

SMALL BAY INDUSTRIAL CONDO OPPORTUNITY | DEER VALLEY SUBMARKET

21421 N 11TH AVE #5 | PHOENIX, AZ 85027



FOR SALE

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21421 N 11TH AVE, PHOENIX, AZ 85027

NORTH PHOENIX INDUSTRIAL CONDO OPPORTUNITY

FOR SALE



OFFERING SUMMARY

Sale Price:	\$450,000
Price / SF:	\$341.43
Building Size:	±1,318 SF
Zoning:	A-1
Clear Height:	12'
CAMs:	\$250/mo
Year Built:	1986
APN:	209-11-367

PROPERTY OVERVIEW

Positioned in the heart of the Deer Valley industrial corridor — one of Phoenix Metro's highest-demand industrial submarkets — this ±1,318 SF industrial condominium delivers institutional-quality infrastructure in a right-sized, low-maintenance ownership format. The unit features an 85%/15% warehouse-to-office split, 12' clear height with 14' ceiling height, a grade-level roll-up door (10'x10'), and upgraded 225A/240V, 3-phase power — a combination that commands premium rents and attracts quality tenants across light industrial, distribution, and specialty trade uses.

The property is 100% climate-controlled via two dedicated HVAC units, a rare and highly valued feature in the Phoenix market. With direct proximity to I-17, Loop 101, and Deer Valley Road (28,688 VPD), this asset offers the submarket access and operational functionality that owner-users and investors demand. Low monthly CAMs of \$250 keep occupancy costs predictable and competitive.

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PRIME SMALL BAY INDUSTRIAL OPPORTUNITY

FOR SALE



PROPERTY HIGHLIGHTS

- **±1,318 SF industrial condo**
- **15%/85% office-to-warehouse ratio**
- **12' clear height | 14' ceiling height**
- **One grade-level roll-up door (10'x10')**
- **Power: 225A / 240V, 3-phase (upgraded)**
- **100% HVAC cooled via two dedicated units**
— rare full-building climate control
- **Zoning: A-1— permits light industrial, distribution, contractor, and specialty trade operations**
- **Deer Valley submarket — one of Phoenix Metro's top-performing industrial corridors, with direct access to I-17, Loop 101, and 28,688 VPD on Deer Valley Rd. Minutes from TSMC**

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HEAVY POWER. FULL HVAC. MOVE-IN READY

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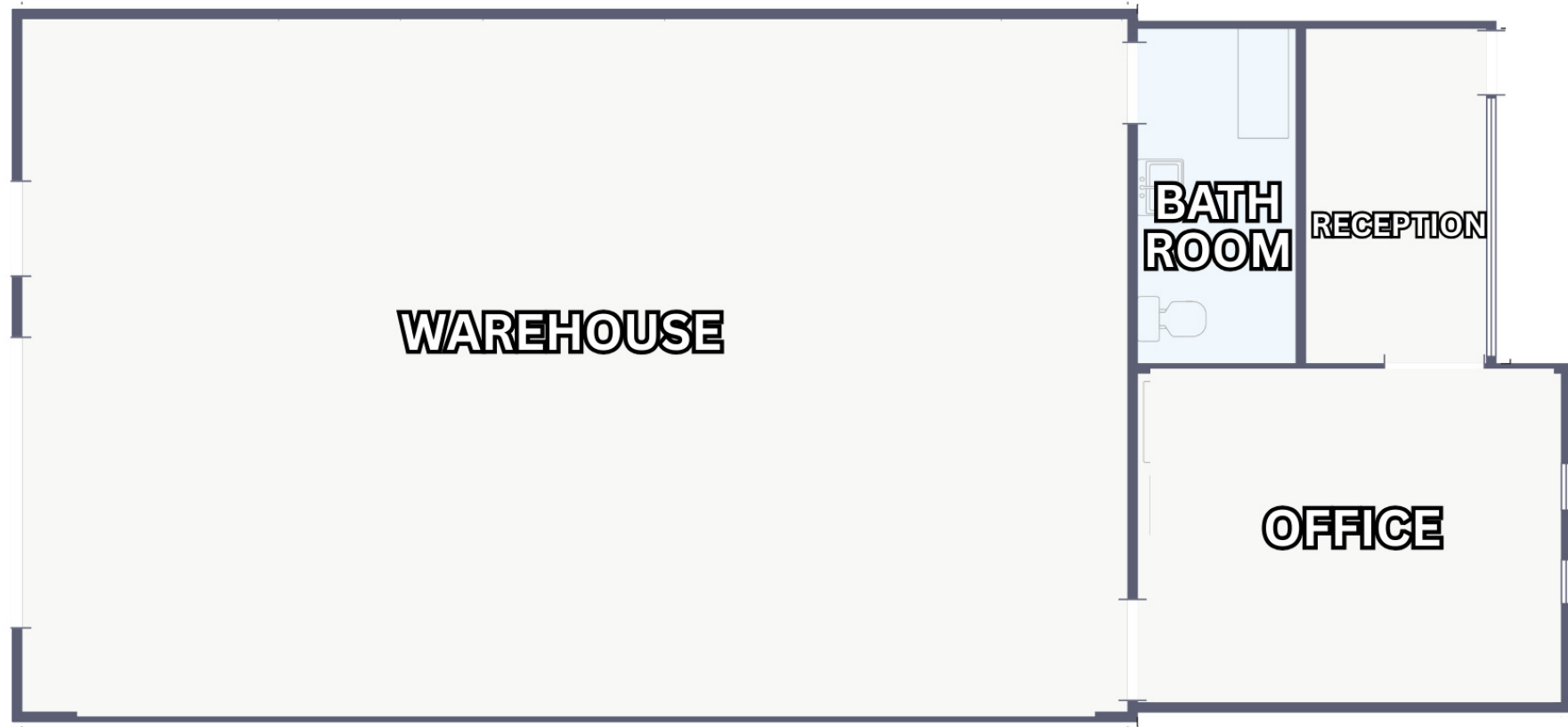
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FLOORPLAN

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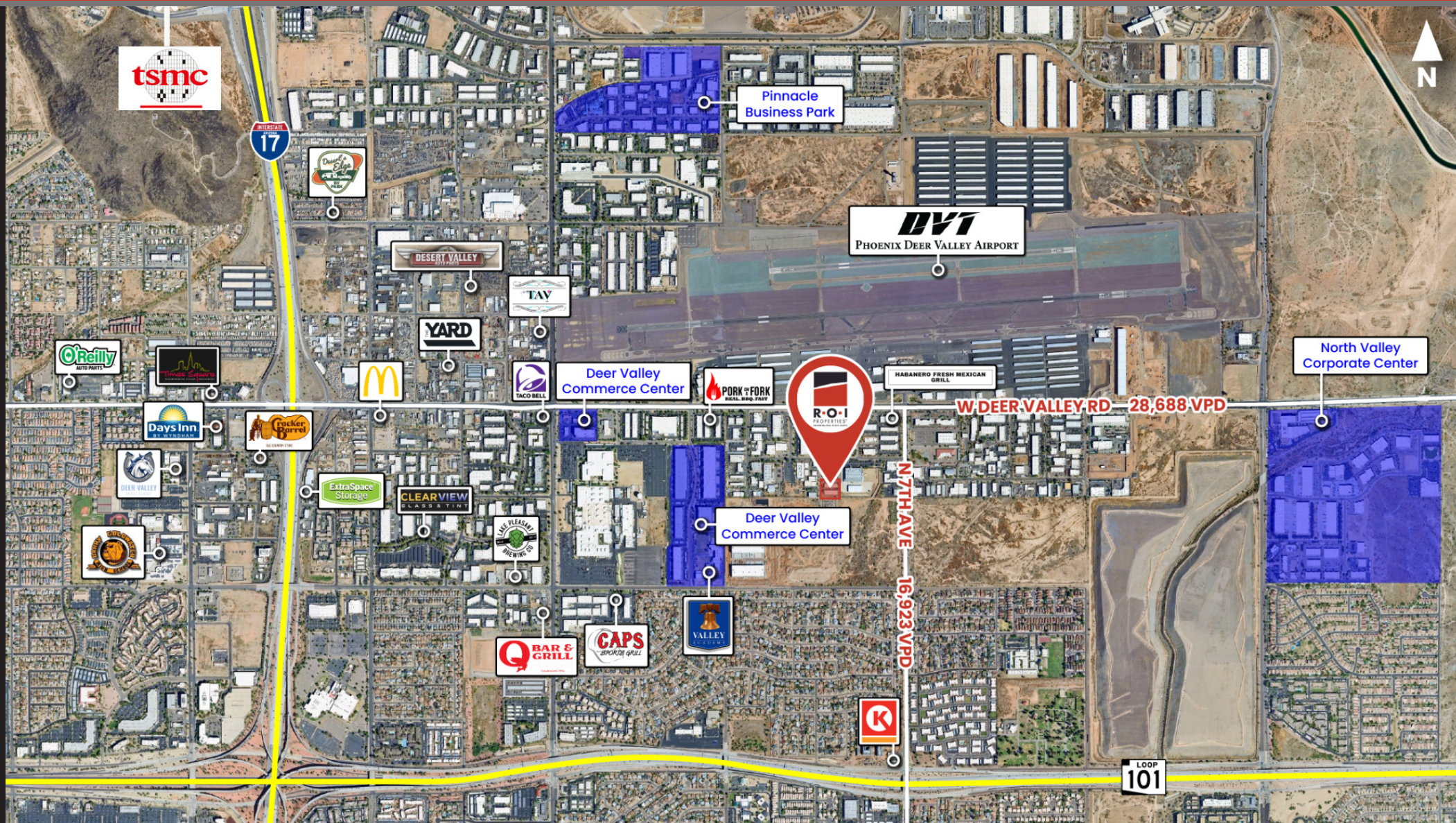
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STRATEGICALLY LOCATED IN THE DEER VALLEY INDUSTRIAL CORRIDOR

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DEER VALLEY OVERVIEW:

Deer Valley is one of the most active employment and industrial corridors in North Phoenix, centered around the area surrounding Deer Valley Airport and stretching along major transportation routes such as the Loop 101, I-17, and SR-51 corridors. The submarket has become a significant hub for industrial, aerospace, logistics, and advanced manufacturing, supported by strong regional connectivity and a growing workforce base.

The area is anchored by the Deer Valley Airport, one of the busiest general aviation airports in the United States, which supports a large cluster of aviation, defense, and technology related businesses. Major employers in the surrounding business parks include companies in aerospace manufacturing, logistics distribution, and semiconductor related supply chains.

Deer Valley has experienced substantial development over the past decade as Phoenix’s population growth has pushed residential and commercial expansion northward. New residential communities in North Phoenix, along with retail and service amenities, have supported continued business growth and workforce availability in the area.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Total Population	5,839	88,970	248,026
Average Age	34.7	37.1	38.5
HOUSEHOLDS & INCOME	1-MILE	3-MILE	5-MILE
Total Households	2,533	37,360	101,417
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$80,666	\$93,198	\$105,587
Average House Value	\$346,299	\$342,810	\$404,160



Industrial real estate in Deer Valley remains highly sought after due to its strategic access to regional transportation networks and its proximity to major employment centers. Large scale distribution facilities, flex industrial space, and advanced manufacturing buildings dominate the landscape, making the submarket one of the strongest performing industrial areas in the Phoenix metro.

With ongoing infrastructure improvements and continued investment across North Phoenix, Deer Valley is expected to remain a key employment center and logistics hub within the greater Phoenix metropolitan area.

ABOUT TSMC

TSMC, or Taiwan Semiconductor Manufacturing Company, was founded in 1987 by Morris Chang in Hsinchu, Taiwan, and has since grown into the world's largest and most powerful contract chipmaker. Operating on a "pure-play foundry" model, TSMC manufactures chips designed by other companies — including Apple, NVIDIA, AMD, and Qualcomm — without competing against its own customers with proprietary products. This model proved revolutionary, allowing fabless chip designers to flourish while TSMC focused exclusively on perfecting the art of fabrication. Today, TSMC controls roughly 60% of the global foundry market and produces some of the most advanced semiconductors on earth, operating at process nodes as small as 2 nanometers — a scale where individual transistors are smaller than a strand of DNA. Its factories, known as fabs, are among the most complex and capital-intensive facilities ever built, with a single leading-edge fab costing upwards of \$20 billion. TSMC's technological dominance has made it a cornerstone of the global economy and a central player in geopolitical tensions surrounding Taiwan. Recognizing this concentration of risk, TSMC is now expanding internationally, with major new fabs under construction in Arizona, Japan, and Germany, marking a historic diversification of the world's most critical manufacturing capability.





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