

**WE HAVE BROKEN GROUND
SEPTEMBER 2024 DELIVERY**



FOR SALE OR LEASE

**2908 WEST DEER VALLEY ROAD
BUILDING D | ±43,672 SF**



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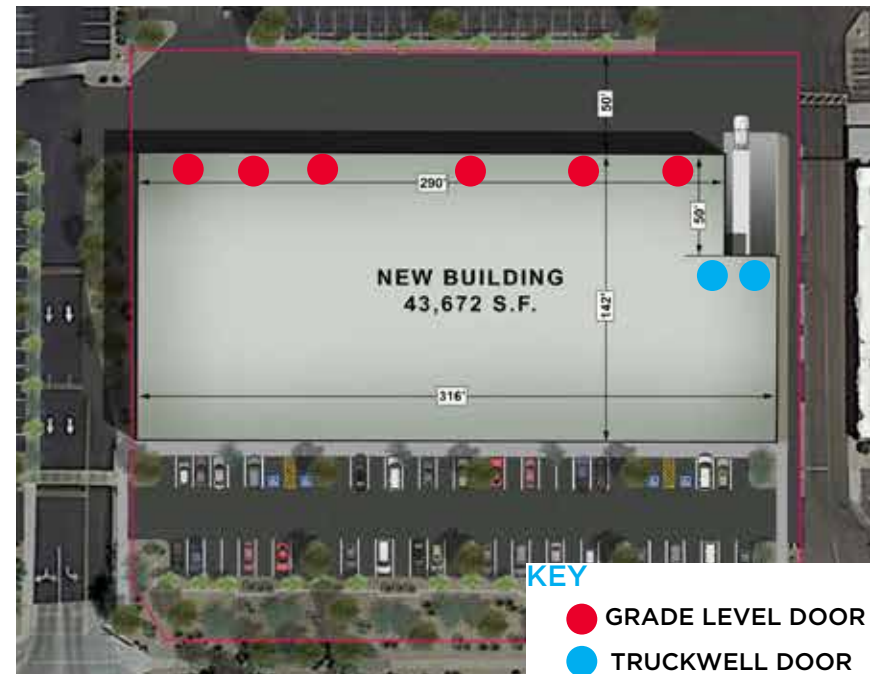
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PROJECT FEATURES

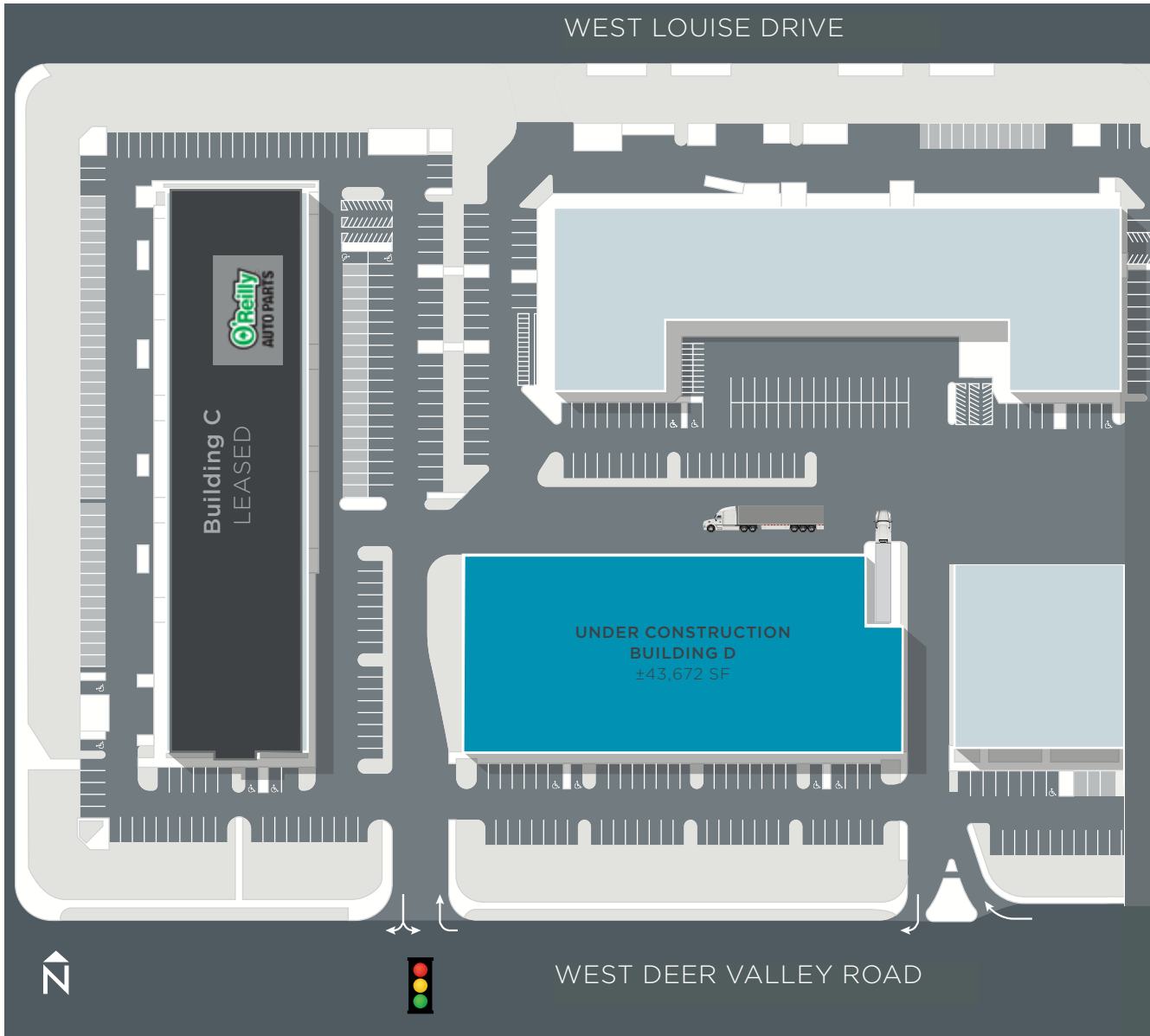
BUILDING D: 2908 WEST DEER VALLEY ROAD

SIZE	±43,672 SF
PARCEL (APN)	206-04-004K
SITE AREA	±2.18 acres (94,987 square feet)
ZONING	CP/GCP
CLEAR HEIGHT	±24 feet
YEAR BUILT	2024
LOADING	Six (6) Grade Level and Two (2) Truckwell Loading Doors
OFFICE BUILDOUT	TBD
PARKING RATIO/ SPACES	1.44/1,000 62 Parking spaces
POWER	2,000 AMPs 277/480 Volt 3-Phase
ASKING RATE	Contact Broker for Details
ASKING PRICE	Contact Broker for Details

PROPOSED FLOOR PLAN



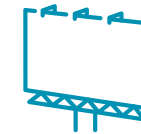
PROJECT FEATURES



PARCEL SIZE
±11.01 acres



BUILDING D
±43,672 SF



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



ZONING
CP/GCP,
City of Phoenix

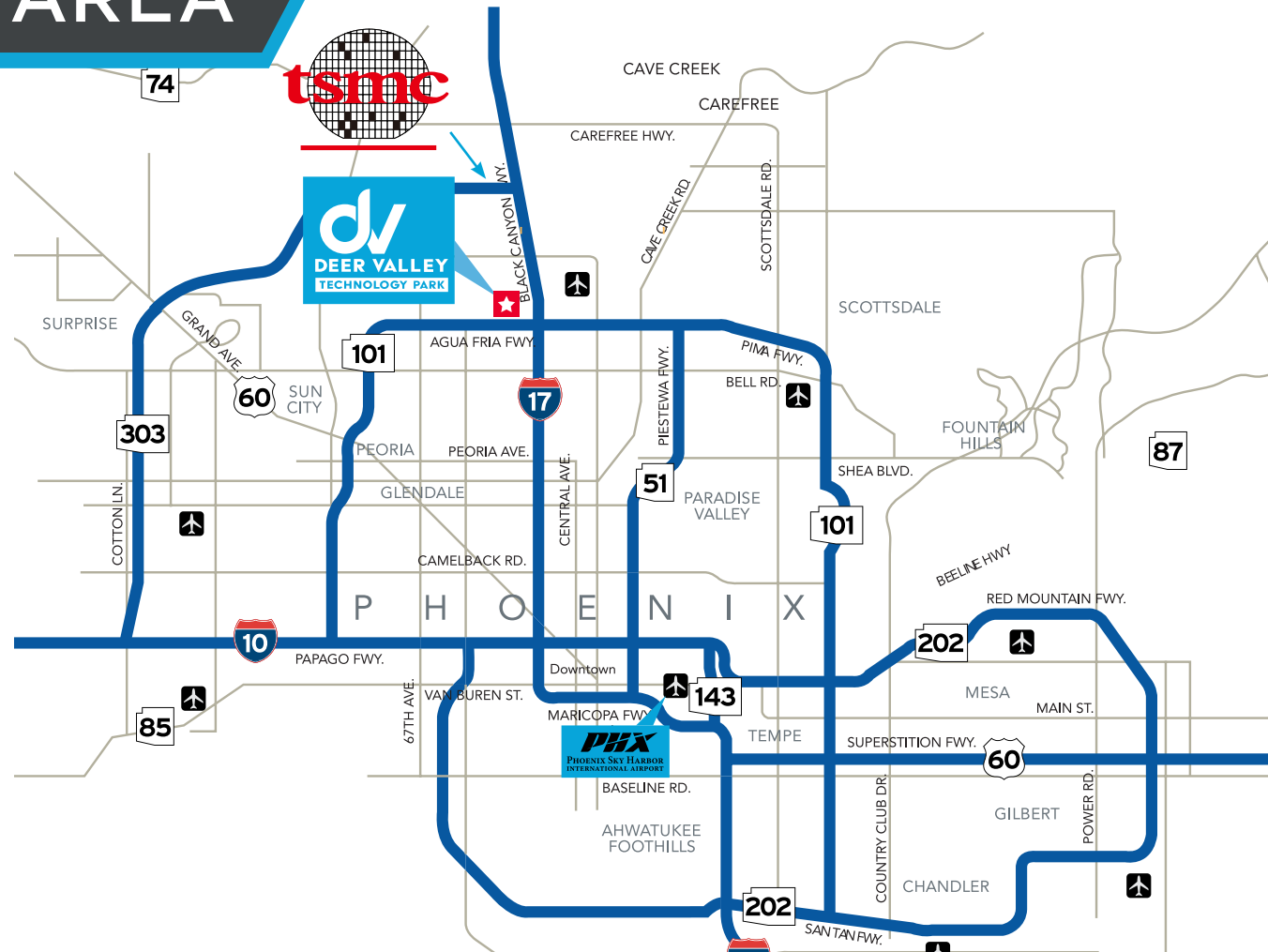
SURROUNDING AREA

TAIWAN SEMICONDUCTOR MANUFACTURING PLANT

- This \$12 billion plant is under construction less than 7.60 miles north of Deer Valley Technology Park
- Production of 20,000 semiconductor wafer/month capacity is slated to begin 2024
- The project will create 2,000 new high-tech jobs, and generate thousands of additional jobs in Arizona for supplies and other companies within the semiconductor industry

MAJOR EMPLOYERS

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



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**DEER VALLEY
TECHNOLOGY PARK**

**BLDG D | ±43,672 SF
FOR SALE OR LEASE**



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