

AVAILABLE MAY 2024 FOR OCCUPANCY



**FOR SALE OR LEASE**



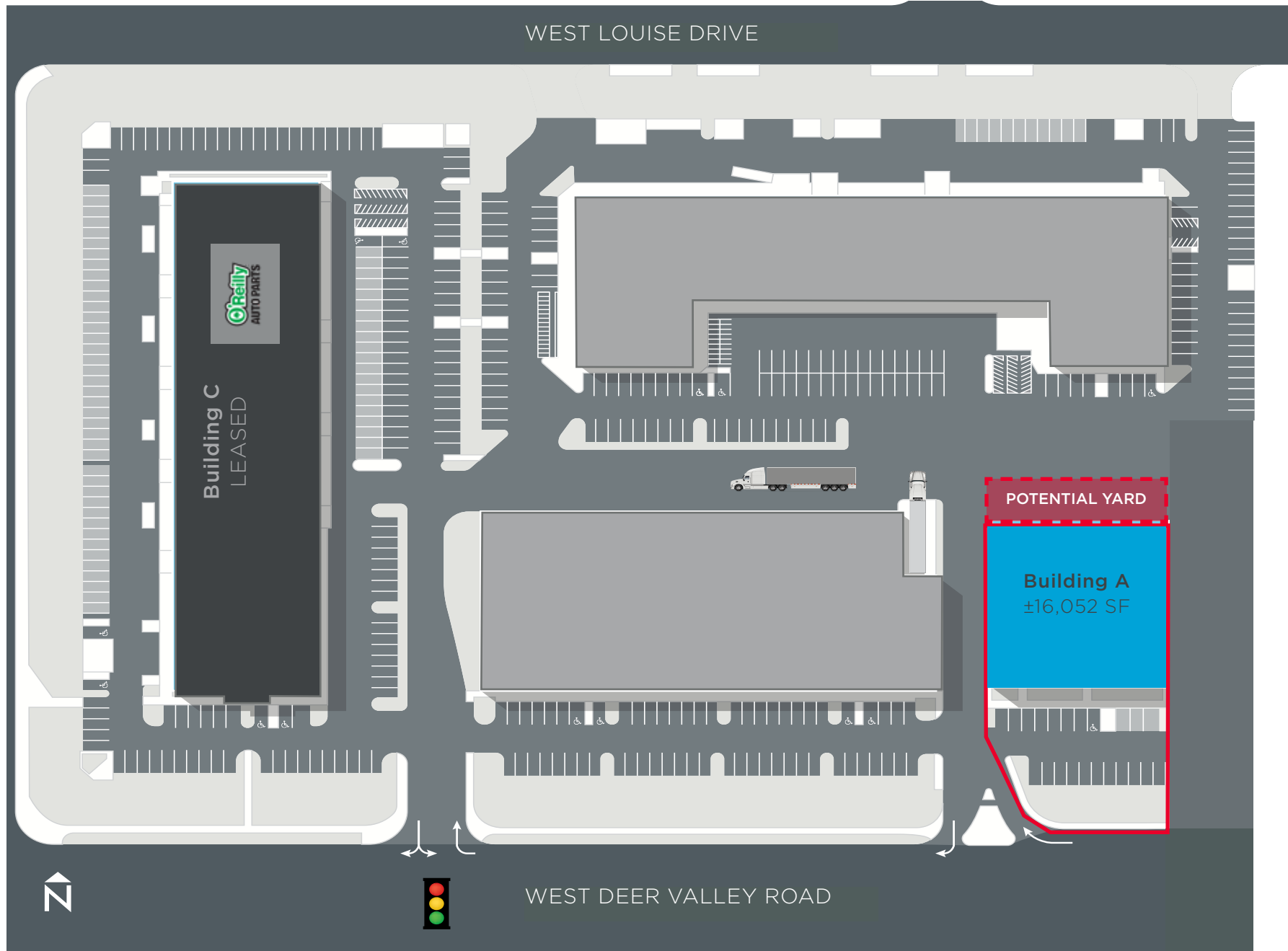
**A RARE ±16,052 SQUARE FOOT  
FREESTANDING  
INDUSTRIAL BUILDING WITH  
POTENTIAL YARD**



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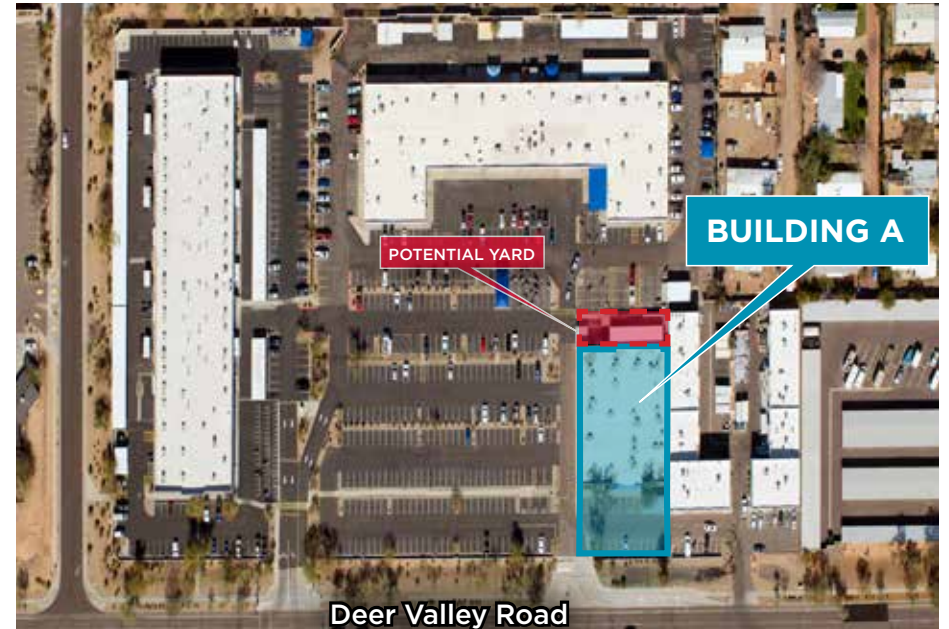
# BUILDING SITE PLAN



# PROPERTY SPECIFICATIONS

## BUILDING A: 2844 WEST DEER VALLEY ROAD

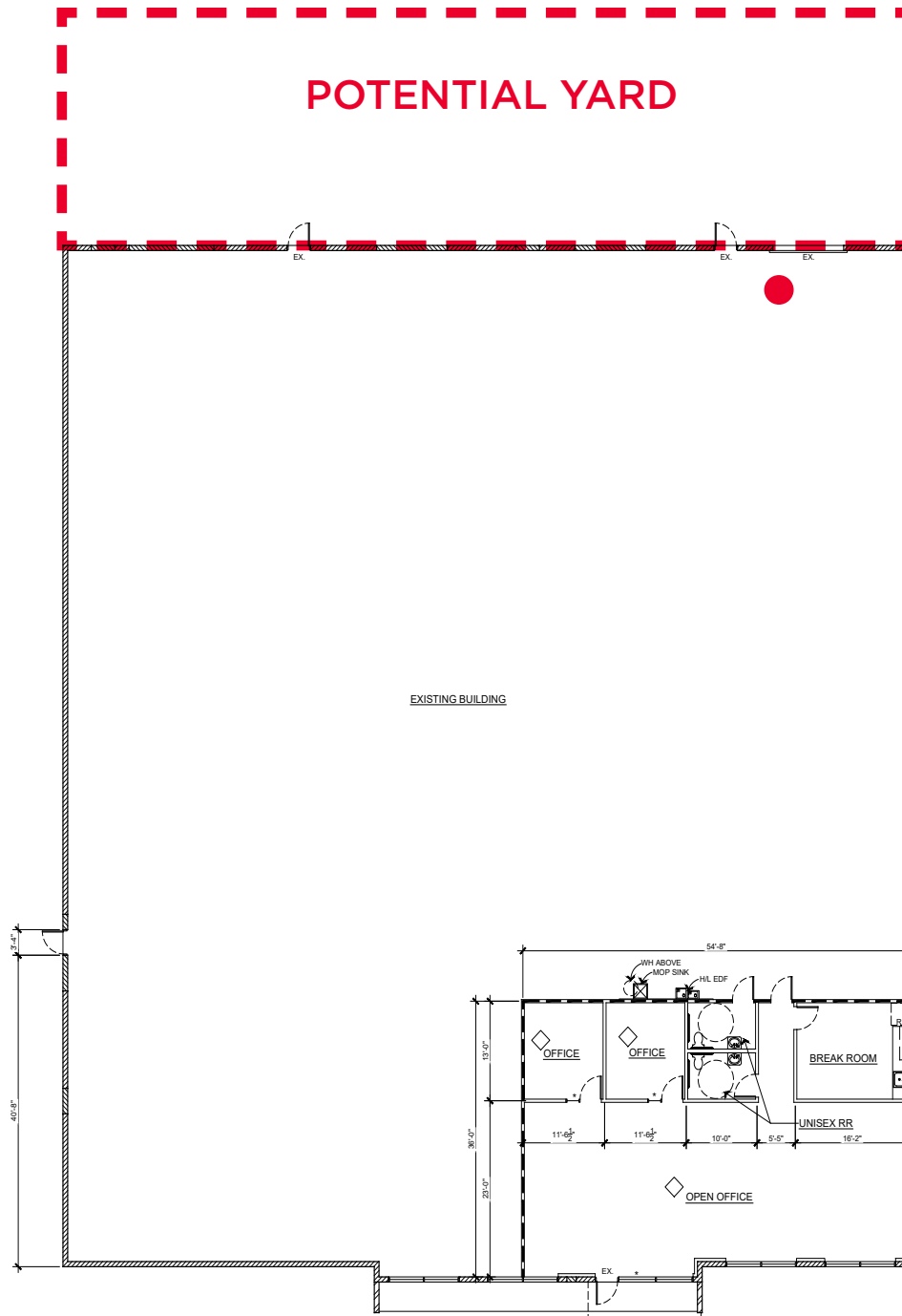
<b>SIZE</b>	±16,052 SF
<b>PARCEL (APN)</b>	206-04-073A
<b>SITE AREA</b>	±0.93 acres (40,688 square feet)
<b>ZONING</b>	CP/GCP
<b>CLEAR HEIGHT</b>	±12 feet
<b>LOADING</b>	One (1) Grade Level Door (10'x12')
<b>YEAR BUILT</b>	1983 (Reno 2023)
<b>COOLING</b>	100% air conditioned
<b>OFFICE BUILDOUT</b>	±1,900 SF
<b>POWER</b>	800 Amps 120/208 Volt, 3-Phase
<b>FOR LEASE</b>	Call for Lease Rate
<b>FOR SALE</b>	Call for Sale Rate



# BUILDING A FLOOR PLAN

2844 WEST DEER VALLEY ROAD

±16,052 SQUARE FEET



● GRADE LEVEL DOOR

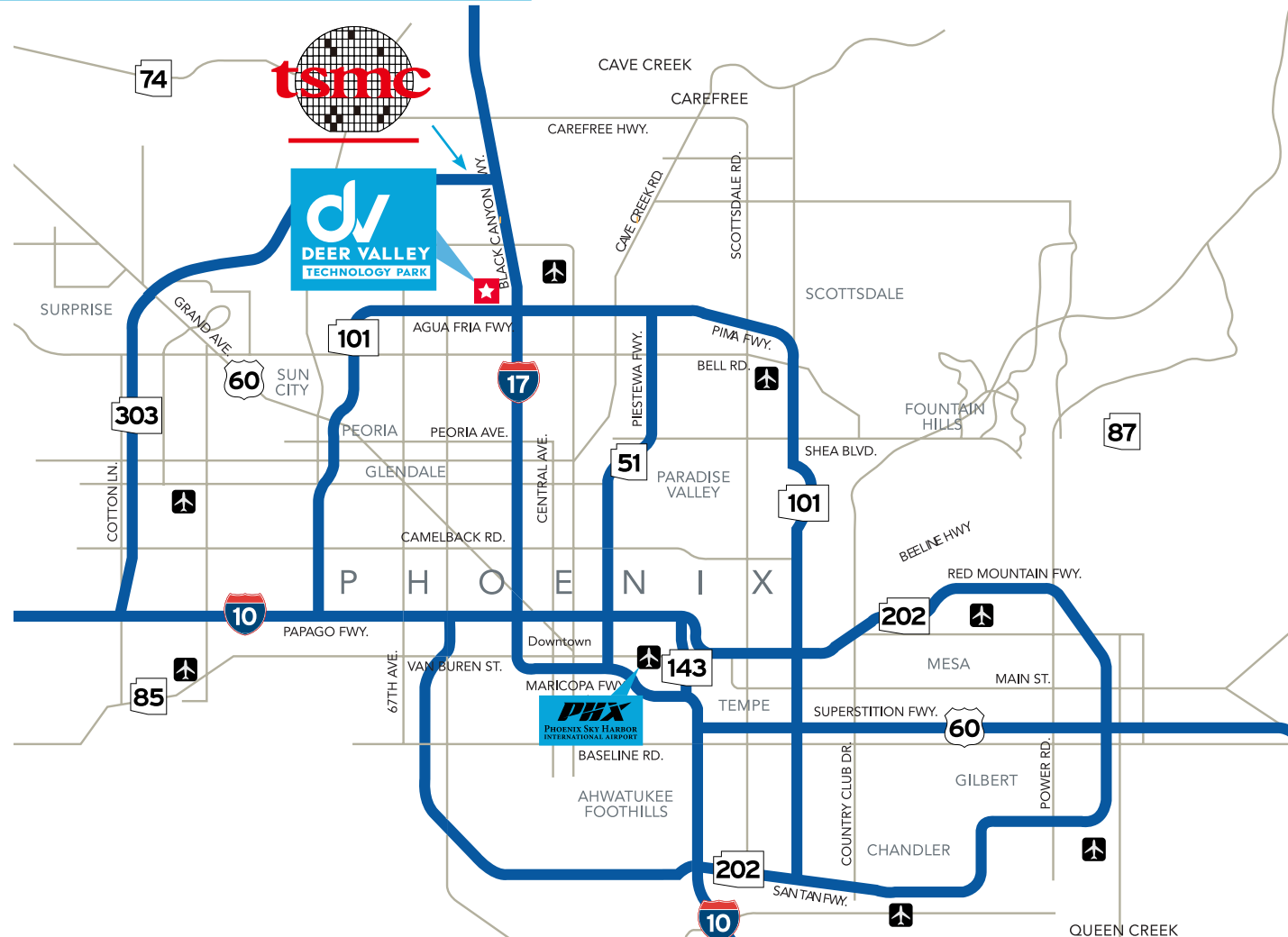
# SURROUNDING AREA

## 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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