

2.26 ACRES FOR SALE IN PRIME DEER VALLEY

W/NWC 15TH AVE & ALAMEDA RD.
PHOENIX | AZ



PROPERTY HIGHLIGHTS

- 2.26 Acres
- Contiguous to the New OPUS and MACK Industrial Parks
- Less than 5 miles from the \$40 billion state-of-the-art Taiwan Semiconductor Manufacturing Plant
- Located just North of Deer Valley Airport, Owned and Operated by the City of Phoenix and Categorized as a Reliever Airport for Sky Harbor International Airport, this Site is Perfectly Positioned for Manufacturing and Logistics
- Proposed 34,872 SF Industrial Building Available
- Currently Being Rezoned to A-1
- Over 500,000 Employees within a 30 Min Drive of the Site
- Access to 3 Full Diamond Interchanges on I-17 and 2 Full Diamond Interchanges on Loop 101 Freeway
- Near ±2.6 Million SF of Restaurants, Hotels, and Service Retail Amenities
- Major Employers Include American Express, Honeywell, COX, USAA, FedEx, Amazon, Discover Financial Services, Honor Health, Gore, Best Western and PetSmart

FOR MORE INFORMATION PLEASE CONTACT:

CHASE HEINEMANN

Vice President

O: 602.575.2333 | C: 602.689.4071

E: cheinemann@daumcommercial.com

BOB LUNDSTEDT

First Vice President

D: 602.575.2311 | M: 602.363.7238

E: RLundstedt@daumcommercial.com

SKIP CORLEY

Executive Vice President

O: 602.575.2303

E: scorley@daumcommercial.com

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All Maps provided courtesy of Google Maps, Bing Maps, and Google Earth. D/AQ Corp. # 01129558

DAUM
COMMERCIAL REAL ESTATE SERVICES

2.26 ACRES FOR SALE IN PRIME DEER VALLEY

W/NWC 15TH AVE & ALAMEDA RD.
PHOENIX | AZ



FOR MORE INFORMATION PLEASE CONTACT:

CHASE HEINEMANN
Vice President

O: 602.575.2333 | C: 602.689.4071
E: cheinemann@daumcommercial.com

BOB LUNDSTEDT
First Vice President

D: 602.575.2311 | M: 602.363.7238
E: RLundstedt@daumcommercial.com

SKIP CORLEY
Executive Vice President

O: 602.575.2303
E: scorley@daumcommercial.com

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All Maps provided courtesy of Google Maps, Bing Maps, and Google Earth. D/AQ Corp. # 01129558

DAUM
COMMERCIAL REAL ESTATE SERVICES

2.26 ACRES FOR SALE IN PRIME DEER VALLEY

W/NWC 15TH AVE & ALAMEDA RD.
PHOENIX | AZ



SUBJECT PROPERTY

ALAMEDA RD. (UNDER CONSTRUCTION)



TAIWAN SEMI-CONDUCTOR
SUPPLIER SITE

FOR MORE INFORMATION PLEASE CONTACT:

CHASE HEINEMANN

Vice President

O: 602.575.2333 | C: 602.689.4071

E: cheinemann@daumcommercial.com

BOB LUNDSTEDT

First Vice President

D: 602.575.2311 | M: 602.363.7238

E: RLundstedt@daumcommercial.com

SKIP CORLEY

Executive Vice President

O: 602.575.2303

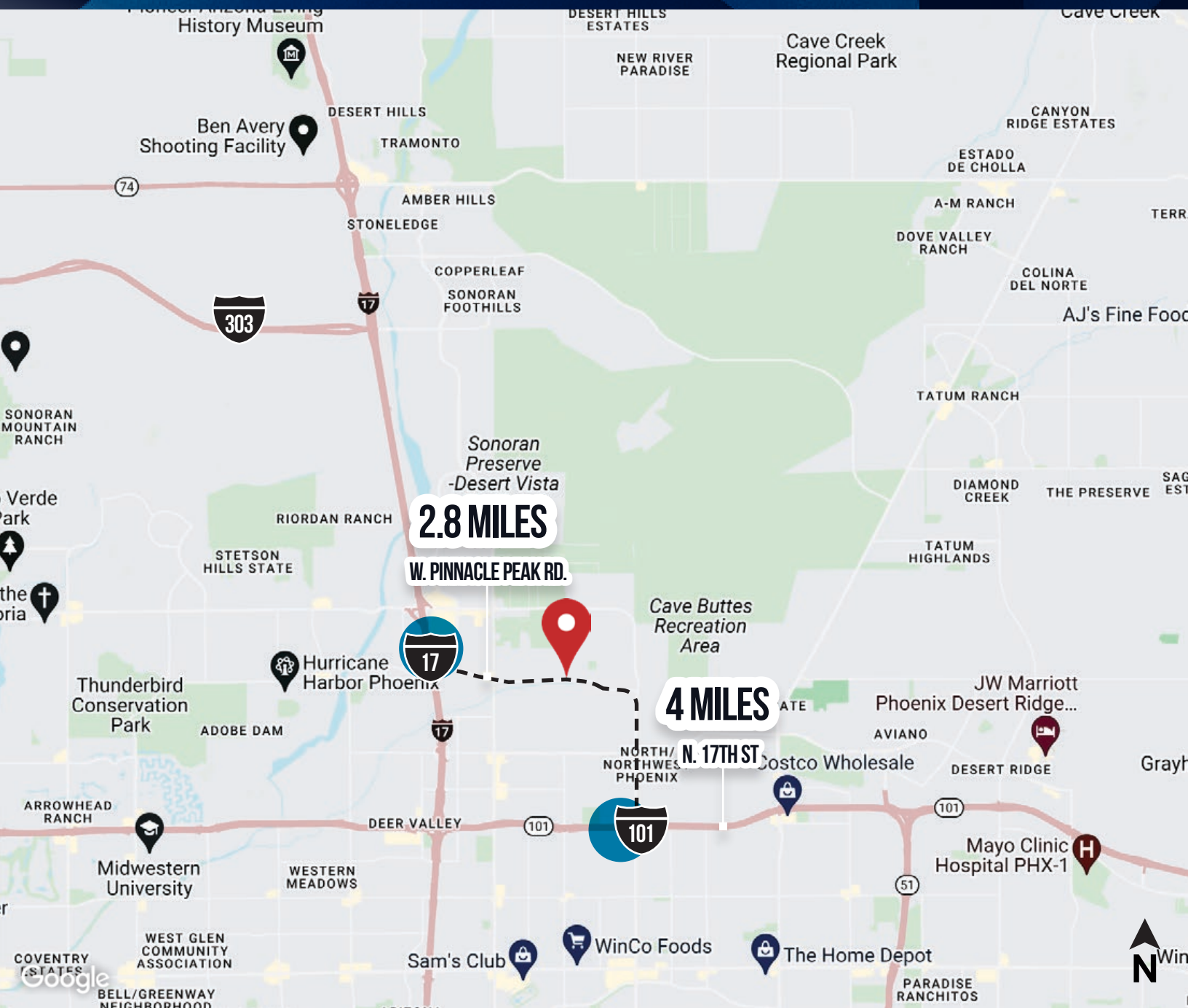
E: scorley@daumcommercial.com

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All Maps provided courtesy of Google Maps, Bing Maps, and Google Earth. D/AQ Corp. # 01129558



2.26 ACRES FOR SALE IN PRIME DEER VALLEY

W/NWC 15TH AVE & ALAMEDA RD.
PHOENIX | AZ



FOR MORE INFORMATION PLEASE CONTACT:

CHASE HEINEMANN

Vice President

O: 602.575.2333 | C: 602.689.4071

E: cheinemann@daumcommercial.com

BOB LUNDSTEDT

First Vice President

D: 602.575.2311 | M: 602.363.7238

E: RLundstedt@daumcommercial.com

SKIP CORLEY

Executive Vice President

O: 602.575.2303

E: scorley@daumcommercial.com

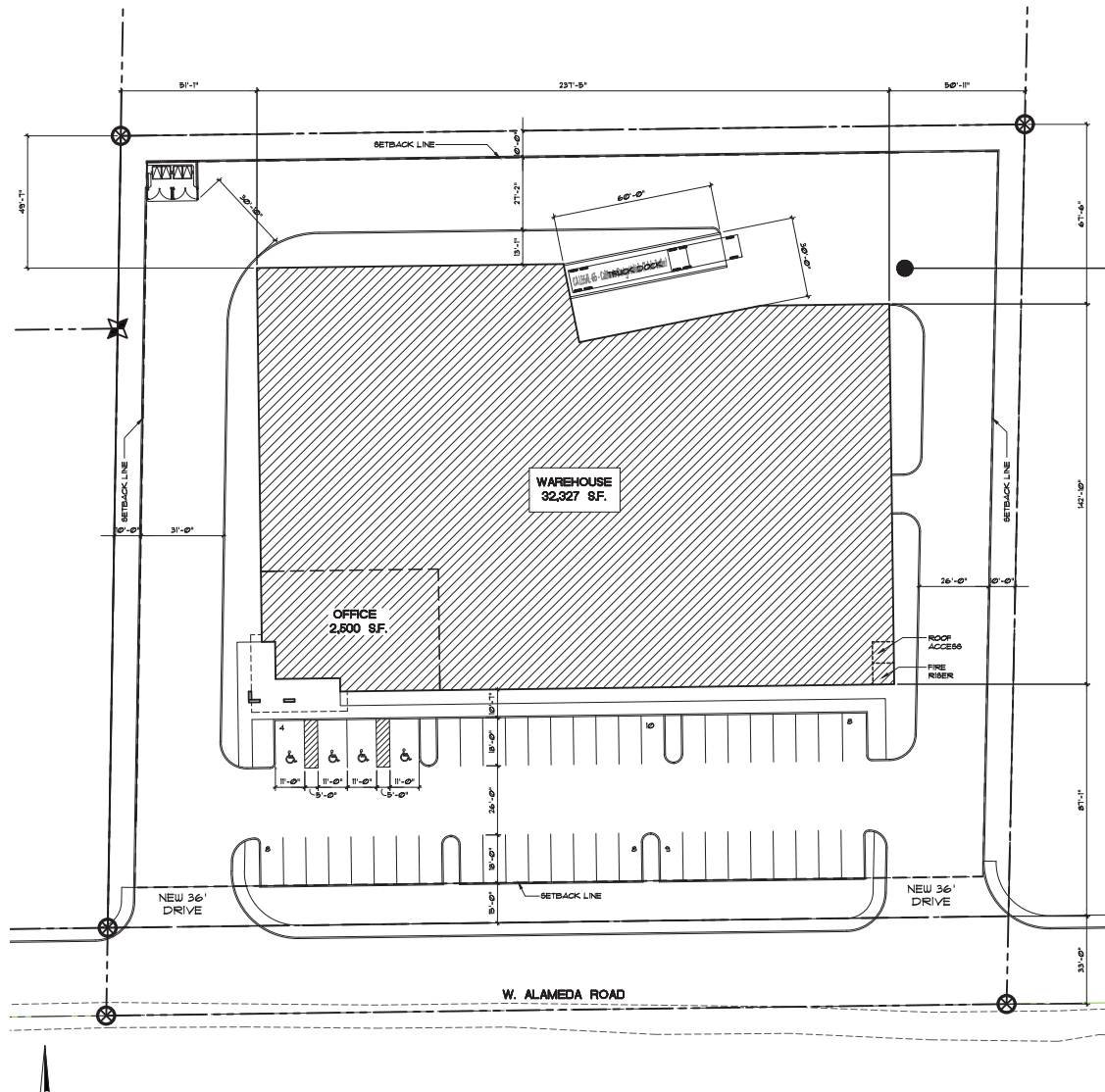
Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All Maps provided courtesy of Google Maps, Bing Maps, and Google Earth. D/AQ Corp. # 01129558

DAUM
COMMERCIAL REAL ESTATE SERVICES

2.26 ACRES FOR SALE IN PRIME DEER VALLEY

W/NWC 15TH AVE & ALAMEDA RD.
PHOENIX | AZ

EXISTING ADJACENT PROPERTY
APN 210-07-025B
EXISTING ZONING: RU-43



FOR MORE INFORMATION PLEASE CONTACT:

CHASE HEINEMANN

Vice President

O: 602.575.2333 | C: 602.689.4071

E: cheinemann@daumcommercial.com

BOB LUNDSTEDT

First Vice President

D: 602.575.2311 | M: 602.363.7238

E: RLundstedt@daumcommercial.com

SKIP CORLEY

Executive Vice President

O: 602.575.2303

E: scorley@daumcommercial.com

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All Maps provided courtesy of Google Maps, Bing Maps, and Google Earth. DJ/AQ Corp. # 01129558

DAUM
COMMERCIAL REAL ESTATE SERVICES

2.26 ACRES FOR SALE IN PRIME DEER VALLEY

W/NWC 15TH AVE & ALAMEDA RD.
PHOENIX | AZ

ABOUT TSMC

INSIDE TSMC, THE TAIWANESE CHIPMAKING GIANT THAT'S BUILDING A NEW PLANT IN PHOENIX



Taiwan Semiconductor Manufacturing Co. (TSMC) is building the massive chip-making facility on a large 1129 acres of land, with an even larger \$40 billion investment. TSMC's new facility is near Interstate 17 and Loop 303, which the Taiwanese giant purchased back in December 2020.

The new facility in Arizona should be operational by 2024. "Structural construction of the fabrication facility, called the fab, is nearing completion, and the office building has about half of its glasswork completed., there are currently 38 cranes working on the massive site".

TSMC is training around 500 employees from Arizona, over in Taiwan right now where TSMC has its feet firmly planted. But in 2023, TSMC is expected to have over 2000 people working in the Arizona plant.

Another positive for the US is that the existing semiconductor industry in Arizona has pulled the attention of other semiconductor industry companies to focus on Arizona, ever since TSMC announced its plans for the plant in Arizona.



TSMC RENDERING



CONSTRUCTION PROGRESS



RENDERING #2

FOR MORE INFORMATION PLEASE CONTACT:

CHASE HEINEMANN

Vice President

O: 602.575.2333 | C: 602.689.4071

E: cheinemann@daumcommercial.com

BOB LUNDSTEDT

First Vice President

D: 602.575.2311 | M: 602.363.7238

E: RLundstedt@daumcommercial.com

SKIP CORLEY

Executive Vice President

O: 602.575.2303

E: scorley@daumcommercial.com

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All Maps provided courtesy of Google Maps, Bing Maps, and Google Earth. D/AQ Corp. # 01129558

DAUM
COMMERCIAL REAL ESTATE SERVICES