

FOR SALE OR LEASE
DEER VALLEY TECHNOLOGY PARK



**THREE FREESTANDING
INDUSTRIAL BUILDINGS**
TOTALING ±101,000 SF

LOCAL AMENITIES



SURROUNDING AREA

TAIWAN SEMICONDUCTOR MANUFACTURING PLANT

As one of TSMC's advanced fabs, TSMC Arizona will play a vital role in the U.S. government's goal to onshore semiconductor manufacturing and strengthen national economic competitiveness. This \$65 billion plant will have 3 fabs. TSMC Arizona's first fab will operate its leading-edge semiconductor process technology (N4 process), starting production in the first half of 2025. The second fab will utilize its leading edge N3 and N2 process technology and be operational in 2028. The recently announced third fab will manufacture chips using 2nm or even more advanced process technology, with production starting by the end of the decade. TSMC Arizona will be able to produce semiconductor wafers for its valued customers using the most advanced process capabilities in the country.

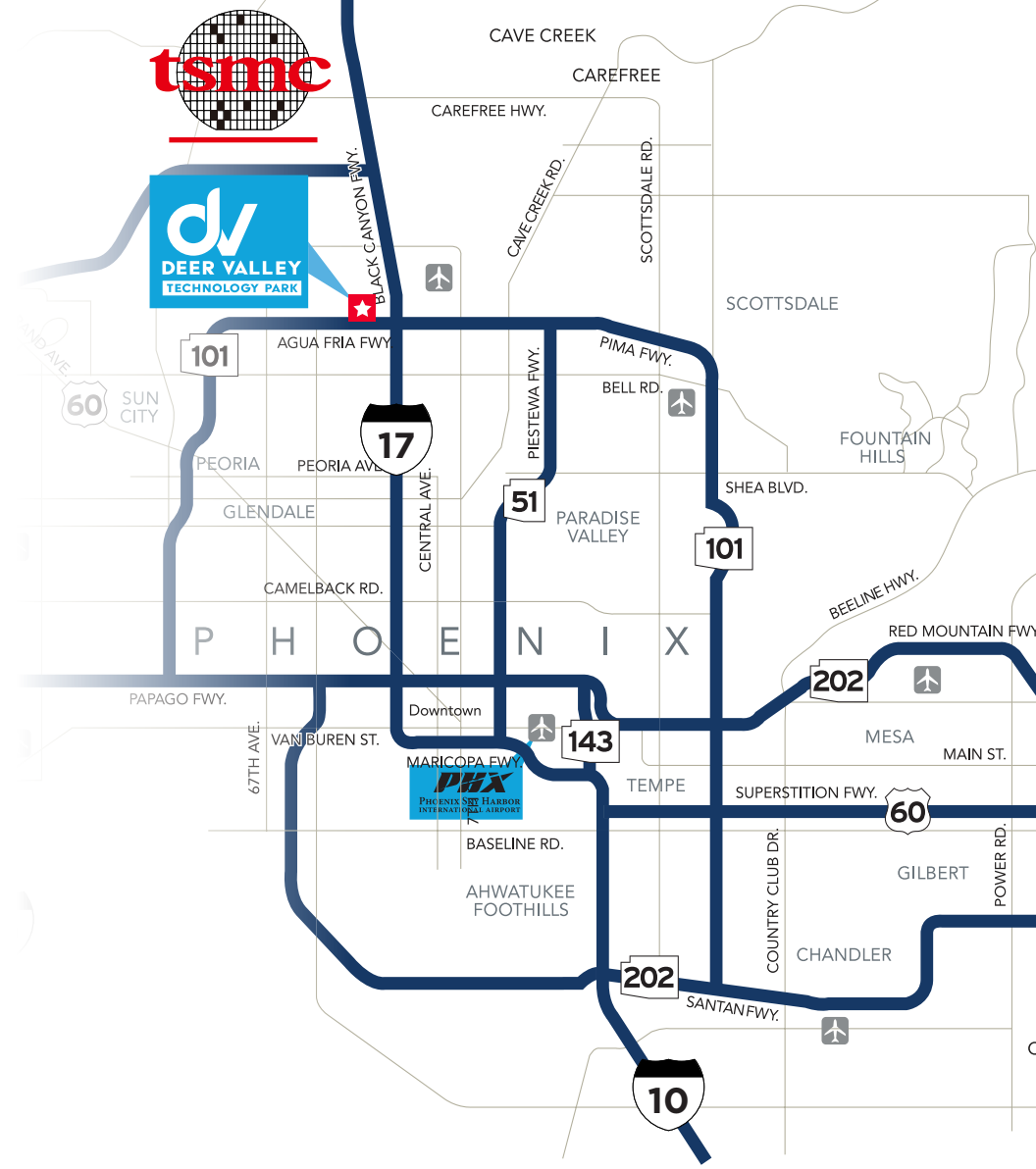
TSMC Arizona will create approximately 6,000 jobs - and more than 20,000 accumulated unique construction jobs, as well as tens of thousands of indirect supplier jobs.

MAJOR EMPLOYERS

American Express, Honeywell, COX, USAA, FedEx, Amazon, Discover Financial Services, HonorHealth, Gore, Best Western and PetSmart.

DEMOGRAPHICS*

	3 Miles	5 Miles	7 Miles
Total Population	82,825	236,031	451,310
Avg. HH Income	\$82,870	\$92,642	\$94,175
# of Households	32,419	91,177	173,727



DESTINATION	MILES
TSMC (EAST ENTRANCE)	7.60
INTERSTATE 17	0.63
ARIZONA STATE LOOP 303	6.80
ARIZONA STATE LOOP 101	1.43
DEER VALLEY AIRPORT	2.62
SKY HARBOR INTERNATIONAL AIRPORT	22.42

PROPERTY SUMMARY

A

BUILDING A
±16,052 SF

B

BUILDING B
±41,852 SF

D

BUILDING D
±43,672 SF



PARCEL SIZE
±11.01 acres



ZONING
CP/GCP,
City of Phoenix



SIGNAGE
Located at
entrance on
Deer Valley Rd



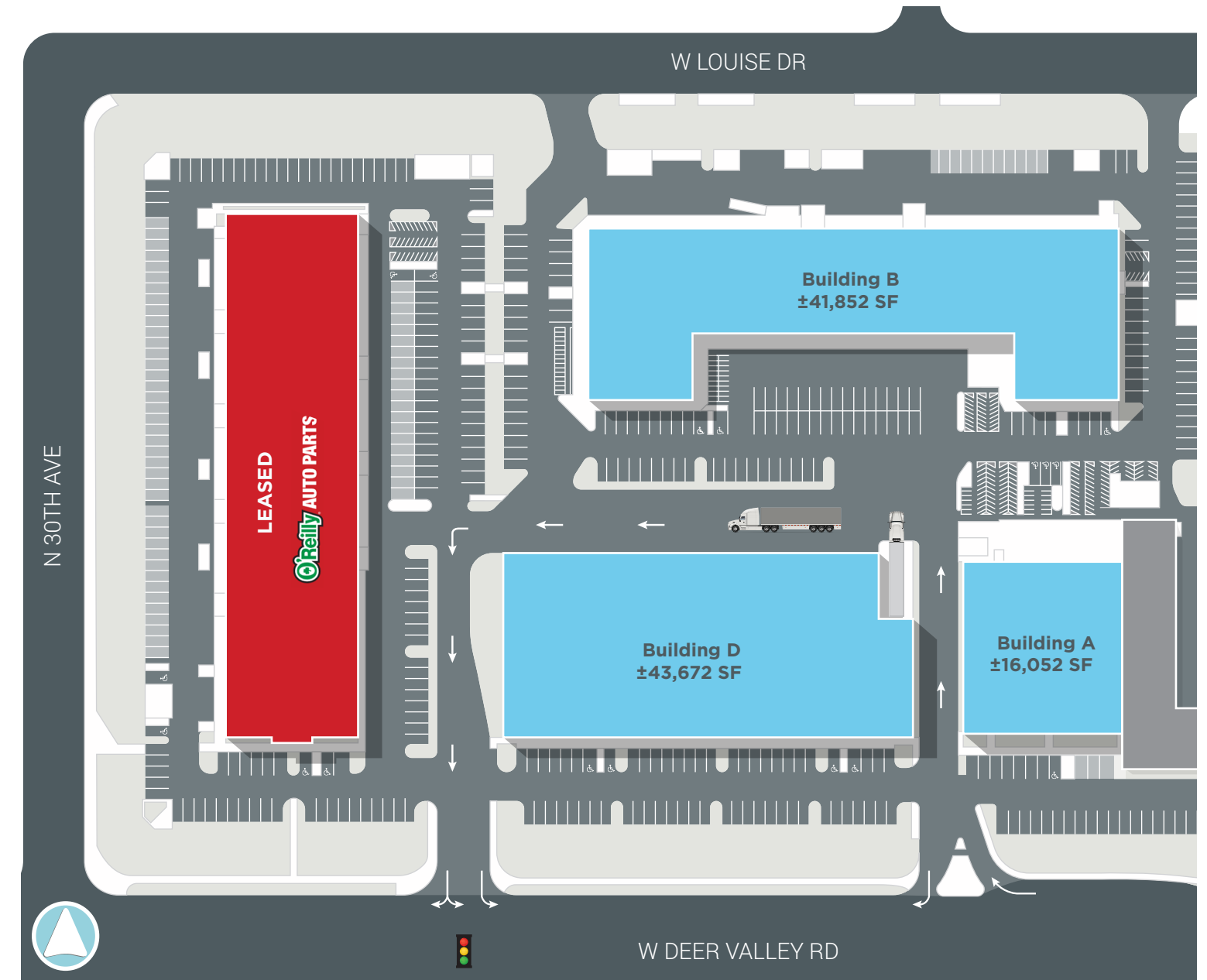
TRAFFIC LIGHT
Located at
entrance on
Deer Valley Rd



PARKING
433 total surface
spaces, with an
overall ratio of
±3.0 spaces per
1,000 SF



PROPERTY SITE PLAN



BUILDING A

SIZE	±16,052 SF
PARCEL (APN)	206-04-073A
SITE AREA	±0.93 acres (40,688 square feet)
ZONING	CP/GCP
CLEAR HEIGHT	±12 feet
LOADING	Two (2) Grade level Door (10'x12')
YEAR BUILT	1983 (Reno 2024)
COOLING	100% air conditioned
OFFICE BUILDOUT	±1,800 SF
POWER	800 Amps 120/208 Volt, 3-Phase
PARKING RATIO/ SPACES	±2.2 spaces per 1,000 SF 36 parking spaces
LEASE RATE	\$1.40 NNN
SALE PRICE	\$4,414,300 (\$275 PSF)

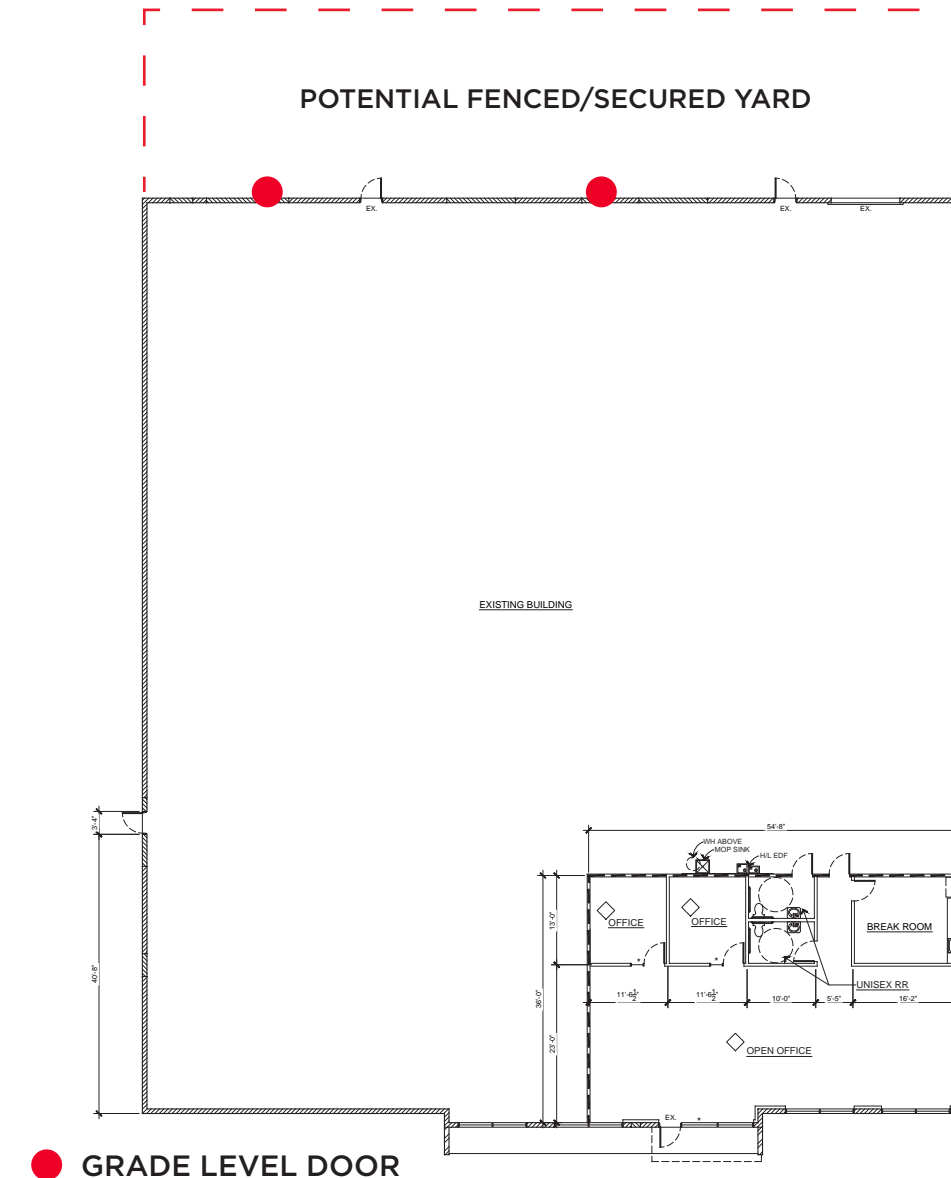
2024 RENOVATIONS

- Spec Office
- Interior/Exterior Paint
- LED Lighting
- Insulation
- Grade Level Doors
- Asphalt



OFFICE PLAN

2844 WEST DEER VALLEY ROAD
±16,052 SQUARE FEET



BUILDING B

SIZE	±41,852 SF
PARCEL (APN)	206-04-074A
SITE AREA	±3.64 acres (158,742 square
ZONING	CP/GCP
CLEAR HEIGHT	±13 feet
LOADING	Four (4) Grade Level Doors (10'x12')
YEAR BUILT	1986 (Reno 2024)
COOLING	100% air conditioned
OFFICE BUILDOUT	±1,800 SF
POWER	1,200 Amps, 277/480 Volt,
PARKING RATIO/ SPACES	±2.3 spaces per 1,000 SF 95 parking spaces
LEASE RATE	\$1.30 NNN
SALE PRICE	\$10,463,000 (\$250 PSF)

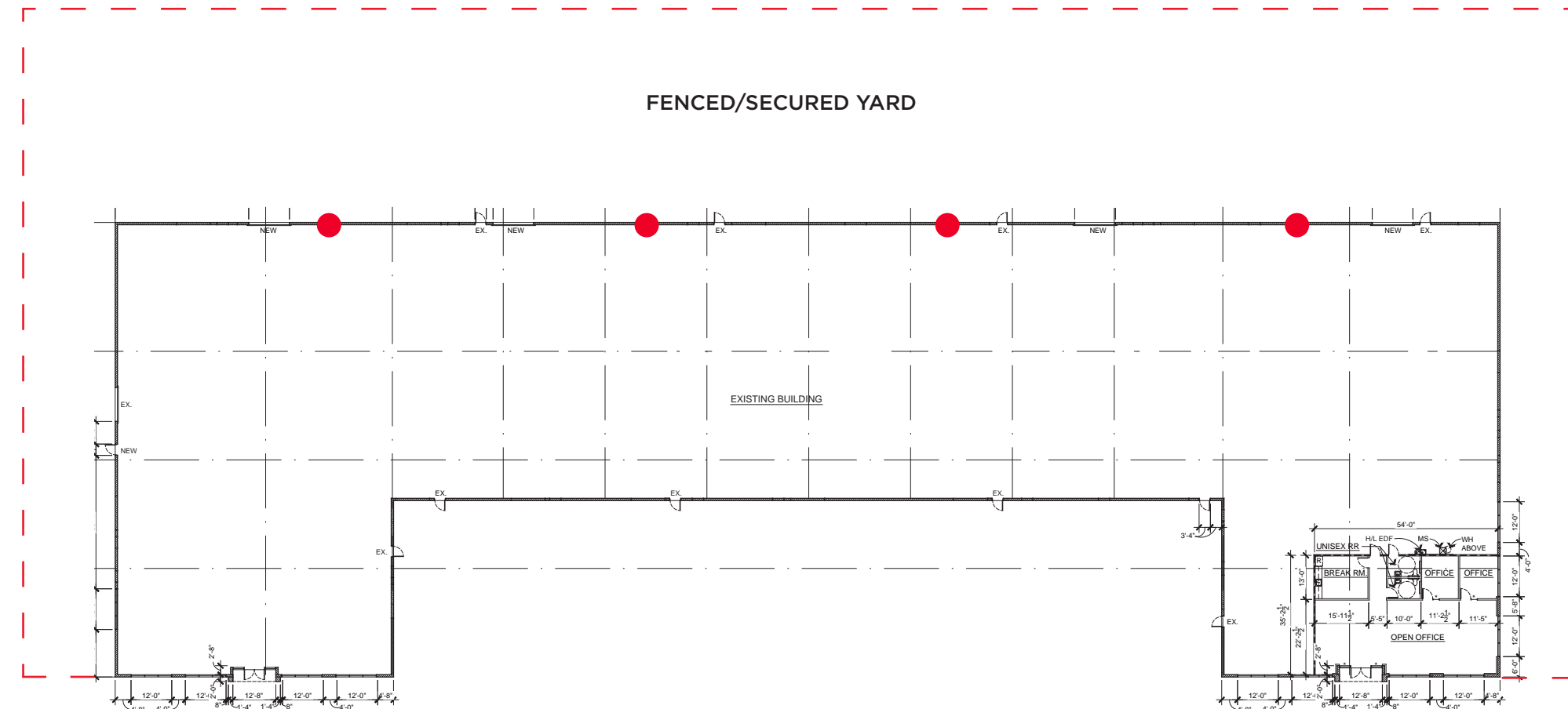
2024 RENOVATIONS

- Spec Office
- Interior/Exterior Paint
- LED Lighting
- Insulation
- Grade Level Doors
- Asphalt



FLOOR PLAN

2837 WEST LOUISE DRIVE
±41,852 SQUARE FEET



BUILDING D

SIZE	±43,672 SF
PARCEL (APN)	206-04-004K
SITE AREA	±2.18 acres (94,987 square
ZONING	CP/GCP
CLEAR HEIGHT	±24 feet
LOADING	Six (6) Grade Level Doors (14'x16') Two (2) Truckwells (10'x12')
YEAR BUILT	2024
OFFICE BUILDOUT	±1,800 SF
PARKING RATIO/ SPACES	1.4 spaces per 1,000 SF 62 parking spaces
LEASE RATE	\$1.40 NNN
SALE PRICE	\$11,573,080 (\$265 PSF)

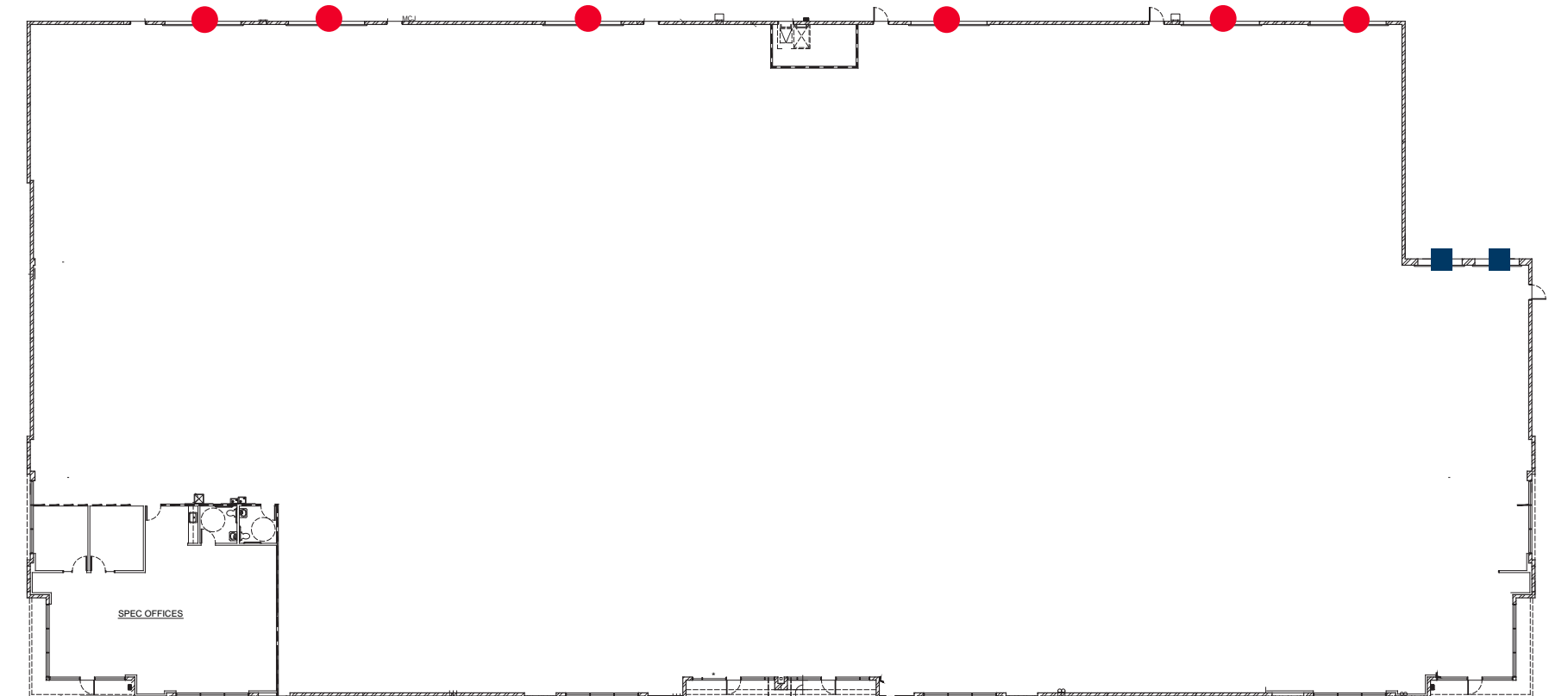
2024 RENOVATIONS

- Spec Office
- Interior/Exterior Paint
- LED Lighting
- Insulation
- Grade Level Doors
- Asphalt



FLOOR PLAN

2908 WEST DEER VALLEY ROAD
±43,672 SQUARE FEET



- GRADE LEVEL DOOR
- TRUCKWELL



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