



# ADOBE | 17

DEER VALLEY LOGISTICS CENTER

I-17 & ADOBE ROAD  
PHOENIX, ARIZONA

±130,000 s.f. Class A  
Industrial Building



Jones Lang LaSalle Americas, Inc. License #: CO508577000





## Building features

- ±130,000 s.f building
- Fully Air Conditioned
- 32' clear height
- 192' x 664' space dimensions
- 60' x 56' column spacing
- 120' full concrete truck court
- Up to 28 insulated dock high doors
- 4 insulated grade level doors
- 200 auto parking stalls
- K-25 ESFR fire sprinklers
- R38 insulation; single ply, 60 mil, TPO roof
- 3,000 amp; 277/480v, 3 phase
- Fiber optics ready
- Painted warehouse walls/ columns
- Energy efficient clerestory windows in lieu of skylights
- Secured dock areas with motorized gates
- 7" thick concrete slab





*“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

Adobe | 17 Logistics Center 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.

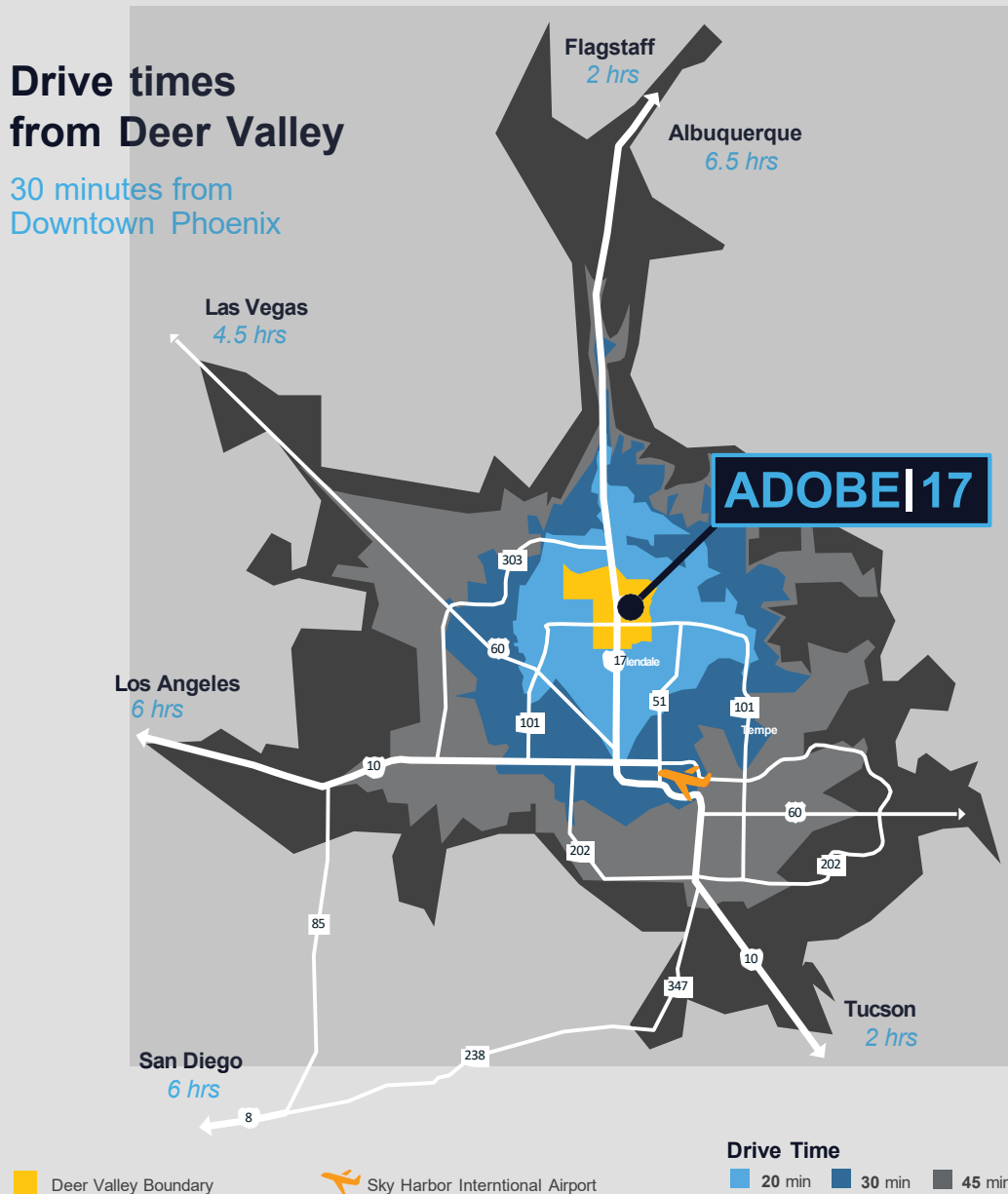
### Location highlights

- 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:

**Steve Sayre**  
+1 602 999 7720  
[Steve.Sayre@jll.com](mailto:Steve.Sayre@jll.com)

**Riley Gilbert, SIOR**  
+1 602 282 6271  
[Riley.Gilbert@jll.com](mailto:Riley.Gilbert@jll.com)

**John Lydon**  
+1 602 282 6326  
[John.Lydon@jll.com](mailto:John.Lydon@jll.com)

**Kelly Royle**  
+1 602 814 1583  
[Kelly.Royle@jll.com](mailto:Kelly.Royle@jll.com)



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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.