FOR SALE OR LEASE DEER VALLEY TECHNOLOGY PARK

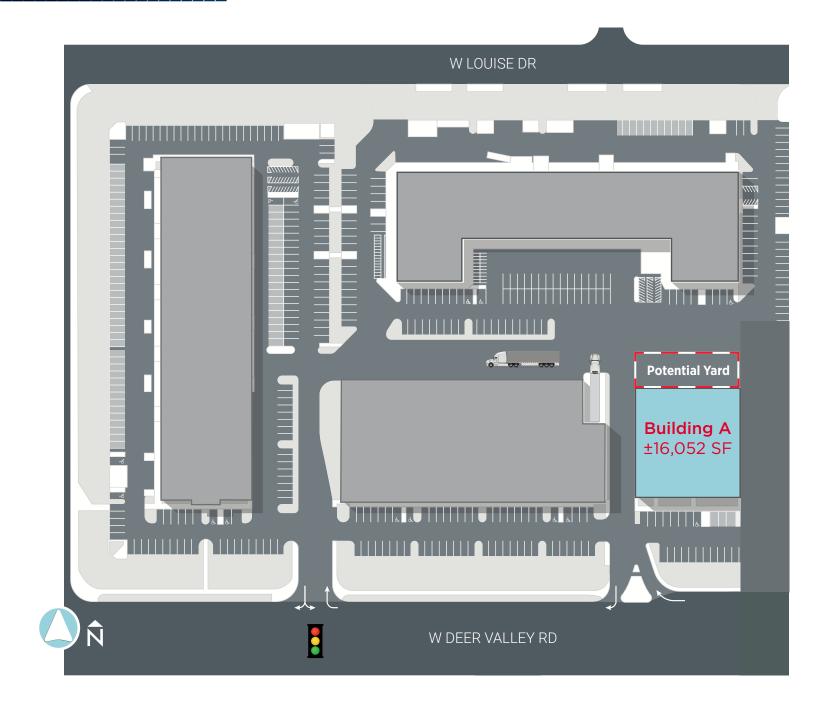
2844 WEST DEER VALLEY ROAD





RARE ±16,052 SQUARE FOOT FREESTANDING INDUSTRIAL BUILDING

PROPERTY SITE PLAN



BUILDING A

SIZE	±16,052 SF
PARCEL (APN)	206-04-073A
SITE AREA	±0.93 acres (40,688 square feet)
ZONING	CP/GCP
CLEAR HEIGHT	±12 feet
LOADING	Two (2) Grade level Door (10'x12')
YEAR BUILT	1983 (Reno 2024)
COOLING	100% air conditioned
OFFICE BUILDOUT	±1,800 SF
POWER	800 Amps 120/208 Volt, 3-Phase
PARKING RATIO/	±2.2 spaces per 1,000 SF
SPACES	36 parking spaces
LEASE RATE	\$1.40 NNN
SALE PRICE	\$4,414,300 (\$275 PSF)

2024 RENOVATIONS

- Spec Office
- Interior/Exterior Paint Grade Level Doors
- LED Lighting
- Insulation

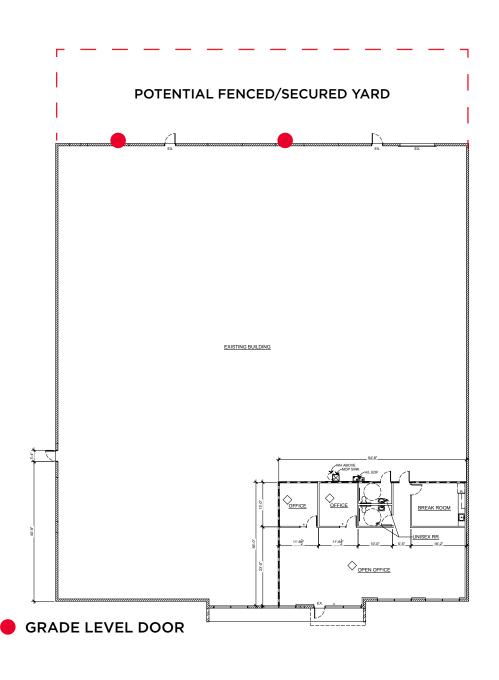
 - Asphalt





OFFICE PLAN

2844 WEST DEER VALLEY ROAD ±16,052 SQUARE FEET











LOCAL AMENITIES



SURROUNDING AREA

TAIWAN SEMICONDUCTOR MANUFACTURING PLANT

As one of TSMC's advanced fabs, TSMC Arizona will play a vital role in the U.S. government's goal to onshore semiconductor manufacturing and strengthen national economic competitiveness. This \$65 billion plant will have 3 fabs. TSMC Arizona's first fab will operate it's leading-edge semiconductor process technology (N4 process), starting production in the first half of 2025. The second fab will utilize its leading edge N3 and N2 process technology and be operational in 2028. The recently announced third fab will manufacture chips using 2nm or even more advanced process technology, with production starting by the end of the decade. TSMC Arizona will be able to produce semiconductor wafers for its valued customers using the most advanced process capabilities in the country

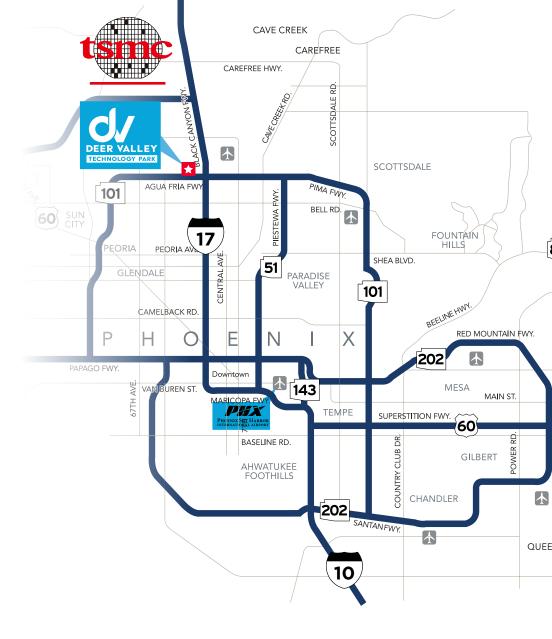
TSMC Arizona will create approximately 6,000 jobs – and more than 20,000 accumulated unique construction jobs, as well as tens of thousands of indirect supplier jobs.

MAJOR EMPLOYERS

American Express, Honeywell, COX, USAA, FedEx, Amazon, Discover Financial Services, HonorHealth, Gore, Best Western and PetSmart.

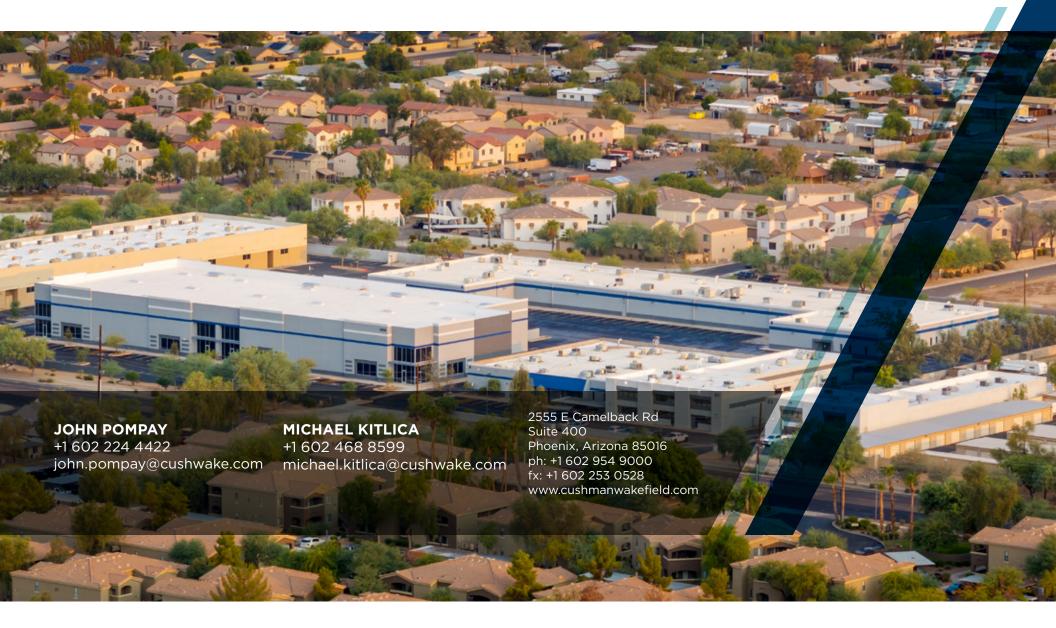
DEMOGRAPHICS*

	3 Miles	5 Miles	7 Miles
Total Population	82,825	236,031	451,310
Avg. HH Income	\$82,870	\$92,642	\$94,175
# of Households	32,419	91,177	173,727



DESTINATION	MILES
TSMC (EAST ENTRANCE)	7.60
INTERSTATE 17	0.63
ARIZONA STATE LOOP 303	6.80
ARIZONA STATE LOOP 101	1.43
DEER VALLEY AIRPORT	2.62
SKY HARBOR INTERNATIONAL AIRPORT	22.42





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