

FOUR MULTI-TENANT LIGHT INDUSTRIAL BUILDINGS TOTALING 110,679 SQUARE FEET | PREMIER DEER VALLEY SUBMARKET



FOR LEASE DEER VALLEY FOUR PHOENIX | AZ

FOR MORE INFORMATION, CONTACT:

TREVOR MCKENDRY
Executive Vice President
P: 602.575.2332 | F: 602.296.0819
tmckendry@daumcre.com

CHRIS ROGERS
Executive Vice President
P: 602.575.2309 | F: 602.296.0819
crogers@daumcre.com

DAN CASEY
Associate Vice President
P: 602.575.2315 | M: 602.402.5657
dcasey@daumcre.com

PROPERTY HIGHLIGHTS



110,679 SF
total building size



5.7 AC
lot size



20'
clear height



Deer Valley
prime submarket
location



CP/GCP
zoning



1999-2005
year built

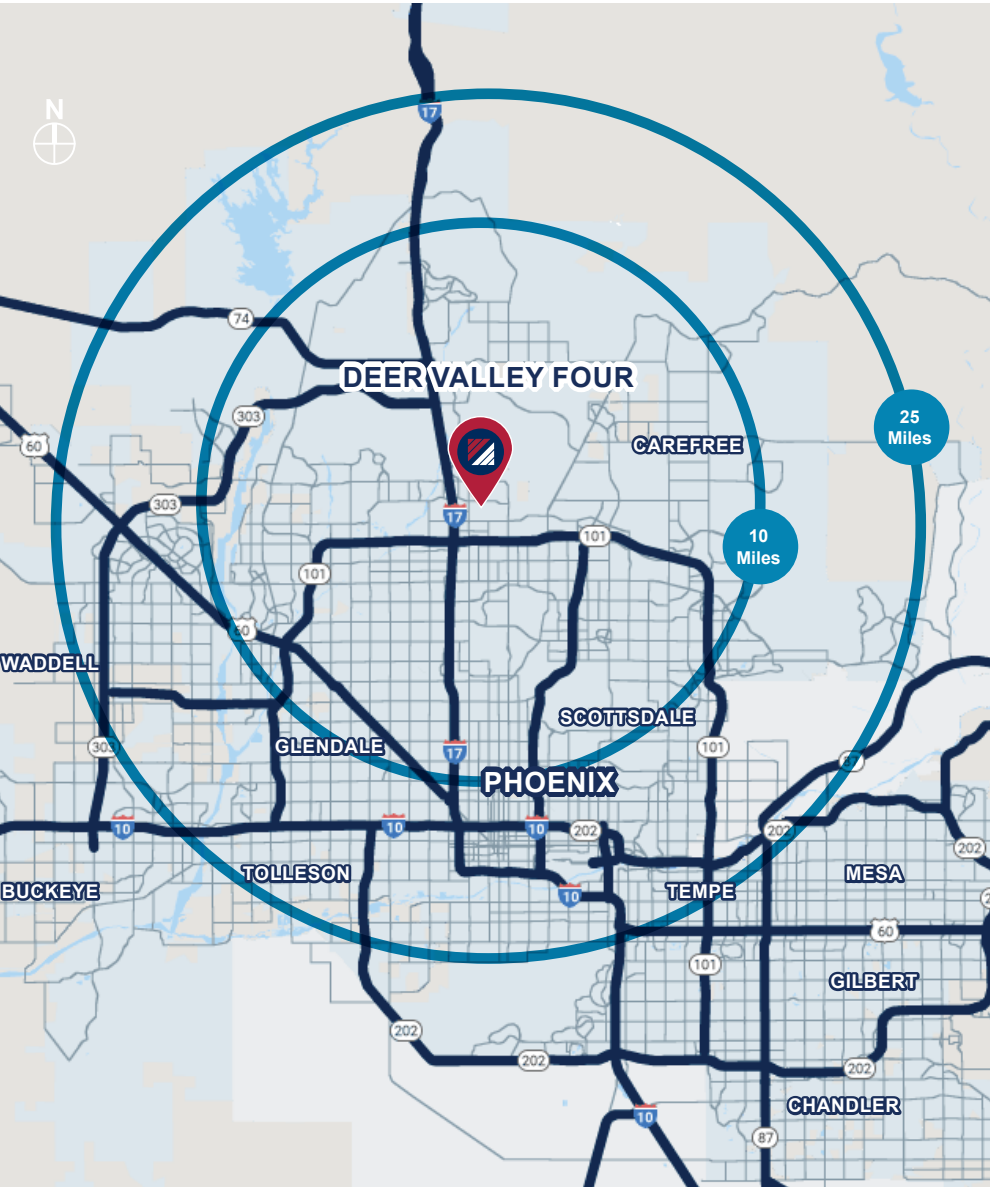
DAUM
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

DEER VALLEY FOUR

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PROPERTY HIGHLIGHTS




110,679 SF
TOTAL SPACE AVAILABLE



5.7 ACRES
SITE SIZE



DEER VALLEY
PRIME SUBMARKET LOCATION

PROPERTY OVERVIEW

Addresses	23005, 23015, 23021, & 23025 N. 15th Avenue
	Phoenix, AZ 85027
Product Type	Light Industrial
	23005: 27,281 SF
	23015: 23,980 SF
Total RSF	23021: 29,808 SF
	23025: 29,610 SF
	Total: 110,679 SF
Leased	99.97%
# of Buildings / Tenants	4/38
Zoning	CP/GCP
Clear Height	20'
Shared Truckwells	2
Grade Level Doors	10'x12' Grade Level Doors
Minimum Divisible	750 SF Office & 3,300 SF Industrial
Year Built	1999-2005
Power	3 Phase - 120/208V 200 Amps per suite

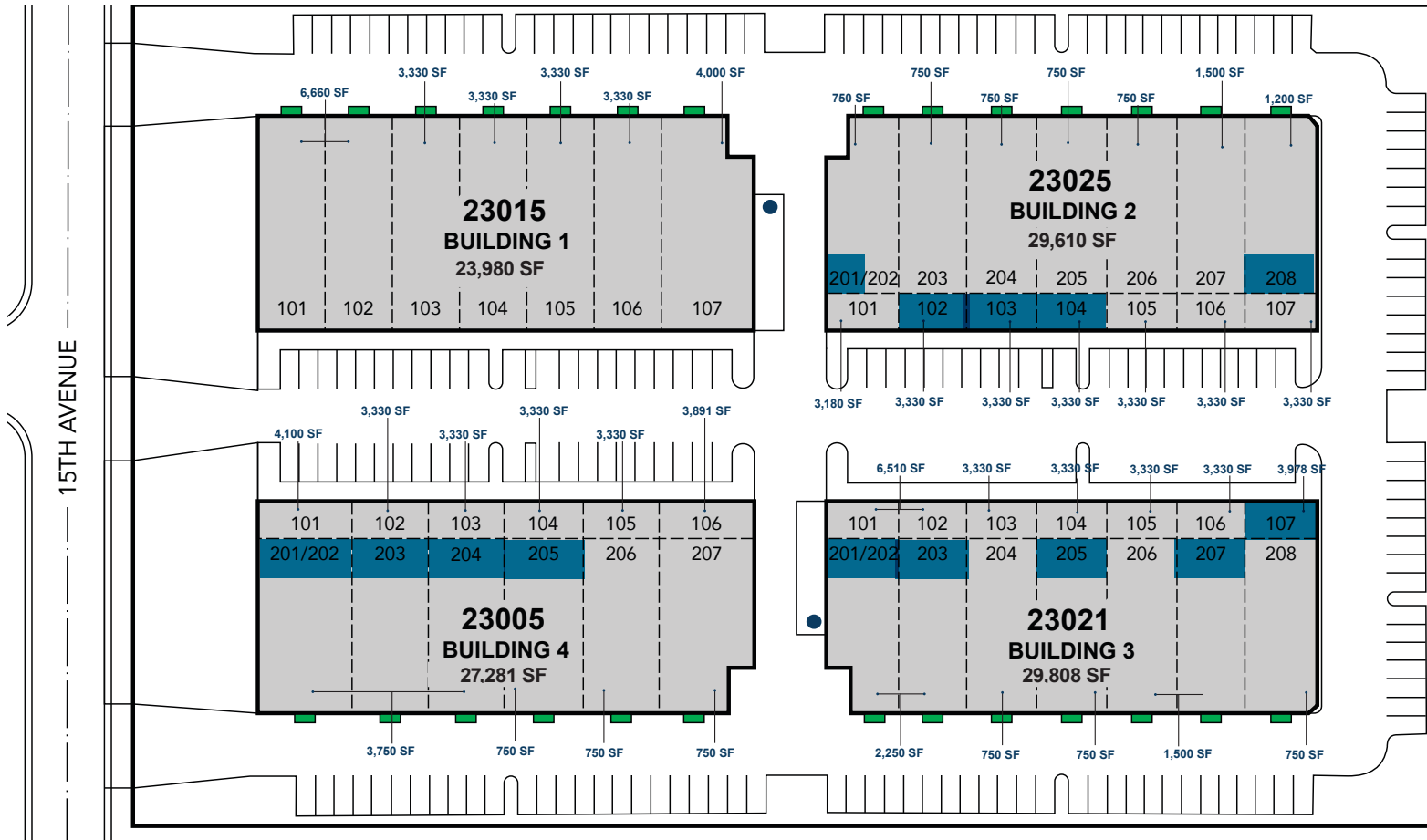
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FLOOR PLANS



LEGEND

- Vacancy
- Truckwell
- Grade Level Doors

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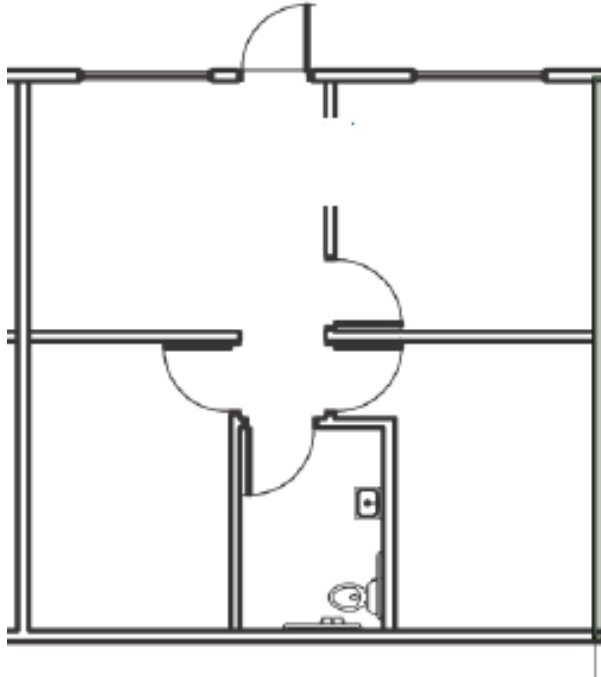
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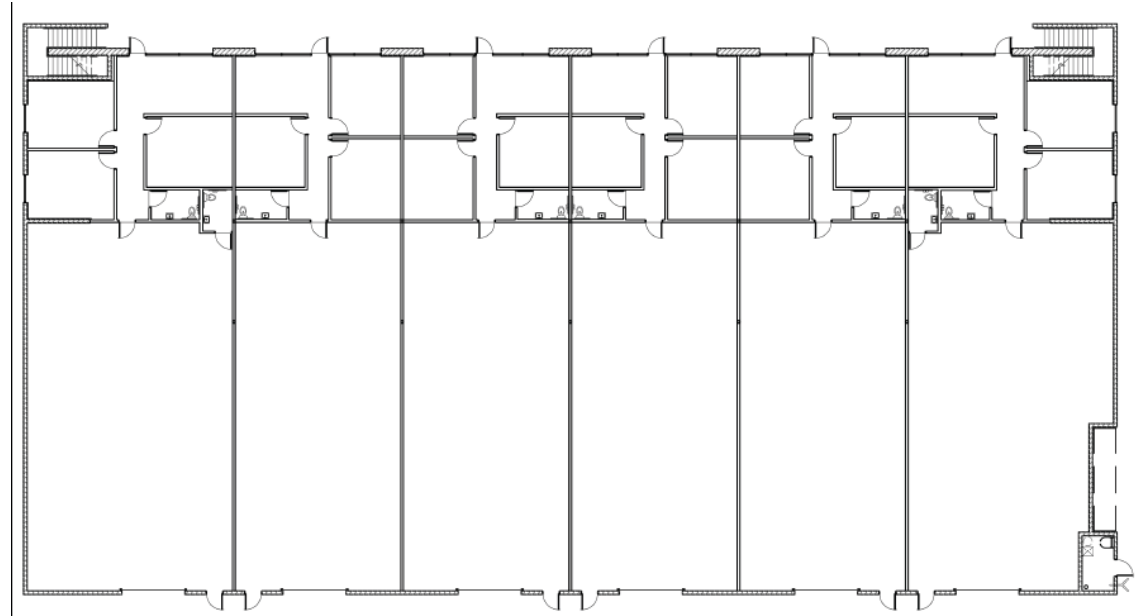
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AVAILABILITIES

INDUSTRIAL FLOOR PLAN EXAMPLES



OFFICE SUITES 750 SF



INDUSTRIAL 3,300 SF SUITES

SPACE TYPE	SUITE	SF	ASKING RATE
OFFICE	200 Level	750	\$1.70/MO/NNN
WAREHOUSE	100 Level	3,300	\$1.60/MO/NNN

23025 N. 15th Ave.- Building 2	SUITES 102, 103, AND 104 (3,330 SF INDUSTRIAL SUITES- 9,990 SF CONTIGUOUS)	SUITES 205 (750 SF) AND 208 (1,200 SF) (OFFICE SUITES)
23021 N. 15th Ave.- Building 3	SUITE 107 (3,330 SF INDUSTRIAL SUITE)	SUITES 201, 202, 203, 205, 206, AND 207 (750 SF OFFICE SUITES- 2,250 SF CONTIGUOUS)
23005 N. 15th Ave.- Building 4	SUITES 201-204 (4- 750 SF OFFICE SUITES FOR SUBLEASE)	SUITE 205 (750 SF)

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PHOTOS



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AMENITIES MAP



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INSIDE TSMC, THE TAIWANESE CHIPMAKING GIANT THAT'S BUILDING A NEW PLANT IN PHOENIX



Taiwan Semiconductor Manufacturing Company may not be a household name, but with a market value of over \$550 billion, it's one of the world's 10 most valuable companies. Now, it's leveraging its considerable resources to bring the world's most advanced chip manufacturing back to U.S. soil.

CNBC got an exclusive tour of the \$12 billion fabrication plant, or fab, in Phoenix, Arizona, where TSMC will start making 5-nanometer chips in 2024. The company says it will produce 20,000 wafers each month.

"These are parts that are going to be used in lots of different places: CPUs, GPUs, IPUs, etc. They'll be used in smartphones," Rick Cassidy told CNBC. Cassidy is TSMC's chief strategy officer and the president and CEO of TSMC's project in Arizona.

TSMC makes key components for everything from cellphones to F-35 fighter jets to NASA's Perseverance Rover mission to Mars. Earlier this month, it announced plans for a new factory in Japan, where it will produce chips with older technologies, for things like household devices and certain car components. TSMC is also Apple's exclusive provider of the most advanced chips inside every iPhone currently on the market and most Mac computers.

"But they remain sort of in the background, in terms of end markets. So Apple gets all the accolades when a

new phone comes out," said Joanne Itow, managing director of manufacturing at Semico Research.

"We're low-key. We let our products speak for themselves. Their success brings all the business that we could ever hope for," Cassidy said.

The U.S. was the birthplace of advanced silicon, but for decades now, it's been losing market share to Asia, where 79% of the world's chip production happened in 2020, according to industry association SEMI. It calculated the U.S. was responsible for 12% of worldwide chip manufacturing last year, down from 37% in 1990.

TSMC's \$12 billion 5-nanometer chip fabrication plant is six months into being built in northern Phoenix, Arizona, on September 28, 2021.

TSMC alone was responsible for 24% of the world's semiconductor output in 2020, up from 21% in 2019, according to the company. When it comes to the most advanced chips used in the latest iPhones, supercomputers and automotive AI, TSMC is responsible for 92% of production while Samsung is responsible for the other 8%, according to research group Capital Economics.

SOURCE: <https://www.cnbc.com/2021/10/16/tsmc-taiwanese-chipmaker-ramping-production-to-end-chip-shortage.html>

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TOP COMPANIES

NO. EMPLOYEES

1. TSMC
20,000 Employees
2. THE ARIZONA REPUBLIC
1,011 Employees
3. COX
2,158 Employees
4. HONEYWELL
6,111 Employees
5. DISCOVER
3,003 Employees
6. BEST WESTERN
966 Employees
7. AMERICAN EXPRESS
7,603 Employees
8. PETS MART
2,034 Employees



	STATE LAND
	BUREAU OF LAND RECLAMATION

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