



# FOR SALE OR LEASE

## 37,887 SF

### SPEC INDUSTRIAL BUILDING

1606 W. ALAMEDA RD.  
PHOENIX | AZ

#### PROPERTY HIGHLIGHTS



37,887 SF  
available



A-1  
zoning



Alameda Rd.  
frontage



Less than 5 Miles  
from TSMC

#### FOR MORE INFORMATION, CONTACT:

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### PROPERTY HIGHLIGHTS

- 37,887 SF Spec Industrial Building with Alameda Rd Frontage
- 2.26 Acres CP/GCP
- A-1 Zoning
- 24' clear height
- Dock & Grade Level Doors
- 51 Vehicle Parking Spaces
- Fire Sprinklers
- 277/480v 3-phase power

- Less than 5 miles from the \$65 billion state-of-the-art Taiwan Semiconductor Manufacturing Plant
- Adjacent to Deer Valley Airport
- Access to 3 Full Diamond Interchanges on I-17 and 2 Full Diamond Interchanges on Loop 101 Freeway

- Major Employers include Honeywell, American Express, Honeywell, COX, USAA, FedEx, Amazon, Discover Financial Services, Honor Health, Gore, and PetSmart

### SITE PLAN



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1606 W. ALAMEDA RD.  
PHOENIX | AZ  
AMENITIES MAP



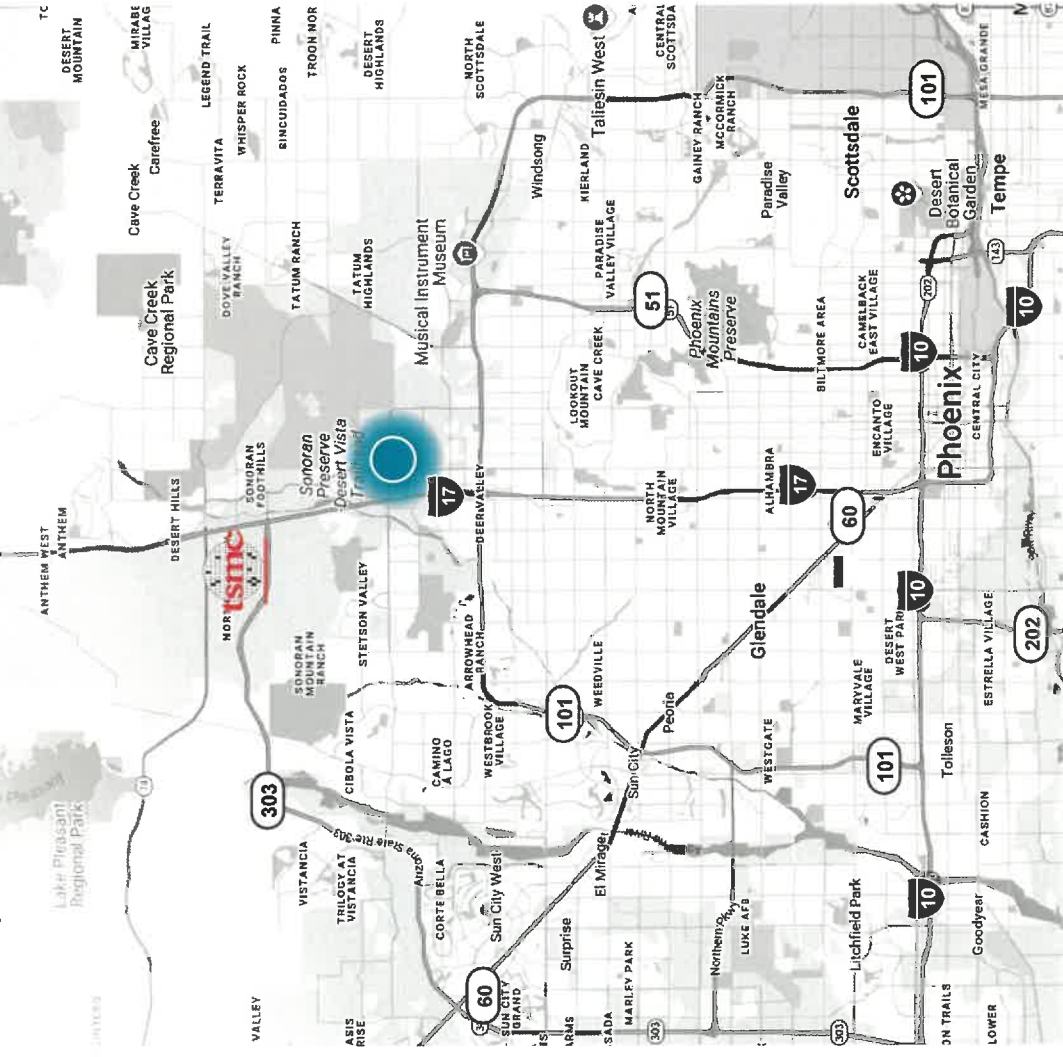
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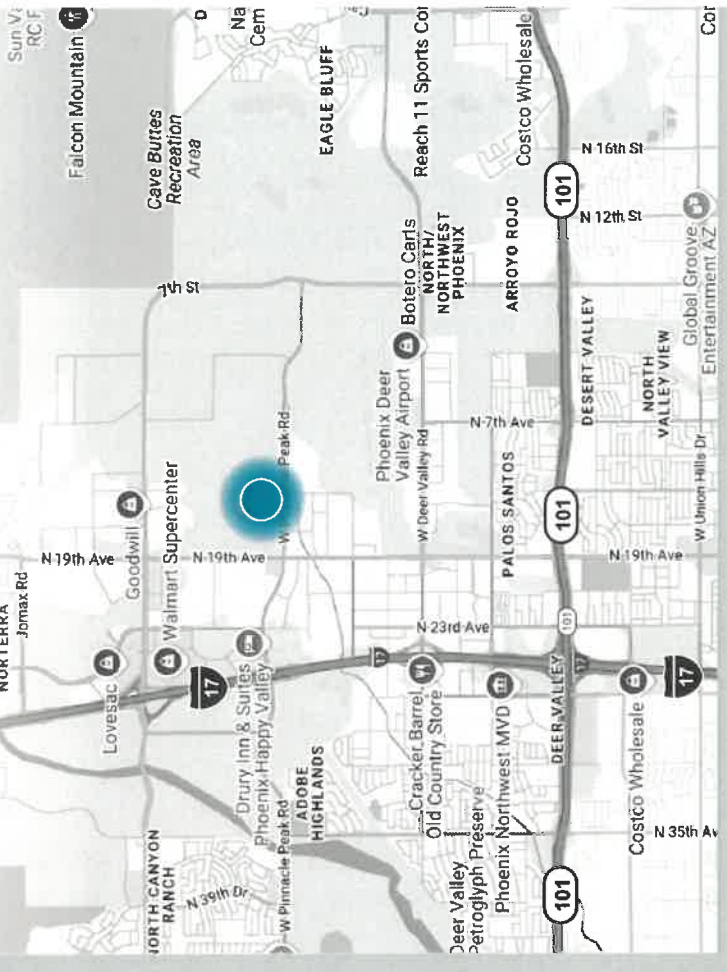
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## PHOENIX | AZ

### LOCATION MAP



### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2020 Population	55,192	192,499	776,464
2024 Population	57,697	197,235	789,849
2029 Population Projection	62,660	213,483	853,859
Annual Growth 2020-2024	1.1%	0.6%	0.4%
2024 Households	23,151	78,695	305,811
Avg Household Income	\$96,885	\$97,330	\$104,629
Total Specified Consumer Spending (\$)	\$762.8M	\$2.6B	\$10.8B



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