

FOR SALE OR LEASE

# 1654 W. KNUDSEN DRIVE

PHOENIX | AZ



±25,880 SF  
AVAILABLE



±1.50 AC LOT



FOUR (4)  
GRADE LEVEL DOORS



1,600 AMPS, 3 PHASE  
POWER

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

1654 W. KNUDSEN DR. IS A WELL-POSITIONED INDUSTRIAL BUILDING ALONG KNUDSEN DRIVE IN PHOENIX, ARIZONA.

This building is an opportunity for manufacturing, storage, and a variety of service-related operations.

Located within a vibrant commercial corridor, this building benefits from excellent accessibility and are strategically poised for long-term growth.



## PROPERTY HIGHLIGHTS

- ±25,880 SF Freestanding Industrial Building
- ±1.50 AC of Land
- 28' Clear Height (High Clearance Capability)
- Four (4) Grade Level Loading Doors
- ±60.0 AC of Secured, Paved and Fenced Yard
- Heavy Power - 1,600 Amps, 3 Phase
- LED Lighting
- Abundant Parking - 2.09/1,000 SF
- Zoning: IND. PK. City of Phoenix

## LOCATION HIGHLIGHTS

- Great Regional Access - Located in Deer Valley
- Excellent Freeway Proximity to Loop 101 and Interstate 17 Freeways
- Nearby Amenities for Workforce and Operations

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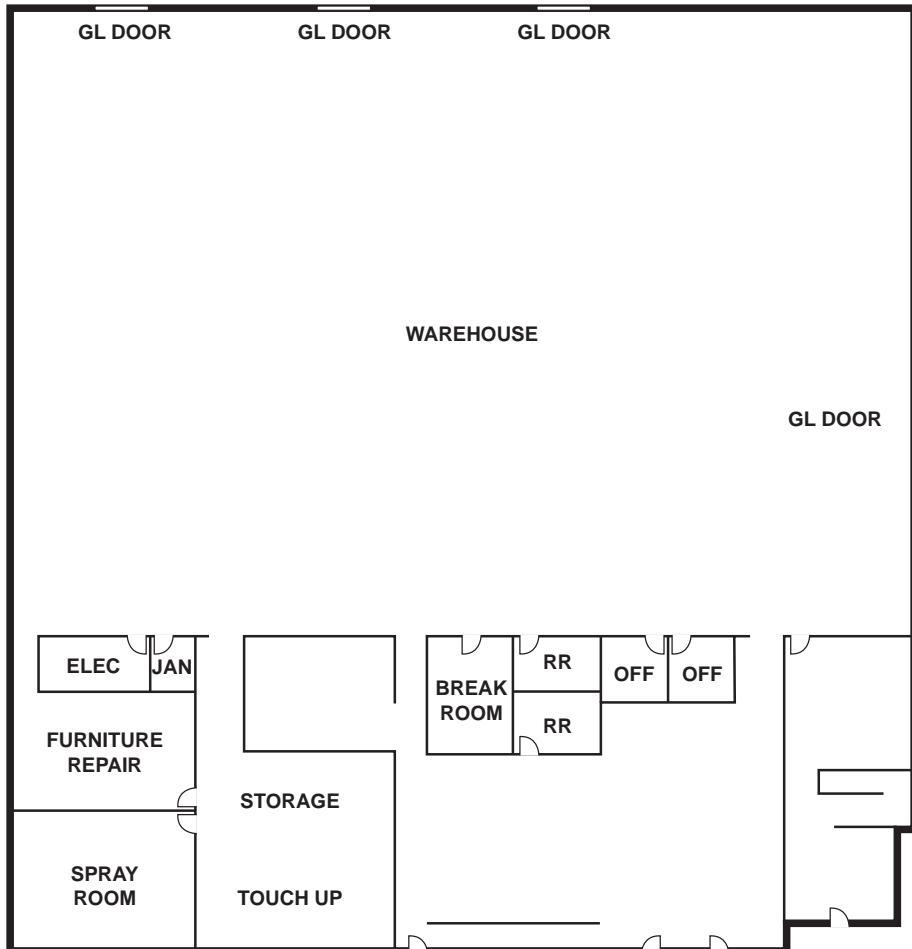
## PHOTOS



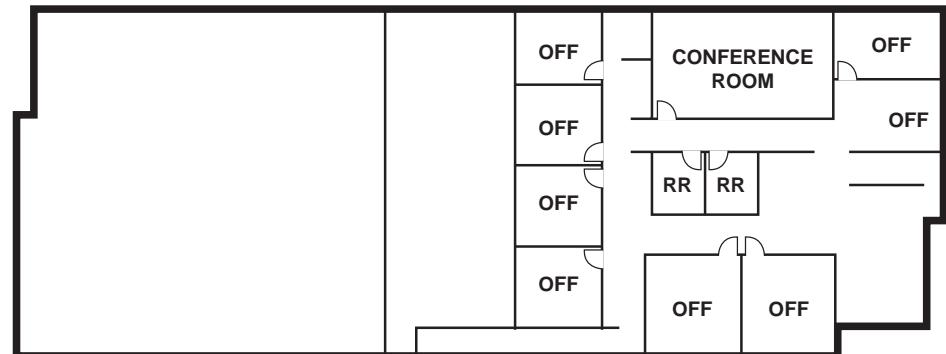
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## FLOOR PLAN

### FIRST FLOOR



### SECOND FLOOR - MEZZANINE OFFICE



\*NOT TO SCALE

## MAJOR EMPLOYERS



## WHY THIS MATTERS FOR UNIVERSITY DRIVE

### Strong labor pool:

These diverse larger employers drive demand for services, logistics, office support, and industrial space.

### Logistics network:

With giants like Amazon and FedEx nearby, the local industrial market benefits from robust fulfillment, and distribution infrastructure.

### Resilient economy:

A mix of public, private, tech, healthcare, and manufacturing gives long-term stability and growth potential in the corridor.



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## STRATEGIC PHOENIX LOCATION

- Positioned along Knudsen Drive, a key east-west arterial in Phoenix, providing seamless access to major transportation routes including I-10, I-17, and SR-143.

## PROXIMITY TO PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

- Just minutes from one of the nation's busiest airports, enhancing logistical capabilities for both regional and national operations.

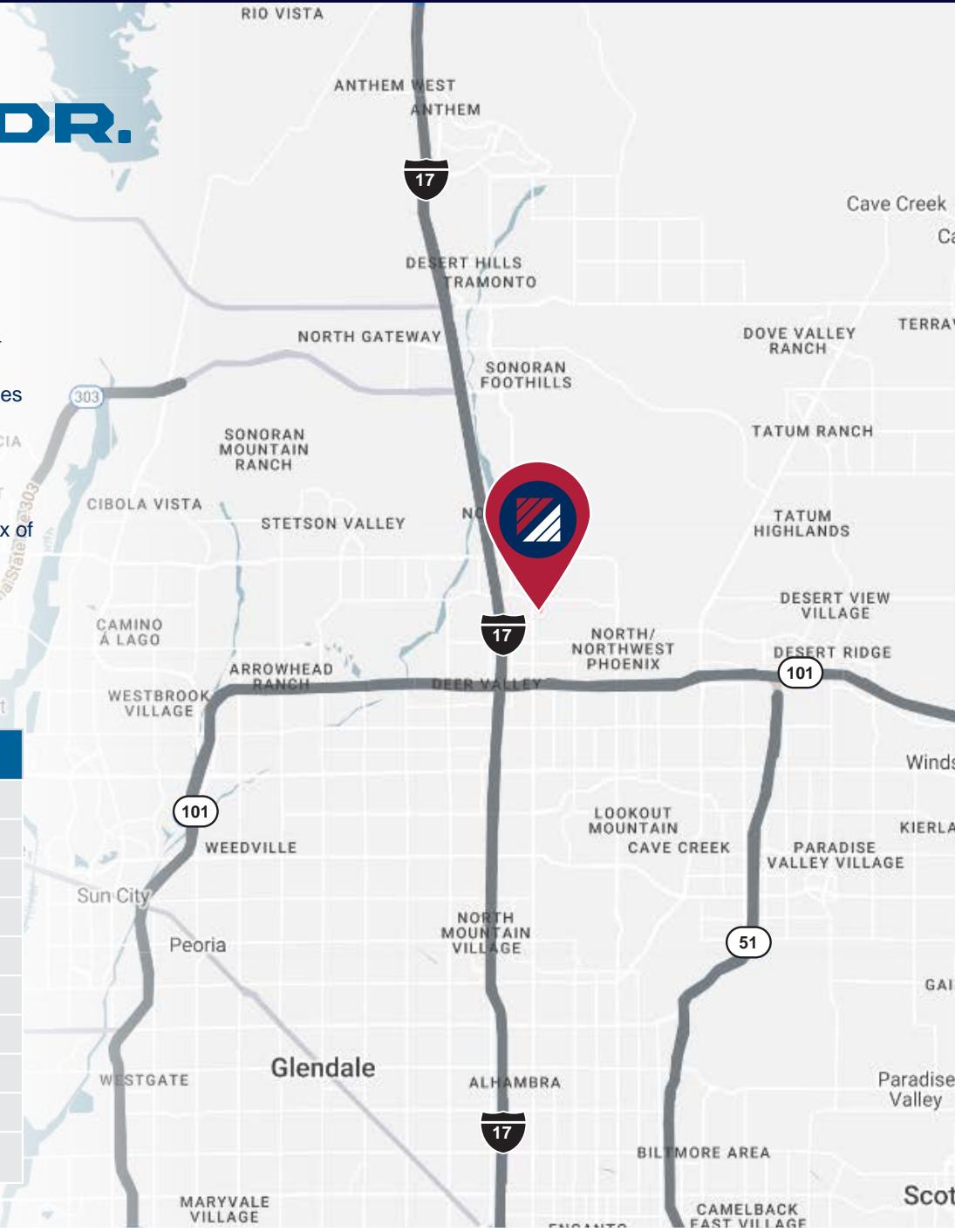
## ESTABLISHED INDUSTRIAL CORRIDOR

- Located within a mature industrial and commercial hub, surrounded by a diverse mix of manufacturers, distributors, and service-based companies.

## NEAR MAJOR EMPLOYERS & ECONOMIC DRIVERS

- Close to significant corporate, technology, and industrial employers that underpin demand for services and industrial infrastructure in the area.

	3 Miles	5 Miles	10 Miles
2020 Population	61,920	204,858	801,460
2024 Population	64,139	208,775	814,246
2029 Population Projection	69,550	225,766	880,043
2020 Households	25,041	81,743	310,421
2024 Households	26,001	82,920	314,694
2029 Household Projection	28,260	89,774	340,678
Avg Household Income	\$93,921	\$97,637	\$103,507
Median Household Income	\$75,353	\$77,602	\$80,569
Total Specified Consumer Spending (\$)	\$841.7M	\$2.8B	\$11B





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