

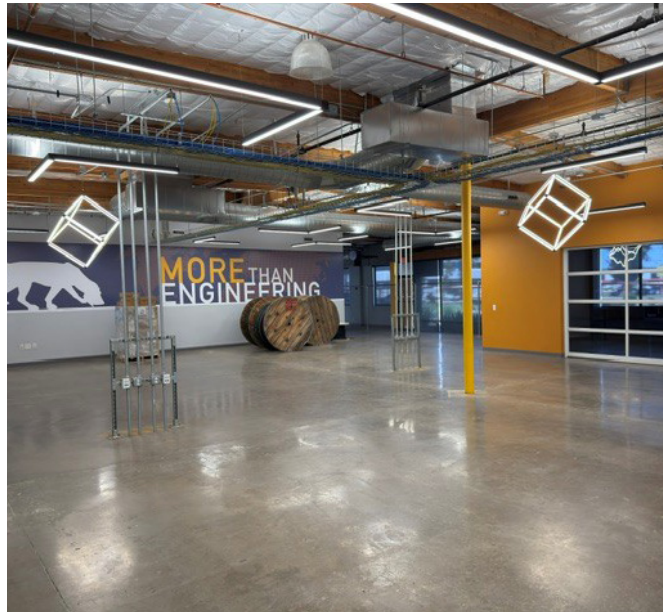
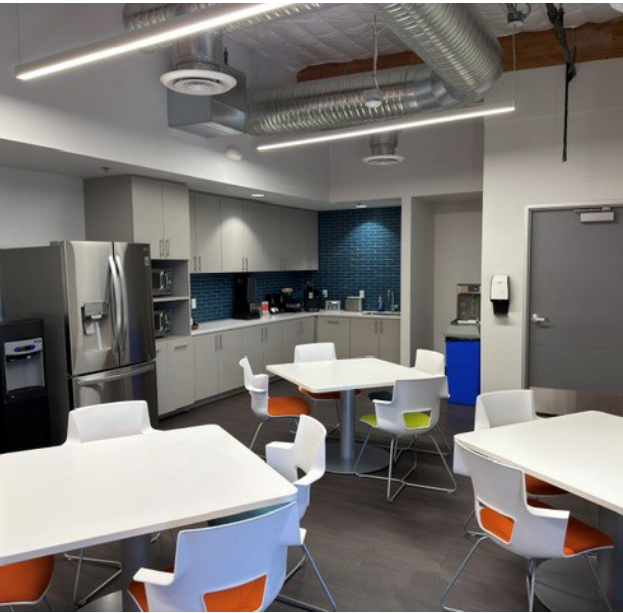
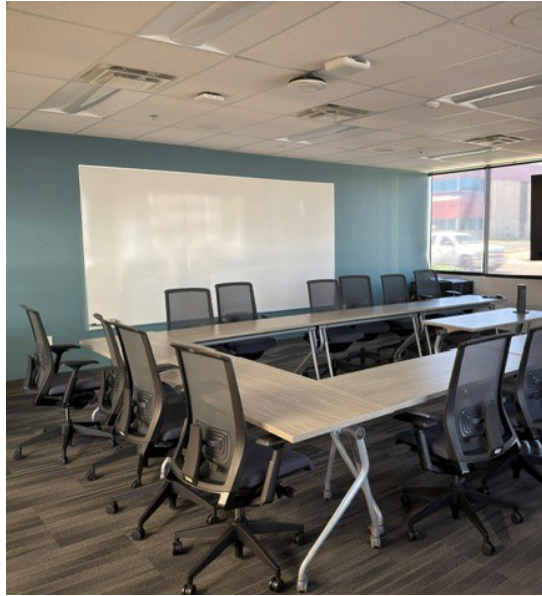
FOR SALE

# 2410 W ROYAL PALM ROAD

*±16,762 SF Free-Standing Office/  
Flex Building with Covered Parking*

PHOENIX, AZ 85021



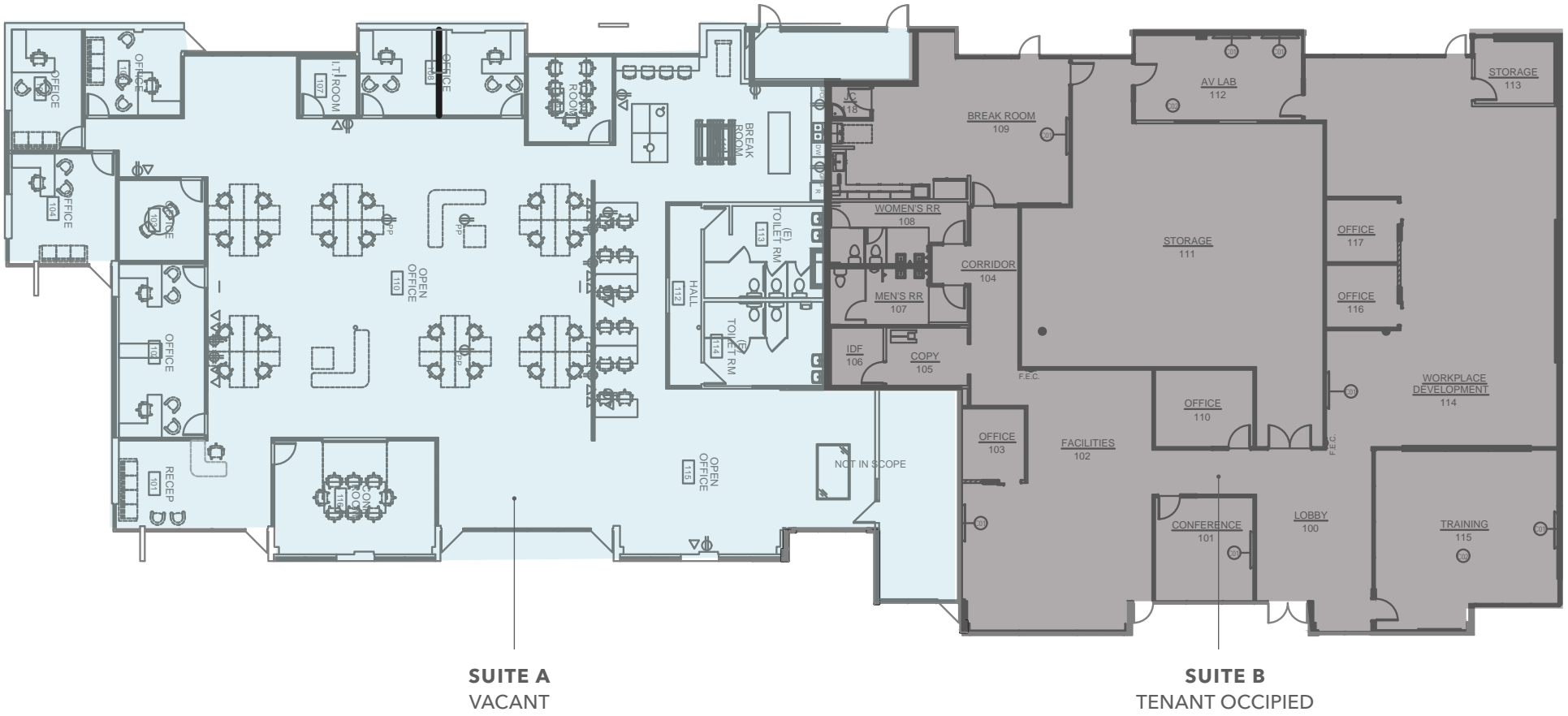


### PROPERTY SUMMARY

TOTAL SIZE	±16,762 SF
SUITE A	±7,935 SF - Vacant for Owner/User
SUITE B	±8,827 SF - Leased thru 9/30/27
PARKING	65 total (30 covered); 4:1,000
LOT SIZE	±1.60 AC (±69,957 SF)
LOADING	10'x10' OH Door
ZONING	Industrial Park, City of Phoenix
YEAR BUILT	1984 Renovated in 2019
COURTYARD	Private Secured
PRICING	Contact Broker



# FLOOR PLAN



*+16,762 SF*

TOTAL AVAILABLE

*+1.60 AC*

LOT SIZE

2410 W ROYAL PALM RD

# CONVENIENT & FAST ACCESS TO I-17 FREEWAY

Business Park location

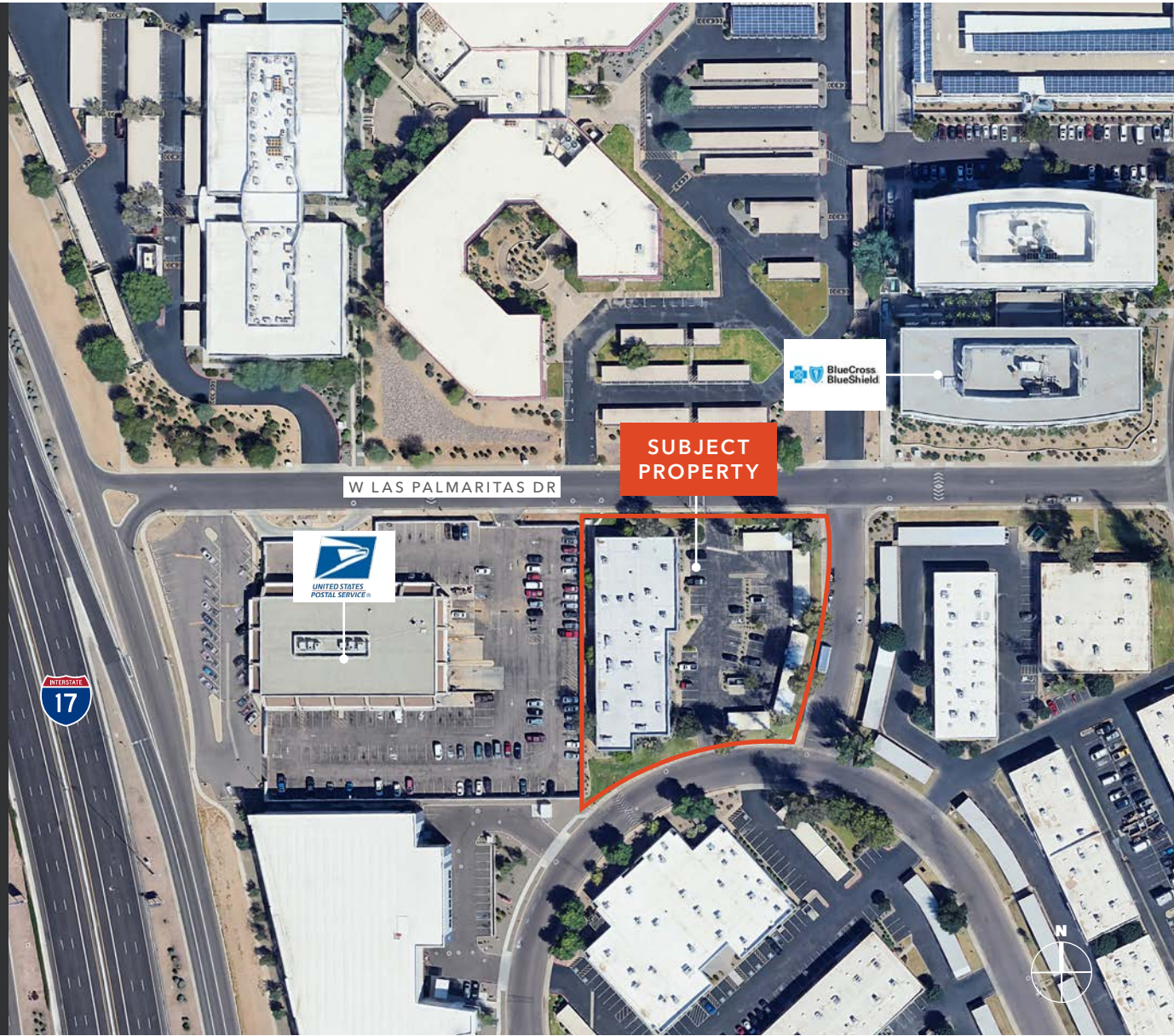
Major redevelopments in the area

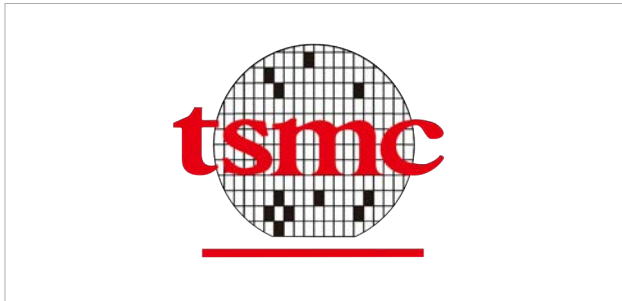
65 parking spaces with 30 covered

Easy regional connectivity for employees,  
customers, and logistics

Close proximity to US Postal Service

4 miles from Grand Canyon University





*The \$165B TSMC project is accelerating growth in an already thriving area.*

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 opened for 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, Sun Chemical, UIS and MIC are already establishing operations near TSMC's facilities, contributing to the region's economic development.



TSMC INVESTMENT	<b>\$165B</b>	TSMC CAMPUS SIZE	<b>±1,130 AC</b>
HIGH-WAGE JOBS CREATED	<b>6,000+</b>	ECONOMIC IMPACT	<b>\$38B</b>
CONSTRUCTION JOBS GENERATED	<b>20,000+</b>	HALO VISTA MIXED-USE DEVELOPMENT	<b>\$7B</b>



# 2410 W ROYAL PALM RD

*For more information on this property, please contact*

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