



FOR  
LEASE

*±36,907, Single-Tenant, Industrial/Manufacturing  
Building Available with Office & Mezzanine Space in the  
Deer Valley Market*

1733 W PARKSIDE LANE, PHOENIX, AZ



1733 W PARKSIDE LANE

# *±36,907 INDUSTRIAL & OFFICE SPACE* WITH MEZZANINE STORAGE

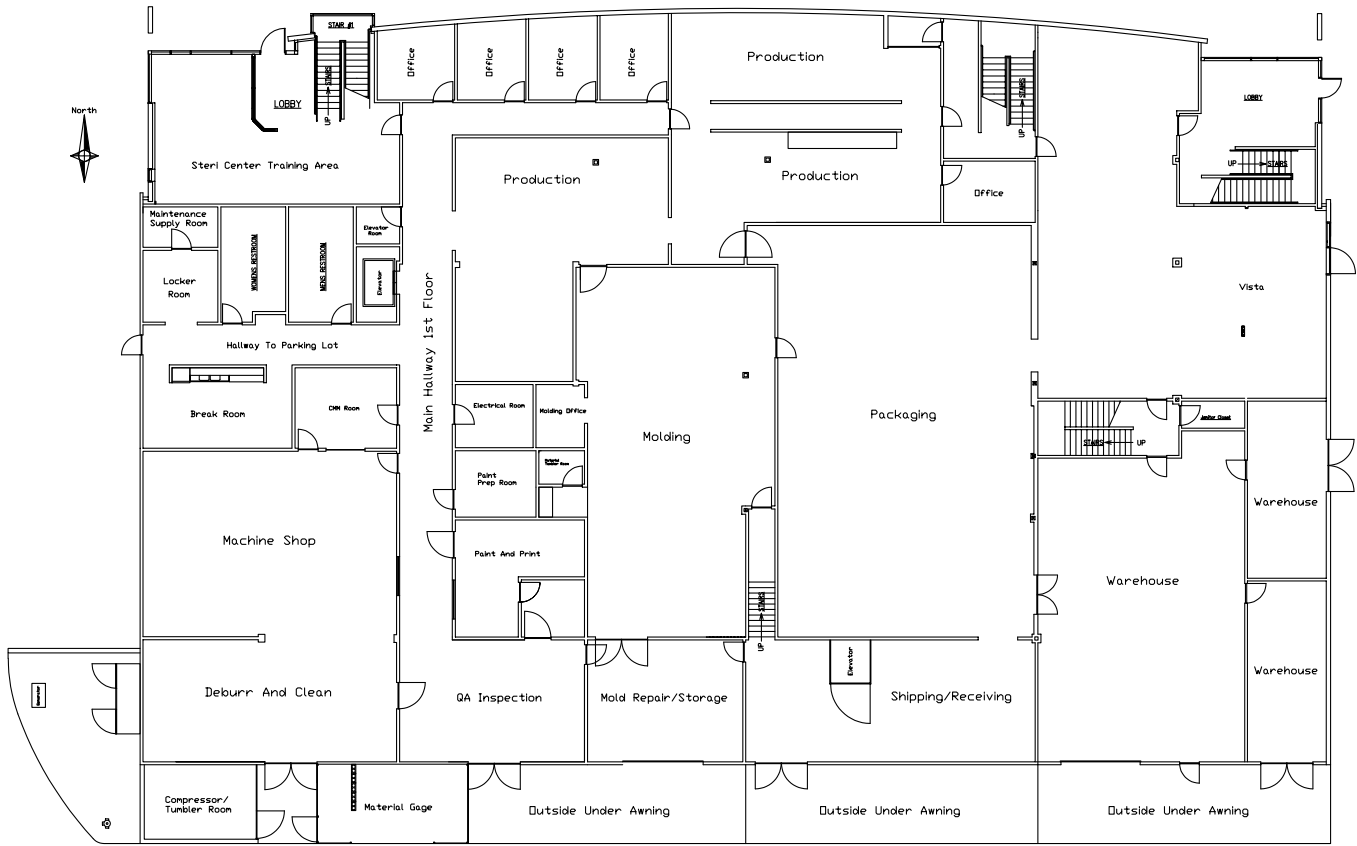


ADDRESS	1733 W Parkside Lane, Phoenix, AZ
BUILDING SIZE	±36,907 SF
OFFICE AREA	±10,695 SF
SITE AREA	±1.54 Acres (67,082 SF)
HVAC	A/C Production Area ±17,222 SF Office ±10,695 Evap Cooled Warehouse ±8,990 SF
SITE COVERAGE	30%
CONSTRUCTION	Concrete Tilt
SPRINKLERS	Yes
POWER	2,000 Amps, 277/480V, 3 Phase Rated SES
ZONING	Industrial Park, City of Phoenix
CLEAR HEIGHT	25.5'
PARKING	±78 Spaces with 38 Covered
PARKING RATIO	2.09/1,000 SF
LOADING	Grade Level & Truckwell with Leveler
PARCEL	209-02-104
EQUIPMENT	Two (2) cranes and a backup generator available for purchase from existing operator
EXTERIOR YARD	±21,000 SF

AVAILABLE FOR LEASE

KIDDER MATHEWS

# FIRST FLOOR PLAN



20,228 SF

FIRST FLOOR SF

\$1.45

LEASE RATE (SF/MO)

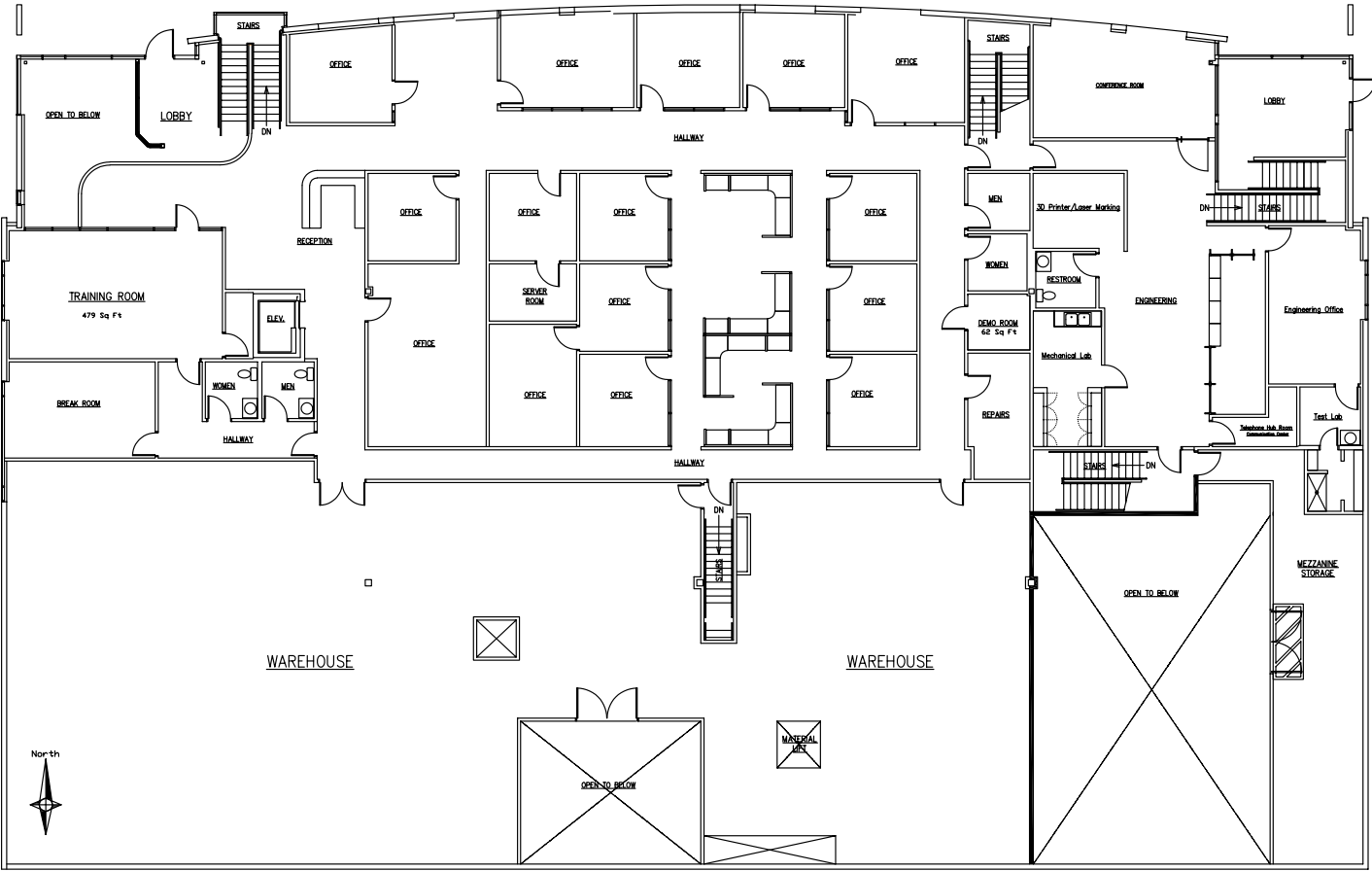
SECOND FLOOR PLAN

16,679 SF

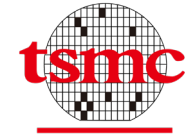
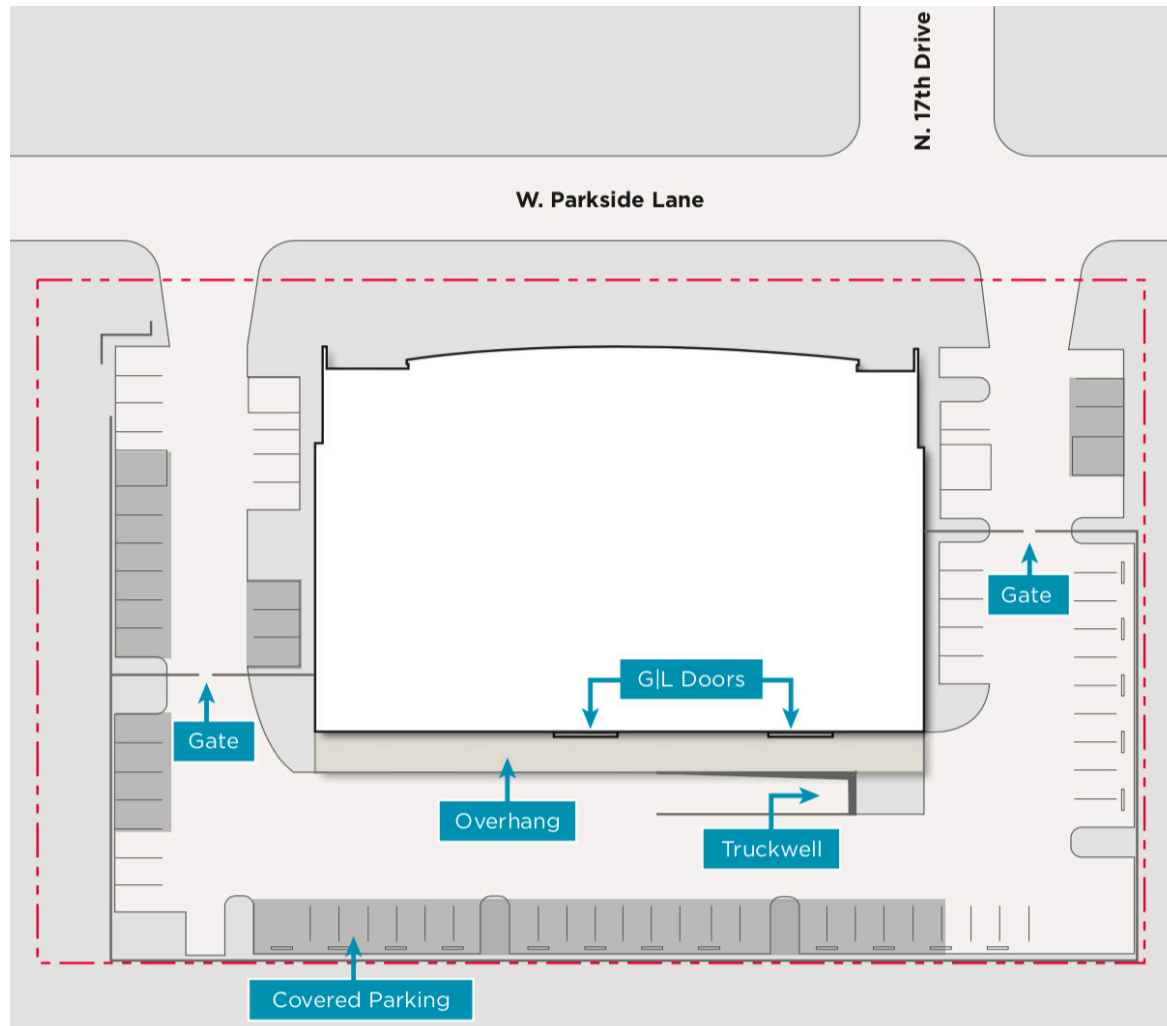
SECOND FLOOR SF

6,900 SF

WAREHOUSE AREA



## SITE PLAN



## ABOUT TSMC

Taiwan Semiconductor Manufacturing Company (TSMC) is significantly expanding its presence in Phoenix, Arizona, with plans totaling over \$165 billion in investments. The company is constructing multiple semiconductor fabrication plants (fabs) in the region, aiming to produce advanced chips, including 4-nanometer and 3-nanometer technologies. The first fab is on track to begin production in the first half of 2025, with subsequent fabs expected to follow in 2027 and 2028.

This expansion positions Phoenix as a critical hub for semiconductor manufacturing, with TSMC's investment being the largest foreign direct investment in U.S. history. The initiative is anticipated to create thousands of jobs, both directly within TSMC and through a network of suppliers and related businesses. Local suppliers, such as Amkor Technology and Sun Chemical, are already establishing operations near TSMC's facilities, contributing to the region's economic development.





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