

AVAILABLE MAY 2024 FOR OCCUPANCY



FOR SALE OR LEASE

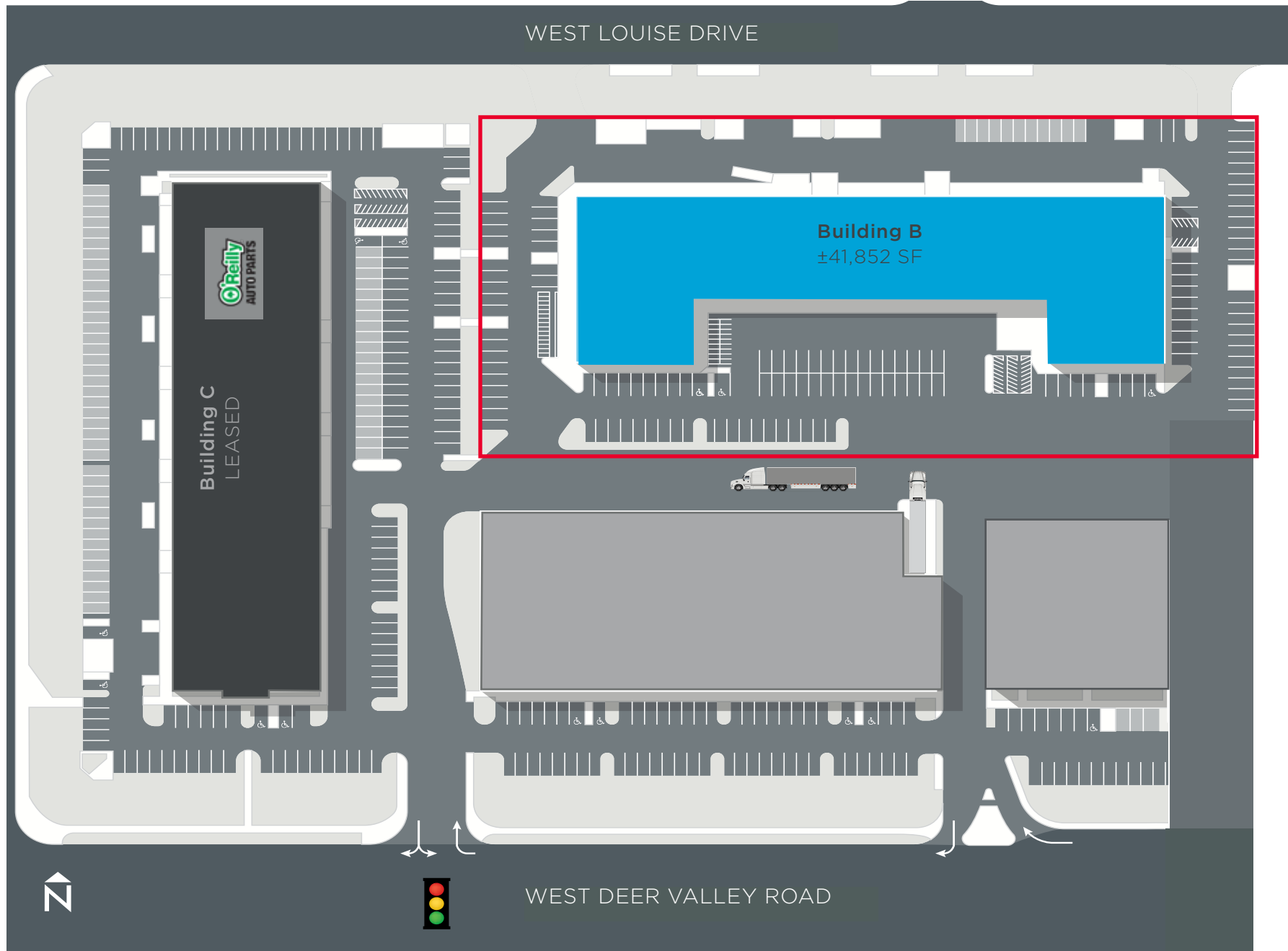
**A RARE ±41,852 SQUARE FOOT
FREESTANDING
INDUSTRIAL BUILDING**



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BUILDING SITE PLAN



PROPERTY SPECIFICATIONS

BUILDING B: 2837 WEST LOUISE DRIVE

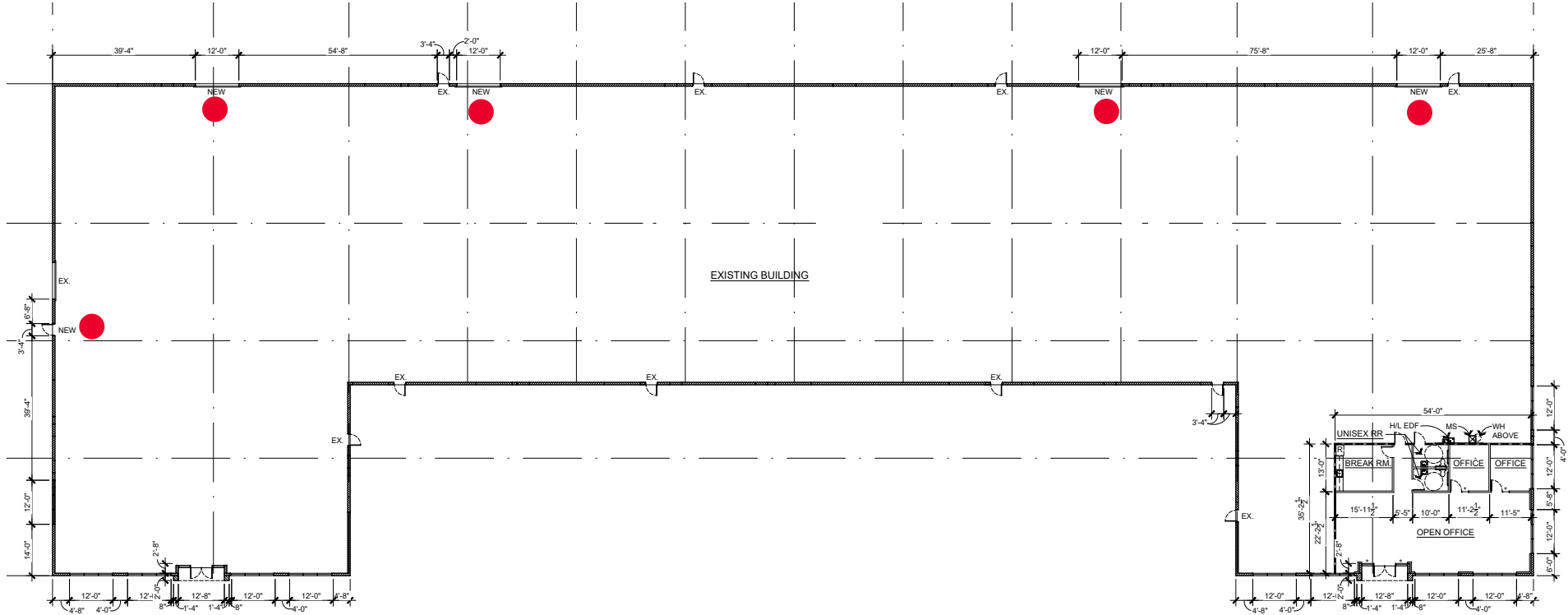
SIZE	±41,852 SF
PARCEL (APN)	206-04-074A
SITE AREA	±3.64 acres (158,742 square feet)
ZONING	CP/GCP
CLEAR HEIGHT	±13 feet
LOADING	Five (5) Grade Level Doors (10'x12')
YEAR BUILT	1986 (Reno 2023)
COOLING	100% air conditioned
OFFICE BUILDOUT	±1,900 SF
POWER	1,200 Amps 277/480 Volt, 3-Phase
FOR LEASE	Call for Lease Rate
FOR SALE	Call for Sale Rate



BUILDING B FLOOR PLAN

2837 WEST LOUISE DRIVE

±41,852 SQUARE FEET



● GRADE LEVEL DOOR

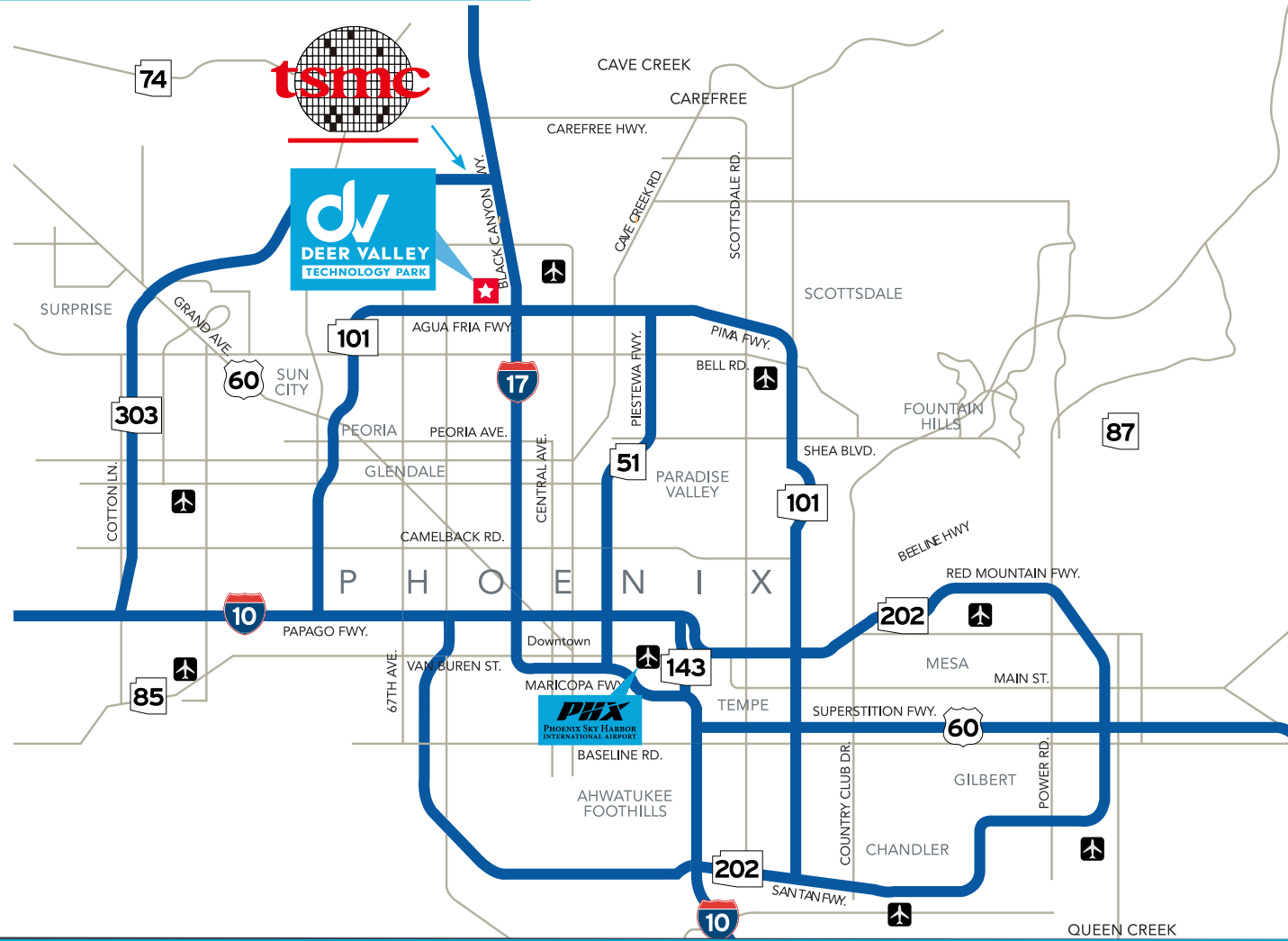
SURROUNDING AREA

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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