

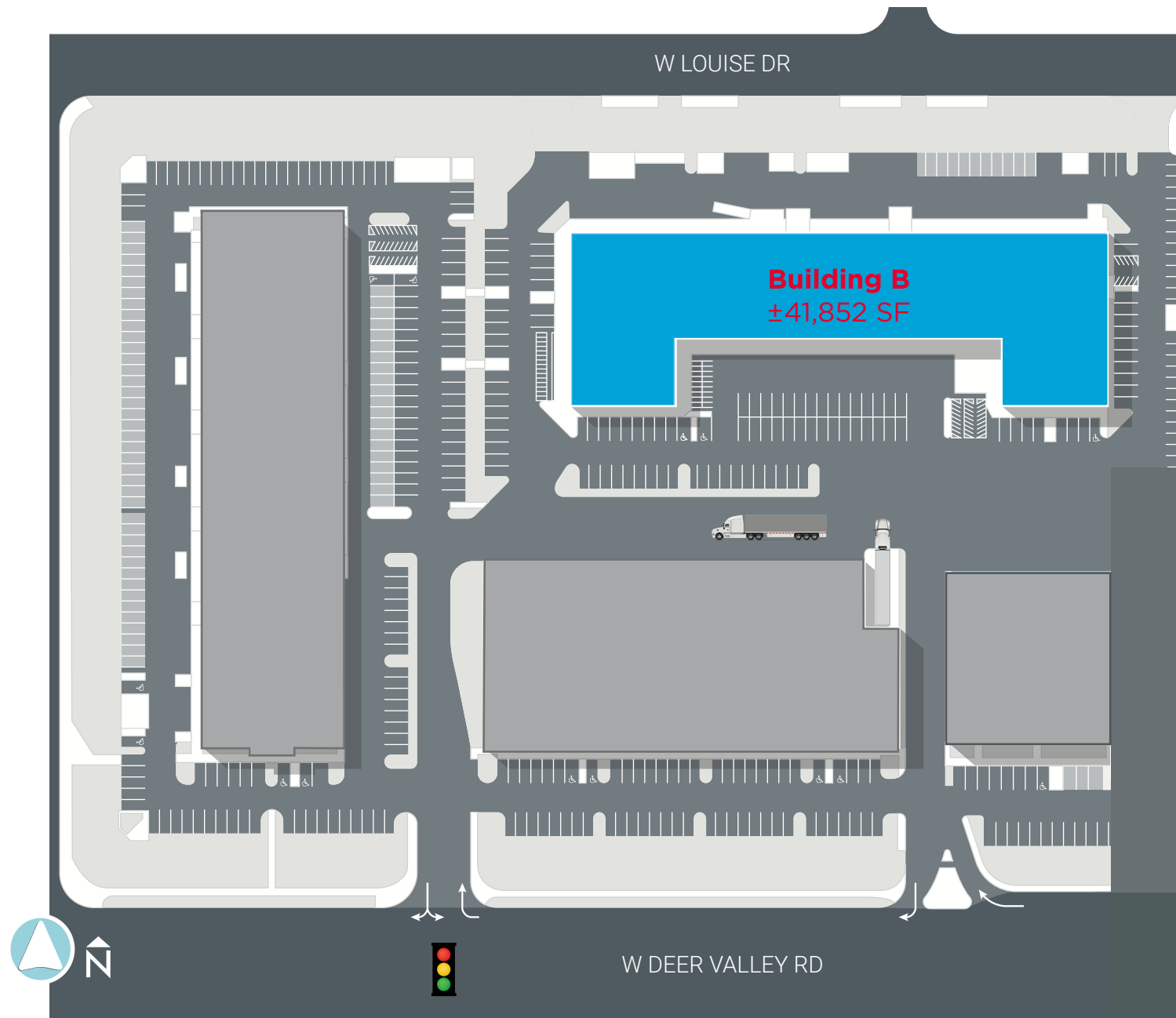
FOR SALE OR LEASE
DEER VALLEY TECHNOLOGY PARK

2837 WEST LOUISE DRIVE



**RARE ±41,852 SQUARE FOOT
FREESTANDING
INDUSTRIAL BUILDING**

PROPERTY SITE PLAN



BUILDING B

SIZE	±41,852 SF
PARCEL (APN)	206-04-074A
SITE AREA	±3.64 acres (158,742 square
ZONING	CP/GCP
CLEAR HEIGHT	±13 feet
LOADING	Four (4) Grade Level Doors (10'x12')
YEAR BUILT	1986 (Reno 2024)
COOLING	100% air conditioned
OFFICE BUILDOUT	±1,800 SF
POWER	1,200 Amps, 277/480 Volt,
PARKING RATIO/ SPACES	±2.3 spaces per 1,000 SF 95 parking spaces
LEASE RATE	\$1.30 NNN
SALE PRICE	\$10,463,000 (\$250 PSF)

2024 RENOVATIONS

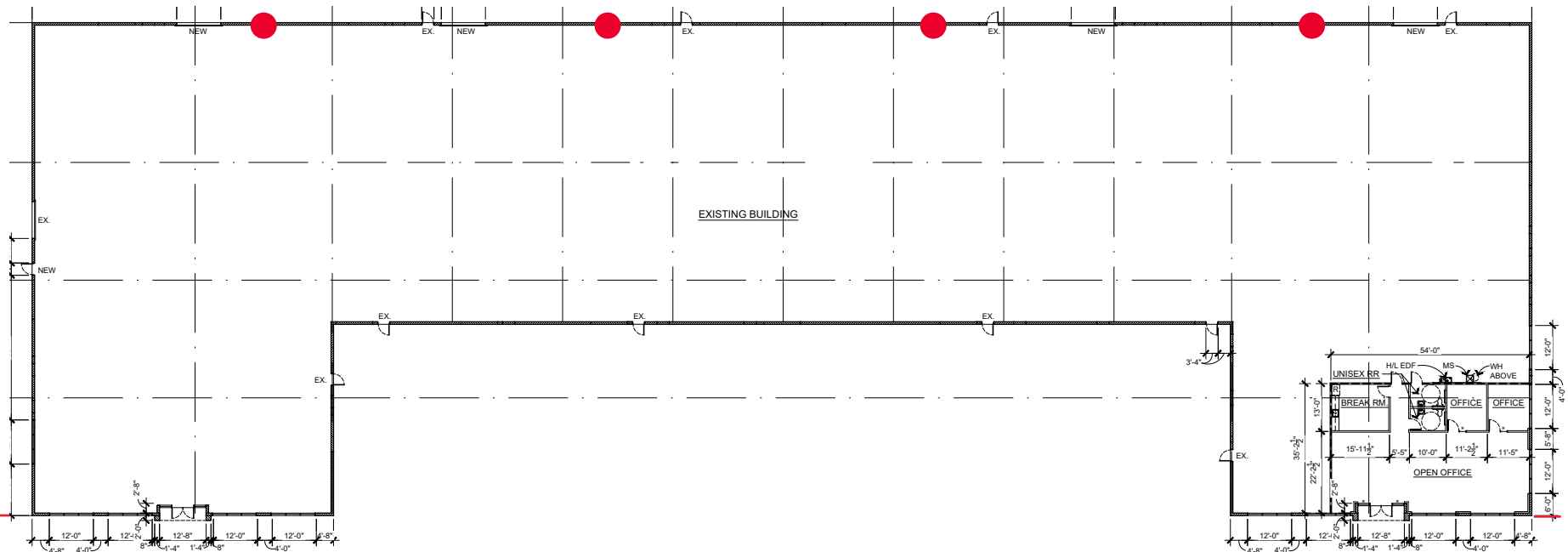
- Spec Office
- Interior/Exterior Paint
- LED Lighting
- Insulation
- Grade Level Doors
- Asphalt



FLOOR PLAN

2837 WEST LOUISE DRIVE
±41,852 SQUARE FEET

FENCED/SECURED YARD





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

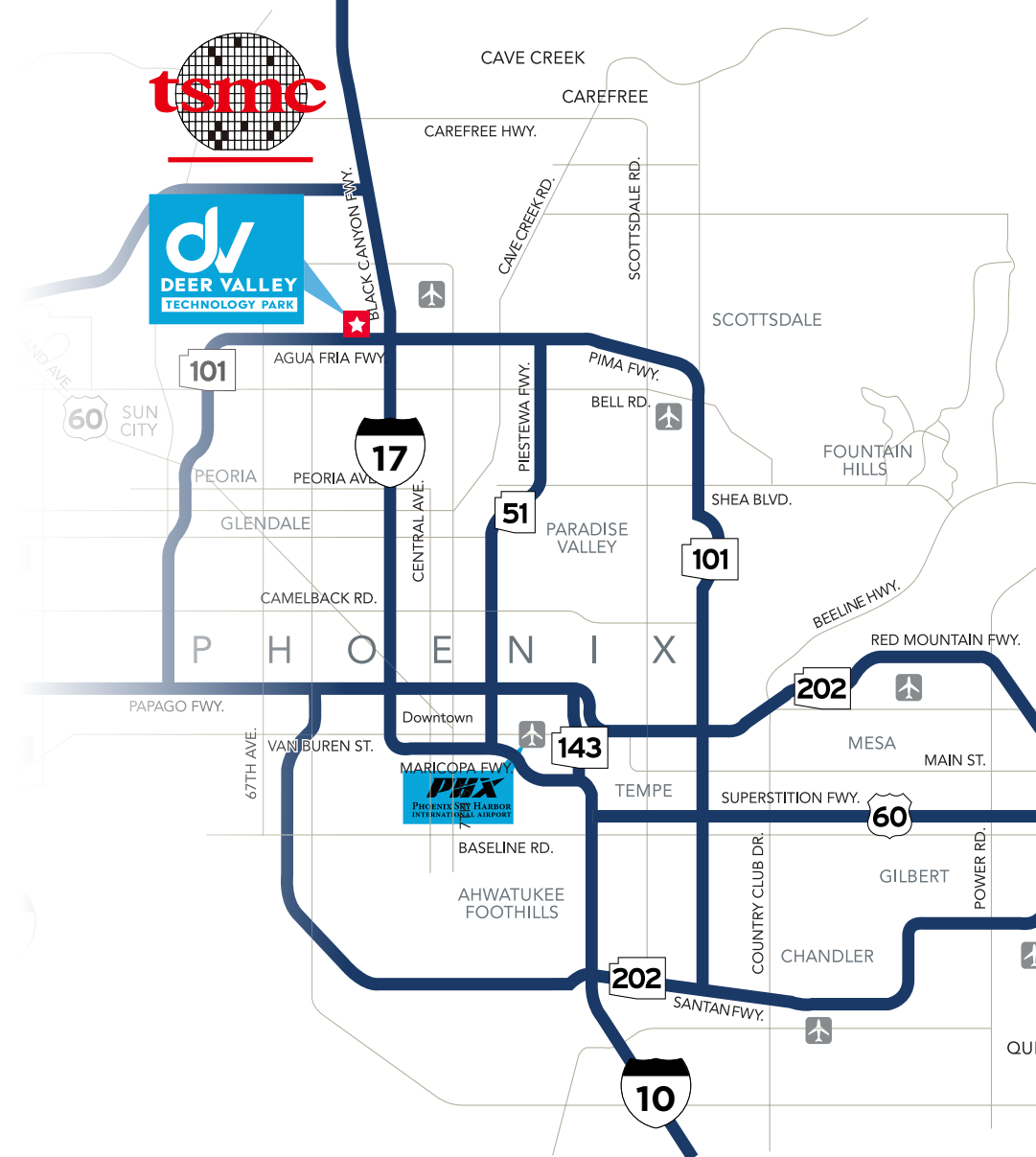
TSMC Arizona will create approximately 6,000 jobs – and more than 20,000 accumulated unique construction jobs, as well as tens of thousands of indirect supplier jobs.

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

JOHN POMPAY
+1 602 224 4422
john.pompay@cushwake.com

MICHAEL KITLICA
+1 602 468 8599
michael.kitlica@cushwake.com

2555 E Camelback Rd
Suite 400
Phoenix, Arizona 85016
ph: +1 602 954 9000
fx: +1 602 253 0528
www.cushmanwakefield.com