



PRIME DEER VALLEY INDUSTRIAL PARK BUILDING
FOR SALE ±26,681 SF



RARE AND FUNCTIONAL FOOTPRINT OPPORTUNITY

2025 W. QUAIL AVE. | PHOENIX, AZ 85027



BUILDING SPECIFICATIONS

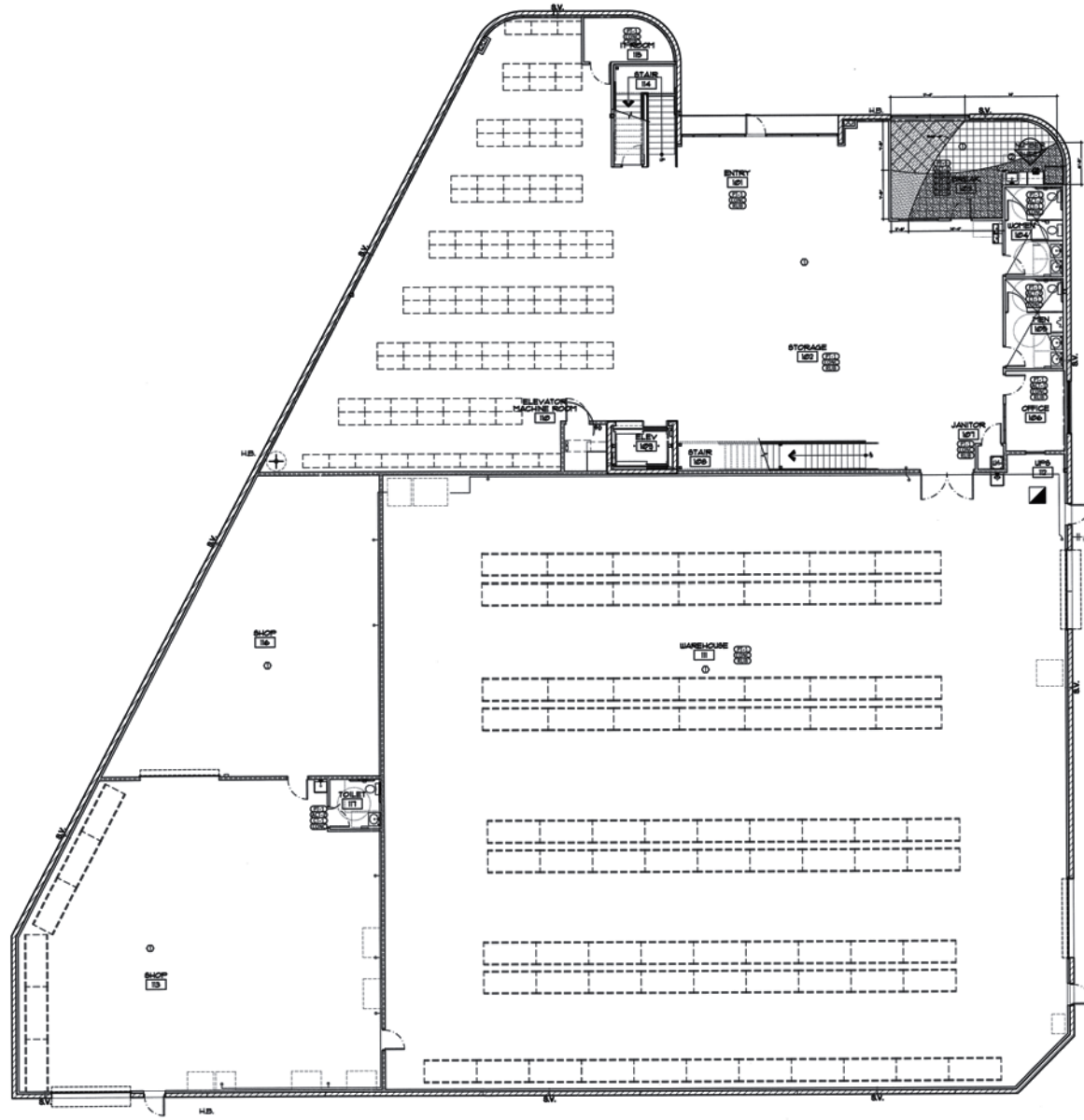
TOTAL BUILDING RBA:	±26,681 SF
LAND AREA:	±68,999 SF / ±1.58 AC
YEAR BUILT:	2015
CONSTRUCTION:	Masonry
WAREHOUSE:	±14,065 SF
CLEAR HEIGHT:	22'
OFFICE:	±12,552 SF of Production and Open Office Areas
TRUCKWELL:	0
DRIVE INS:	Three (3) 10' x12'
PARKING:	64 Spaces 2.40 : 1,000 SF Ratio
APN NUMBER:	209-06-174
S.E.S. (SERVICE ENTRANCE SECTION) POWER:	480V / 277V / 1,200A

SITE PLAN

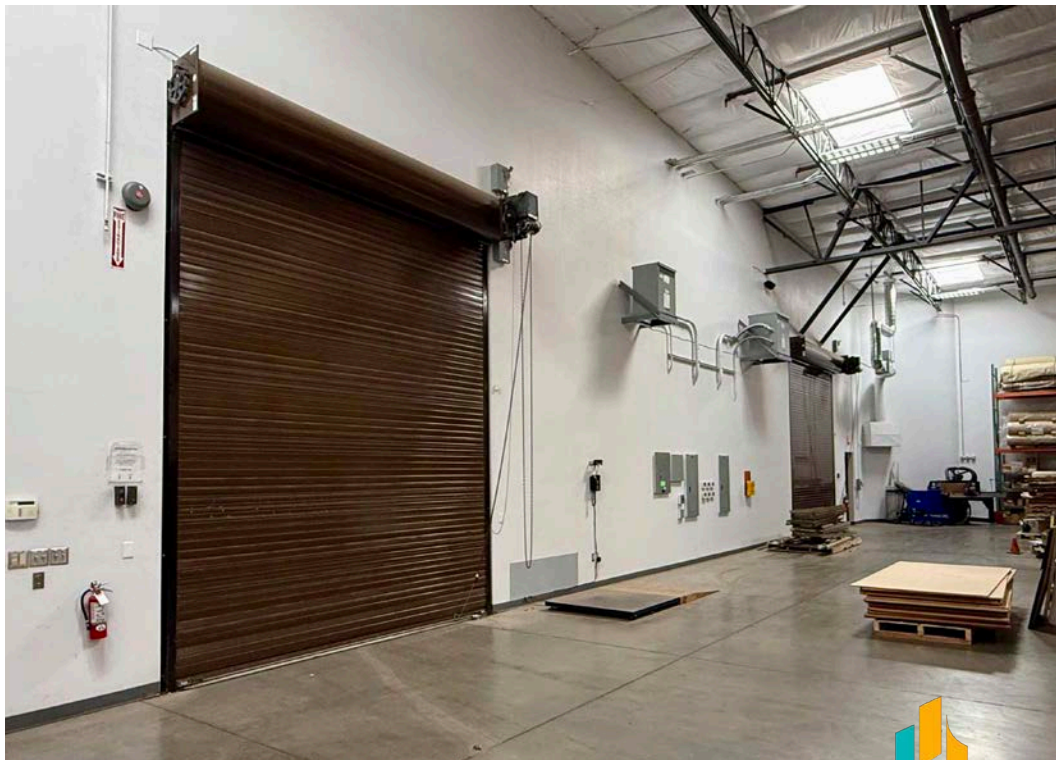
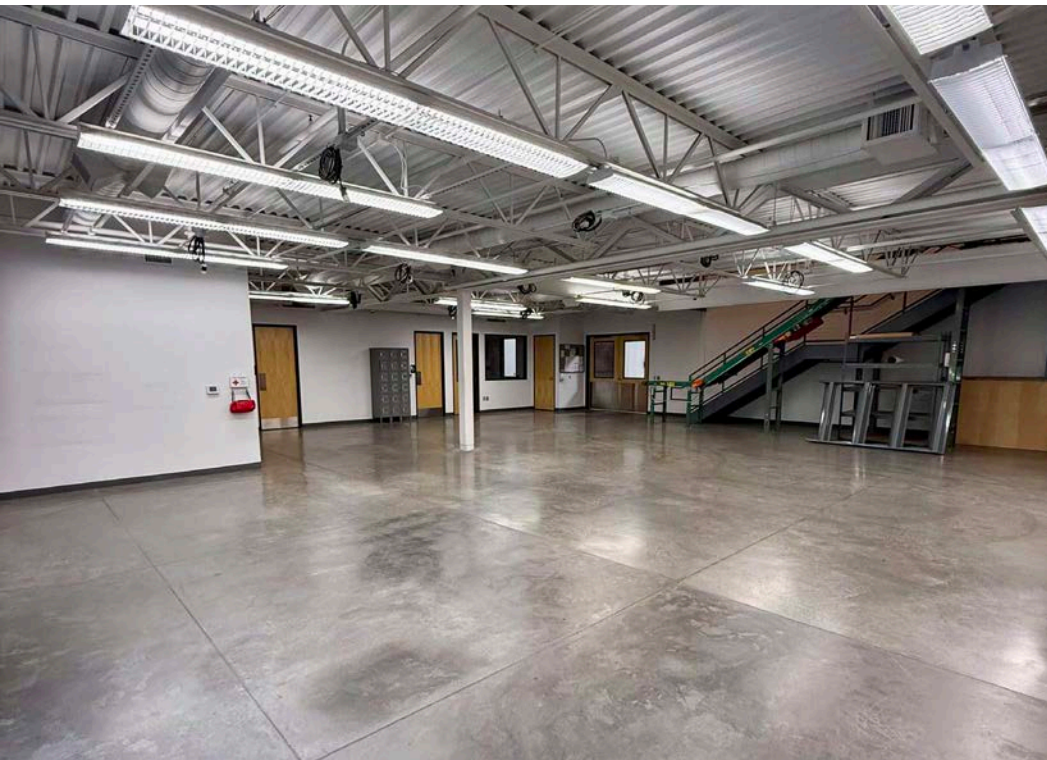


*NOT TO SCALE

FLOOR PLAN



*NOT TO SCALE



PROPERTY AERIAL



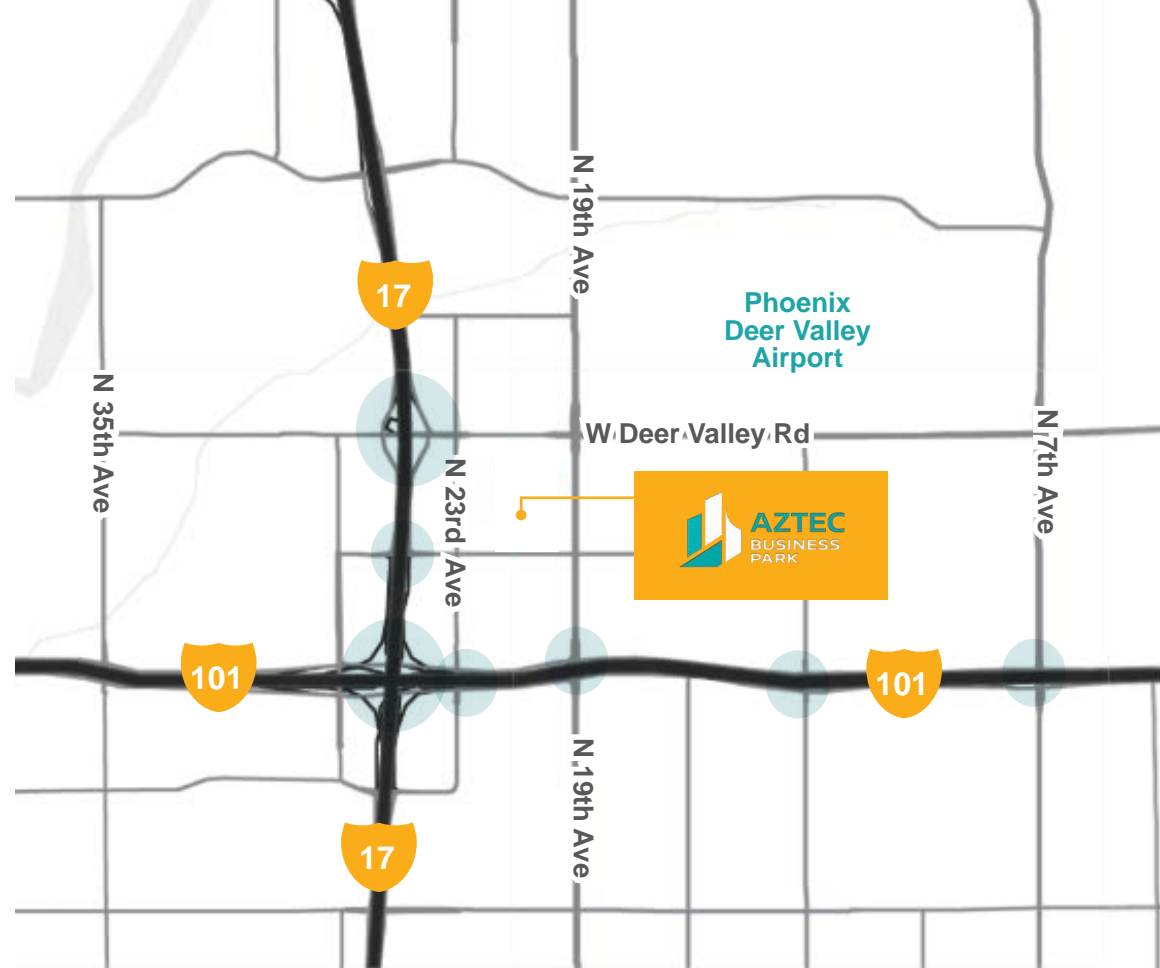


LOCATION HIGHLIGHTS

Positioned in a High-Growth Corridor

The property sits within a rapidly expanding industrial corridor benefiting from advanced manufacturing and semiconductor investment across the North Phoenix region.

- Immediate access to I-17 & Loop 101 interchange
- Located in the Deer Valley industrial submarket
- Minutes from Phoenix Deer Valley Airport
- Surrounded by major manufacturing & logistics users
- Access to large North Phoenix labor base
- Positioned within a high-growth advanced manufacturing corridor



PROJECT HIGHLIGHTS



Functional
±26,681 SF
Freestanding
Industrial Facility

- Large ±1.58 acre parcel providing strong yard and circulation capabilities
- High-power infrastructure (480V / 1,200A) ideal for manufacturing and production users
- Drive-through access for trucks
- Efficient loading with drive-in doors
- Two-story office buildout supporting administrative and operational teams
- Entrances on both 21st Ave and Quail Ave
- Located in North Phoenix's premier Deer Valley industrial corridor



AMENITIES MAP

MAJOR EMPLOYERS



DESTINATION MILES

- Interstate 17: 0.63 miles
- Arizona State Loop 101: 1.43 miles
- Deer Valley Airport: 2.62 miles
- Arizona State Loop 303: 6.80 miles
- TSMC (East Entrance): 7.60 miles
- Sky Harbor International Airport: 22.42 miles



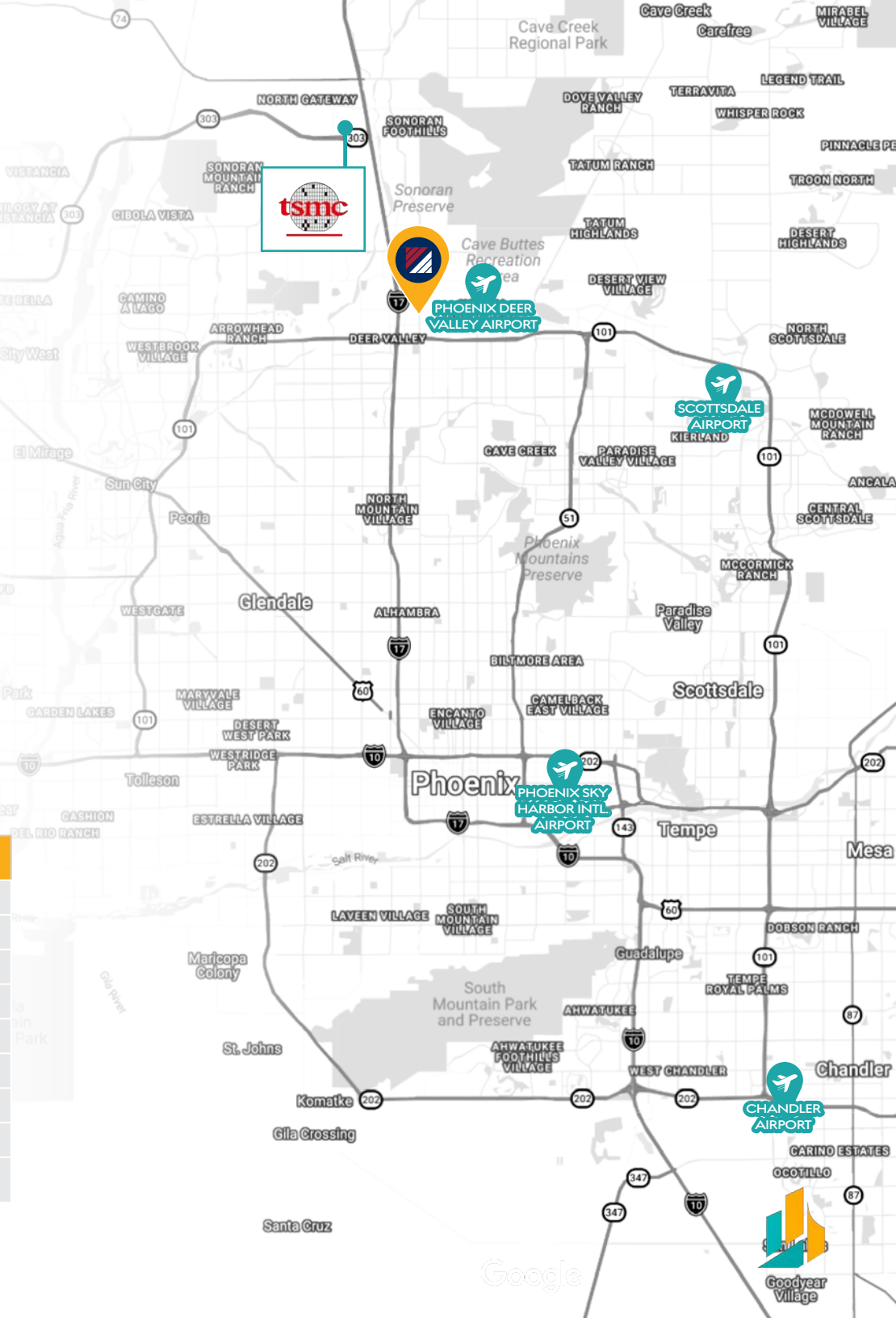
TSMC NEIGHBOR

The TSMC plant's development in North Phoenix is a game-changer for the region, positioning it as a major semiconductor and high-tech manufacturing hub.

The industrial property at 2025 W. Quail Ave is strategically situated to benefit from the robust economic momentum in the Deer Valley submarket, driven by proximity to major employers such as TSMC. This location offers exceptional advantages for industrial, logistics, and technology-focused businesses looking to capitalize on the area's dynamic growth.

- + RISING DEMAND FOR INDUSTRIAL & FLEX SPACE
- + ACCESS TO A SKILLED WORKFORCE
- + ECONOMIC EXPANSION & BUSINESS INVESTMENT
- + ENHANCED LOGISTICS & SUPPLY CHAIN EFFICIENCY
- + OPPORTUNITIES FOR R&D & INNOVATION
- + ATTRACTIVE INCENTIVES & MARKET FUNDAMENTALS

DEMOGRAPHICS			
2020 Population	82,539	229,770	890,545
2024 Population	83,913	231,234	903,840
2029 Population Projection	90,705	249,515	976,705
2020 Households	32,767	89,462	345,474
2024 Households	33,345	89,652	349,551
2029 Household Projection	36,117	96,860	378,292
Avg Household Income	\$91,463	\$99,231	\$98,555
Median Household Income	\$73,784	\$78,937	\$75,802
Total Specified Consumer Spending (\$)	\$1.1B	\$3.1B	\$11.9B





21ST AVE.

FOR MORE INFORMATION, CONTACT:

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