

# DEER VALLEY SUBMARKET | POSSIBLE BUILT-TO-SUIT LOTS

CORPORATE CAMPUS

FOR MFG/INDUSTRIAL BUILDING FORMER BACK OFFICE

# FOR LEASE 63,885 SF

21030 N. 19TH AVE. | PHOENIX | AZ

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES



FOR MORE INFORMATION, CONTACT:

**TREVOR MCKENDRY**  
Executive Vice President  
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**CHRIS ROGERS**  
Executive Vice President  
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**63,885 SF**  
TOTAL BUILDING SIZE



**101 LOOP**  
CLOSE PROXIMITY



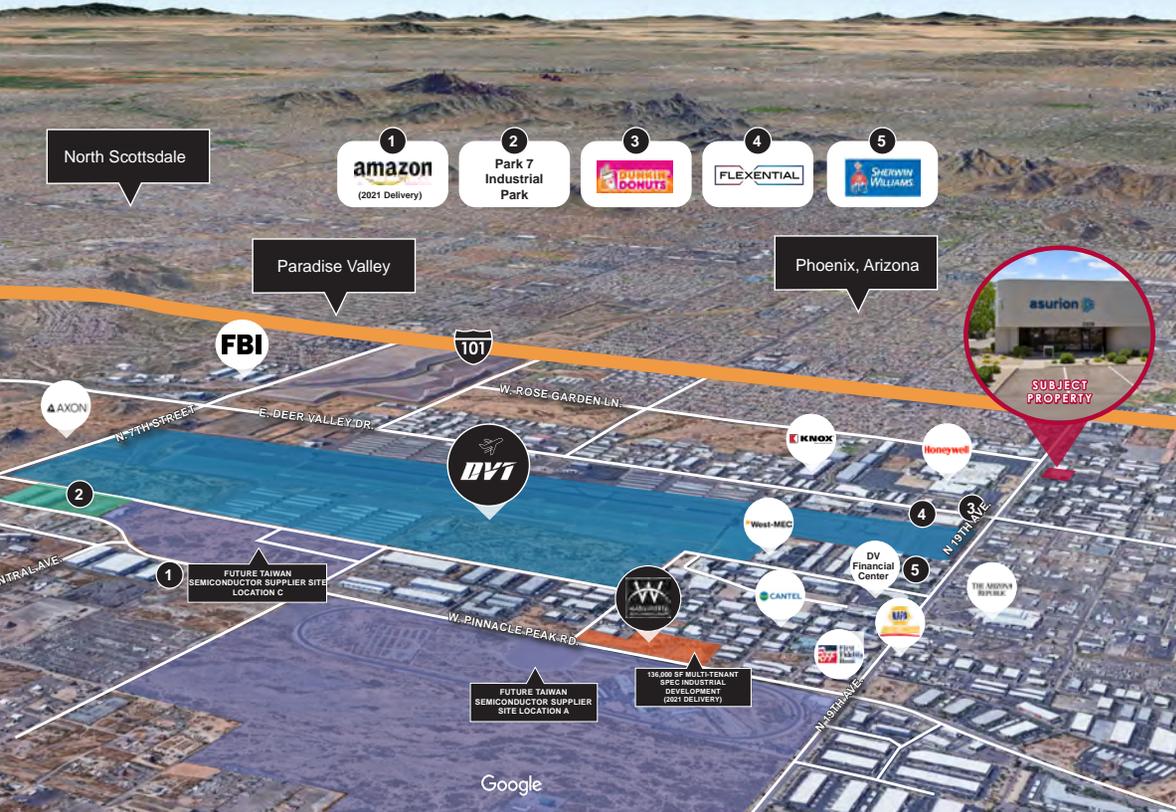
**DEER VALLEY**  
PRIME SUBMARKET  
LOCATION

CORPORATE CAMPUS FOR MFG/  
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LOCATION HIGHLIGHTS AERIAL



LOCATION HIGHLIGHTS



Located in the Center of The Deer Valley Airpark Submarket



1/2 mile away from loop 101 & 7th Avenue (Full Diamond)



1.2 Miles from Deer Valley Rd & I-17 (Full Diamond)

PROPERTY HIGHLIGHTS:

- Single-Tenant MFG/Industrial Former Back Office
- Zoning: City of Phoenix Commerce (Industrial) Park
- 6.5871 Acres/ 286,933 SF
- Gross Square Footage: 63,885 (Building)
- Renovated in 2013 including new roof 20yr warranty, new Electrical and all new a/c 55 units. 2021 New parking lot
- Building Construction: Stucco and Block
- Interior Ceiling Height: 16 to 18 Feet
- Sprinklered: Yes
- Parking: Total Parking: 411 Spaces
- Handicap: 11 Spaces
- Ratio: 7.97:1000
- Power Capability: 2000 amps on main breaker Plus Generator 1.5 megawatts
- Internet Capability: Wired for high fiber
- Grade Level Loading Truckwell Capable

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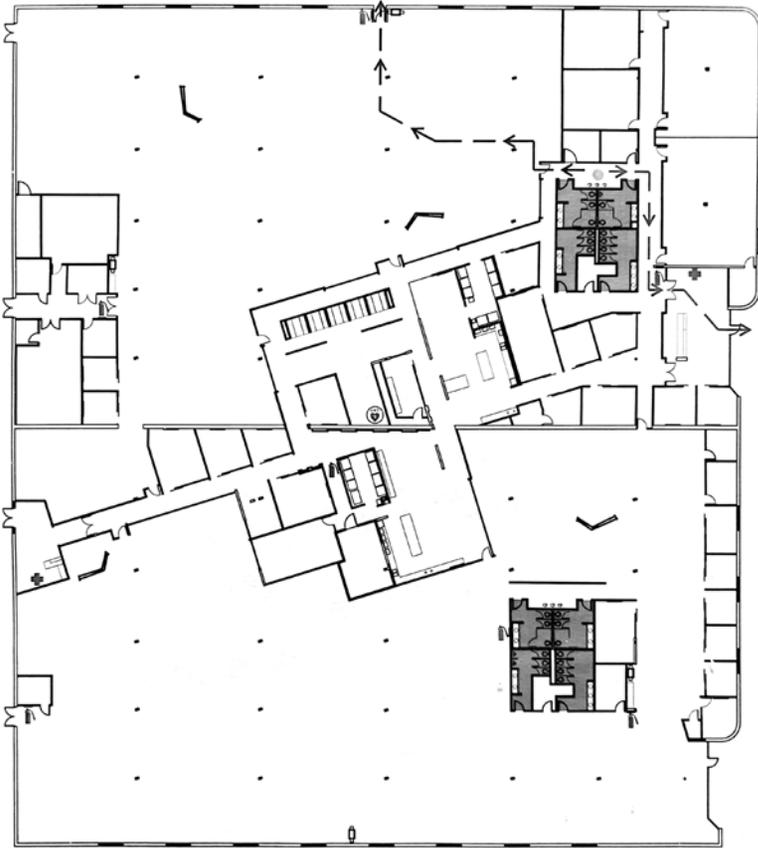
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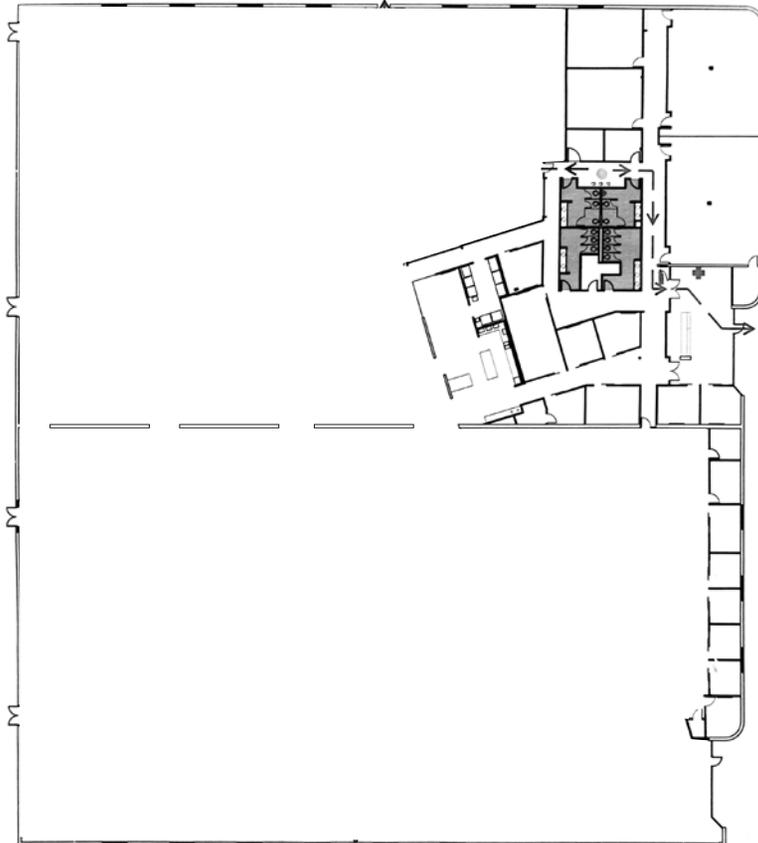
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### EXISTING FLOOR PLAN



### POTENTIAL FLOOR PLAN



APPROX:  
30% OFFICE  
70% WAREHOUSE

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### FLOOR PLANS



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**GENERAL PROPERTY INFORMATION:**

**LOT 31:**  
209-06-119B  
2019 West Quail,  
Phoenix, AZ 85027

**LOT 32:**  
209-06-120  
21030 N 19th Ave.,  
Phoenix, AZ 85027

**LOT 33:**  
209-06-121  
21202 N 19th Ave.,  
Phoenix, AZ 85027

**PROPERTY AERIALS**



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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.

when a new phone comes out," said Joanne Itow, managing director of manufacturing at Semco 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.

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.

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.

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

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.

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.

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

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

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**LOCATION MAP**



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## AMENITIES MAP

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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. PETSMART  
2,034 Employees

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