



#### FOR SALE OR LEASE

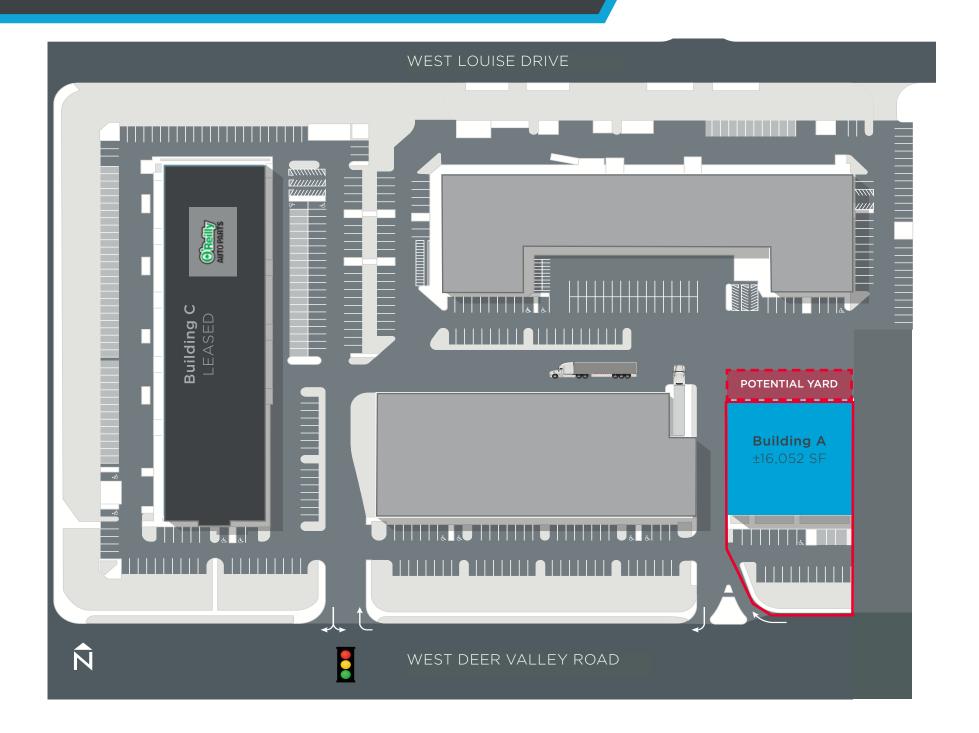
A RARE ±16,052 SQUARE FOOT FREESTANDING INDUSTRIAL BUILDING WITH POTENTIAL YARD







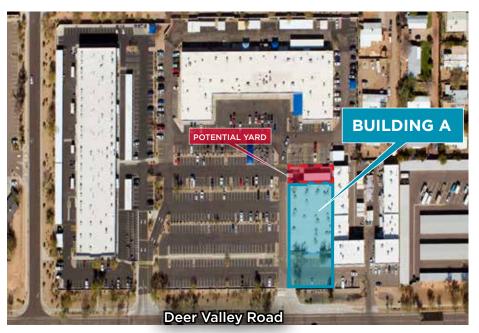
## **BUILDING SITE PLAN**



# **PROPERTY SPECIFICATIONS**

# **BUILDING A:**2844 WEST DEER VALLEY ROAD

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	One (1) Grade Level Door (10'x12')
YEAR BUILT	1983 (Reno 2023)
COOLING	100% air conditioned
OFFICE BUILDOUT	±1,900 SF
POWER	800 Amps 120/208 Volt, 3-Phase
FOR LEASE	Call for Lease Rate
FOR SALE	Call for Sale Rate

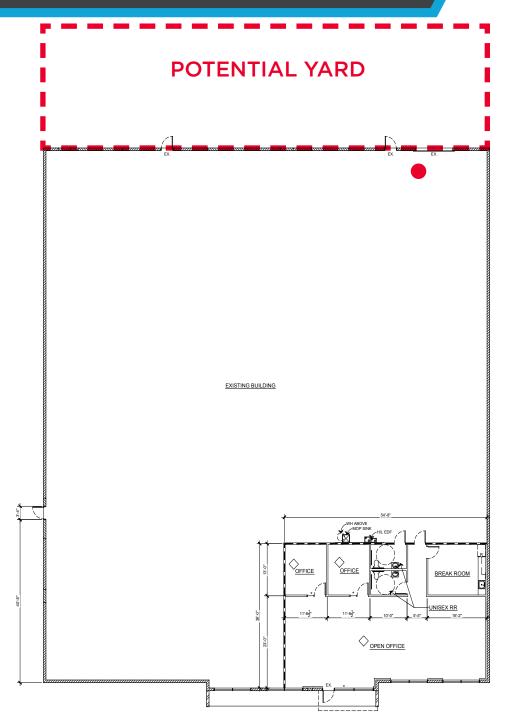




## **BUILDING A FLOOR PLAN**

2844 WEST DEER VALLEY ROAD

±16,052 SQUARE FEET



GRADE LEVEL DOOR

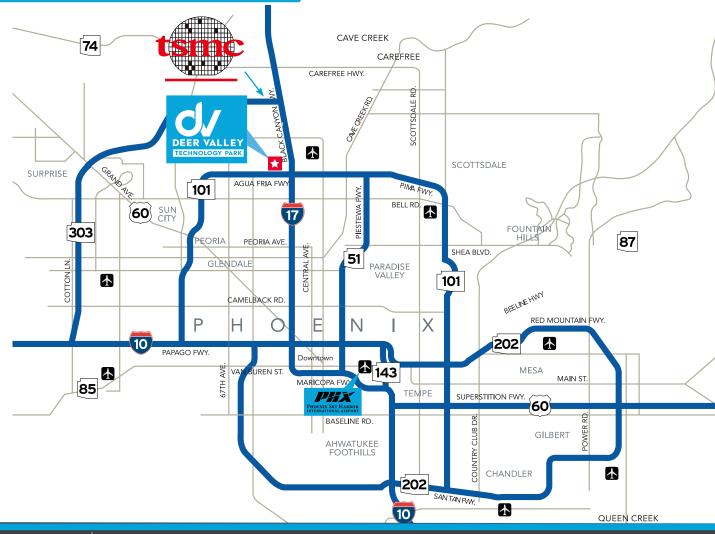
#### **SURROUNDING AREA**

### 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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