and arts occupations
- 11.6%** Sales and office occupations
- 11.7%** Service occupations
- 8.2%** Production, transportation, and material moving occupations

## 2027 Projections



### Demographics

- Population: **306,369**
- Median Household Income: **\$102,810**
- Median Age: **38.3**

## For more information:

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\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

V - 1/4/2023

