



PRIME DEER VALLEY INDUSTRIAL PARK BUILDING

FOR SALE ±44,176 SF



RARE AND FUNCTIONAL FOOTPRINT OPPORTUNITY

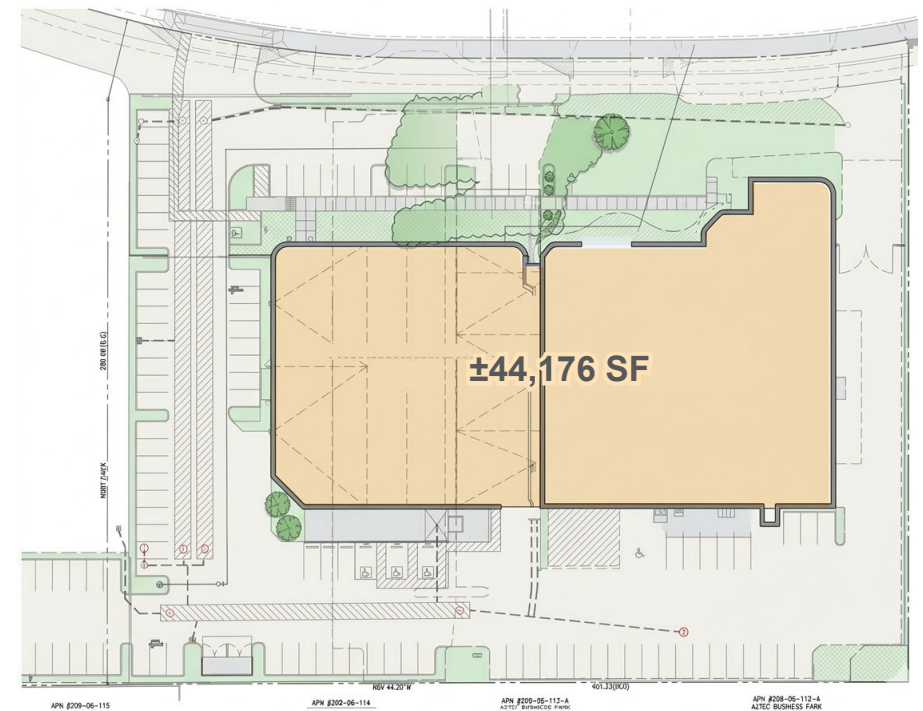
2019 W. QUAIL AVE. | PHOENIX, AZ 85027



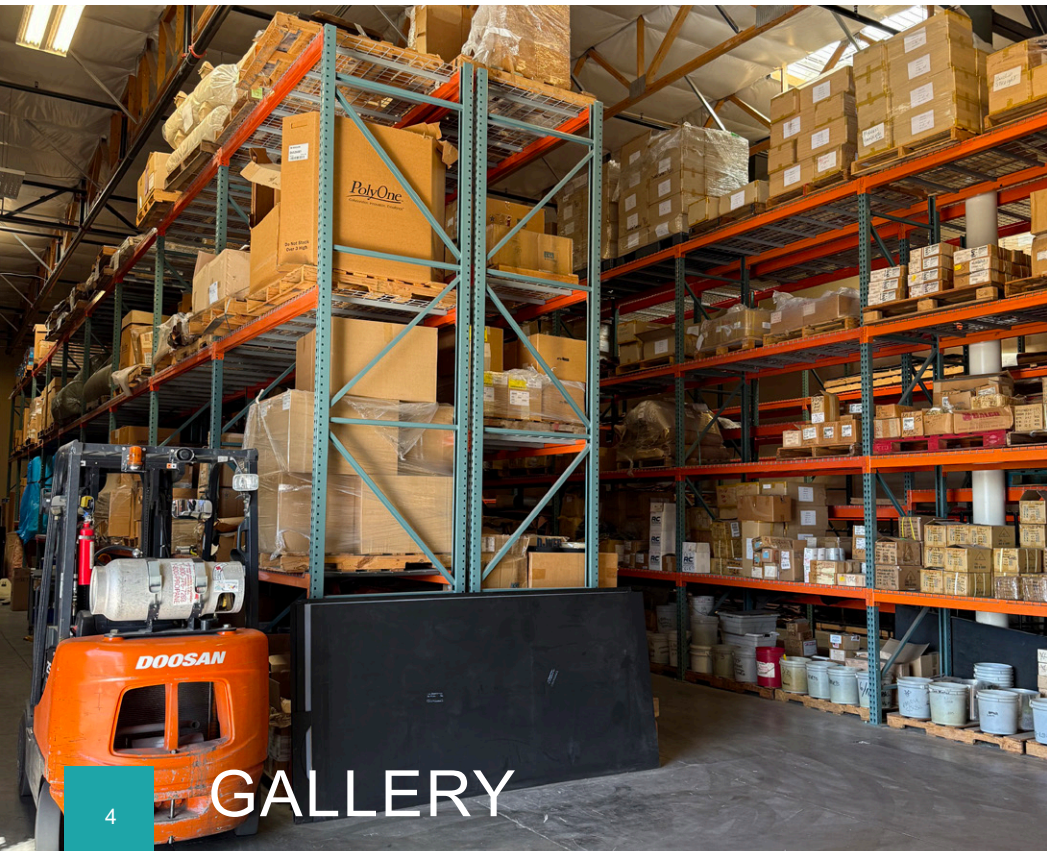
BUILDING SPECIFICATIONS

TOTAL BUILDING RBA:	±44,176 SF
LAND AREA:	±123,318 SF / ±2.83 AC
YEAR BUILT:	1988
CONSTRUCTION:	Masonry
WAREHOUSE:	±41,642SF
CLEAR HEIGHT:	18'
OFFICE:	±6,352 SF of 2-Story Office
TRUCKWELL:	Two (2)
DRIVE INS:	Two (2) 10' x12'
PARKING:	84 Spaces 1.90 : 1,000 SF Ratio
APN NUMBER:	209-06-175
S.E.S. (SERVICE ENTRANCE SECTION) POWER:	480V / 277V / 1,600A

SITE PLAN



***NOT TO SCALE**



PROPERTY AERIAL



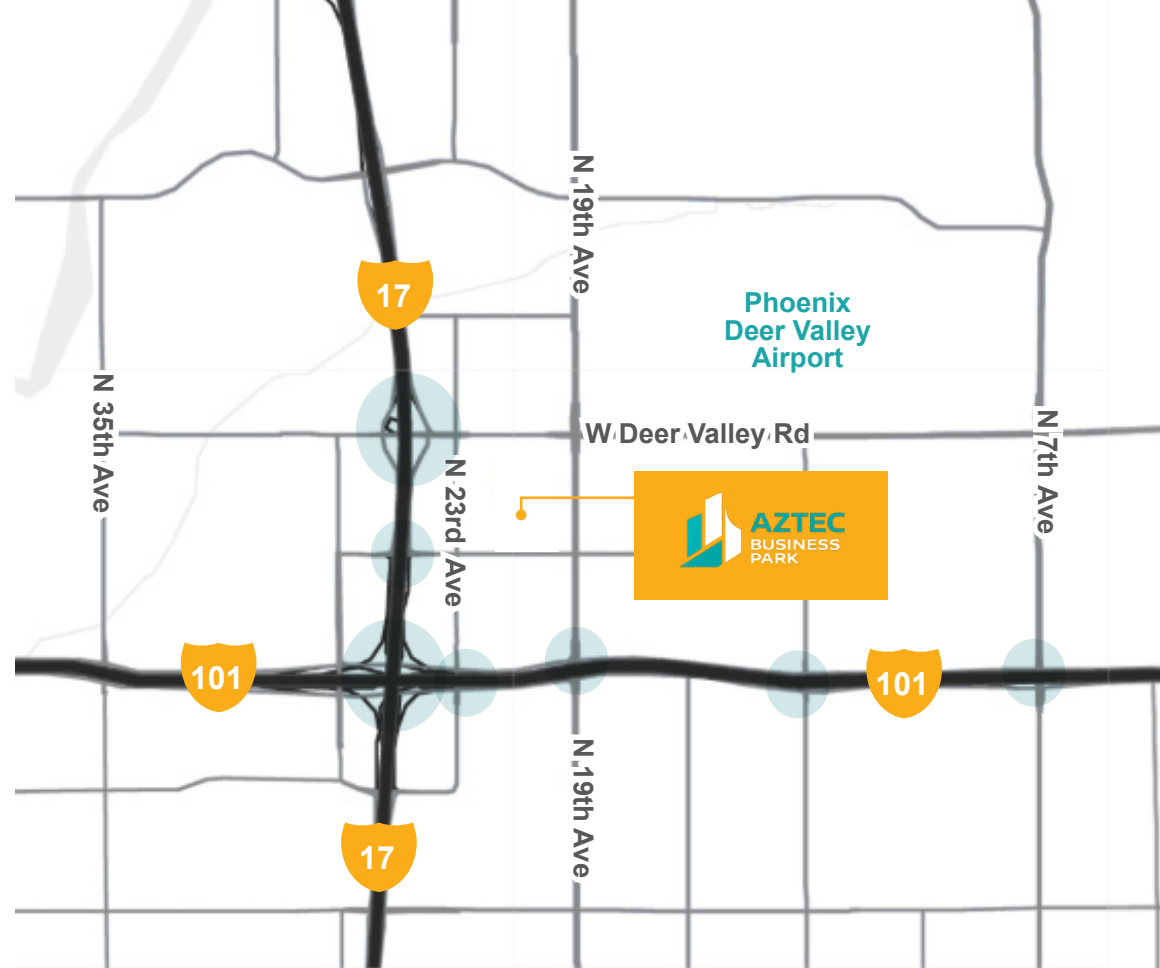


LOCATION HIGHLIGHTS

Positioned in a High-Growth Corridor

The property sits within a rapidly expanding industrial corridor benefiting from advanced manufacturing and semiconductor investment across the North Phoenix region.

- Immediate access to I-17 & Loop 101 interchange
- Located in the Deer Valley industrial submarket
- Minutes from Phoenix Deer Valley Airport
- Surrounded by major manufacturing & logistics users
- Access to large North Phoenix labor base
- Positioned within a high-growth advanced manufacturing corridor



PROJECT HIGHLIGHTS



Functional
±44,176 SF
Freestanding
Industrial Facility

- Large ±2.83 acre parcel providing strong yard and circulation capabilities
- High-power infrastructure (480V / 1,000A) ideal for manufacturing and production users
- Efficient loading with truckwells and drive-in doors
- Two-story office buildout supporting administrative and operational teams
- Located in North Phoenix's premier Deer Valley industrial corridor



AMENITIES MAP

MAJOR EMPLOYERS



DESTINATION MILES

- Interstate 17: 0.63 miles
- Arizona State Loop 101: 1.43 miles
- Deer Valley Airport: 2.62 miles
- Arizona State Loop 303: 6.80 miles
- TSMC (East Entrance): 7.60 miles
- Sky Harbor International Airport: 22.42 miles



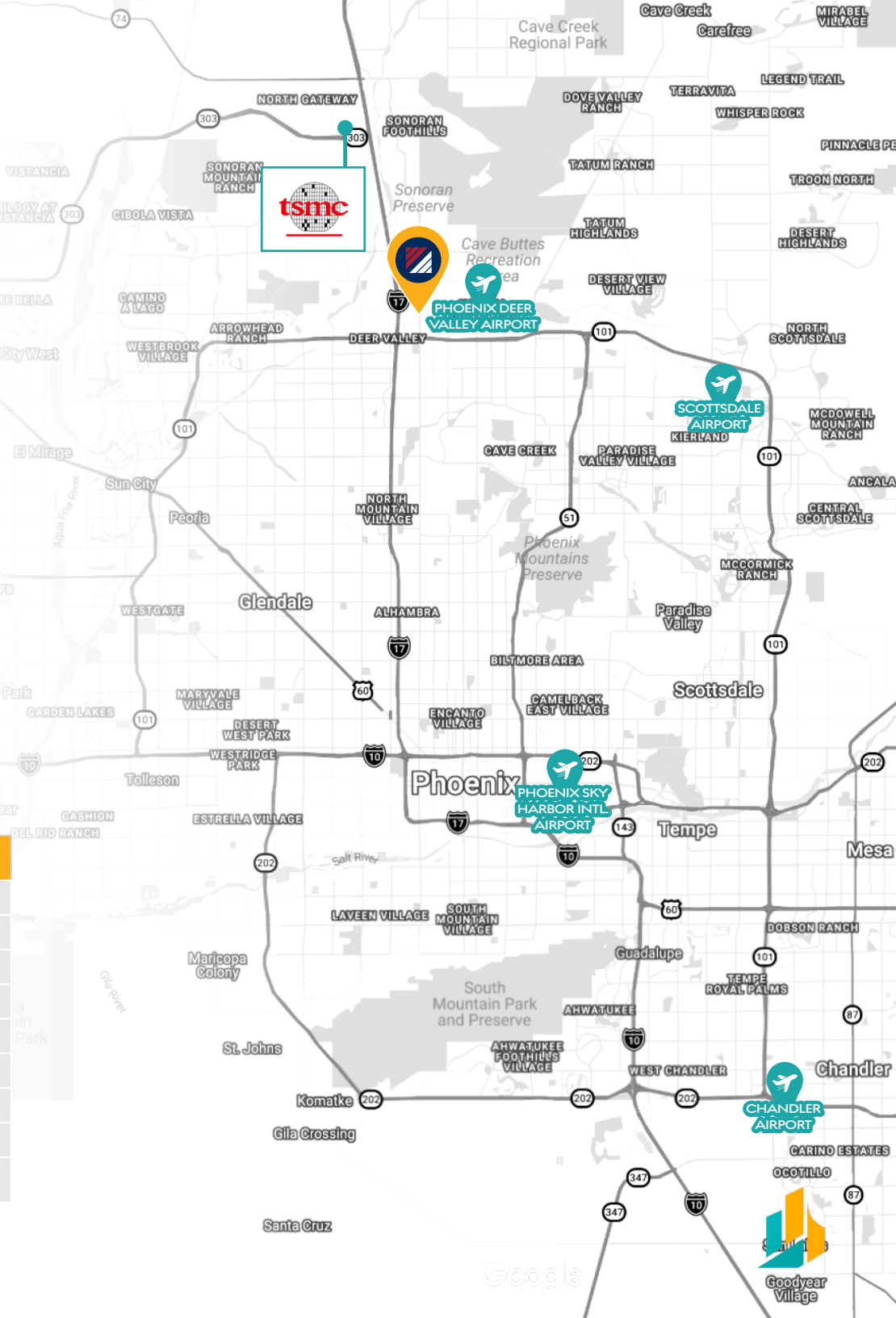
TSMC NEIGHBOR

The TSMC plant's development in North Phoenix is a game-changer for the region, positioning it as a major semiconductor and high-tech manufacturing hub.

The industrial property at 2019 W. Quail Ave is strategically situated to benefit from the robust economic momentum in the Deer Valley submarket, driven by proximity to major employers such as TSMC. This location offers exceptional advantages for industrial, logistics, and technology-focused businesses looking to capitalize on the area's dynamic growth.

- + RISING DEMAND FOR INDUSTRIAL & FLEX SPACE
- + ACCESS TO A SKILLED WORKFORCE
- + ECONOMIC EXPANSION & BUSINESS INVESTMENT
- + ENHANCED LOGISTICS & SUPPLY CHAIN EFFICIENCY
- + OPPORTUNITIES FOR R&D & INNOVATION
- + ATTRACTIVE INCENTIVES & MARKET FUNDAMENTALS

DEMOGRAPHICS			
2020 Population	82,539	229,770	890,545
2024 Population	83,913	231,234	903,840
2029 Population Projection	90,705	249,515	976,705
2020 Households	32,767	89,462	345,474
2024 Households	33,345	89,652	349,551
2029 Household Projection	36,117	96,860	378,292
Avg Household Income	\$91,463	\$99,231	\$98,555
Median Household Income	\$73,784	\$78,937	\$75,802
Total Specified Consumer Spending (\$)	\$1.1B	\$3.1B	\$11.9B





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