



**±128,385 s.f. Class A
Industrial Building**

ADOBE | 17

DEER VALLEY LOGISTICS CENTER

I-17 & ADOBE ROAD PHOENIX, ARIZONA

Jones Lang LaSalle Americas, Inc. License #: CO508577000





Building Features

- ±128,385 s.f building
- Fully Air Conditioned
- 32' clear height
- 180' x 680' space dimensions
- 60' x 56' column spacing
- 120' full concrete secured truck court
- Up to 28 insulated dock high doors
- 4 insulated grade level doors
- 128 striped auto parking stalls
- K-25 ESFR fire sprinklers
- R38 insulation; single ply, 60 mil, TPO roof
- 3,000 amp; 277/480v, 3 phase expandable
- Fiber optics ready
- Painted warehouse walls/ columns
- Energy efficient clerestory windows in lieu of skylights
- Secured dock areas with motorized gates
- 7" thick concrete slab



LOOP
303



\$265B

Manufacturing Facility
5.7 MILES

INTERSTATE
ARIZONA
17

TEL
TOKYO ELECTRON

uis
United Integrated Services

MEC

ASML

ADOBE | 17



Deer Valley
Airport

DIMERCO

Honeywell

LOOP
101

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“There are 482 active projects in the pipeline looking to expand or relocate to the state, including 336 in manufacturing”

- Sandra Watson,
CEO of Arizona Commerce Authority

Adobe | 17 Logistics Center is in close proximity to the new \$265B Taiwan Semiconductor Manufacturing (TSMC) fab 21 facility.

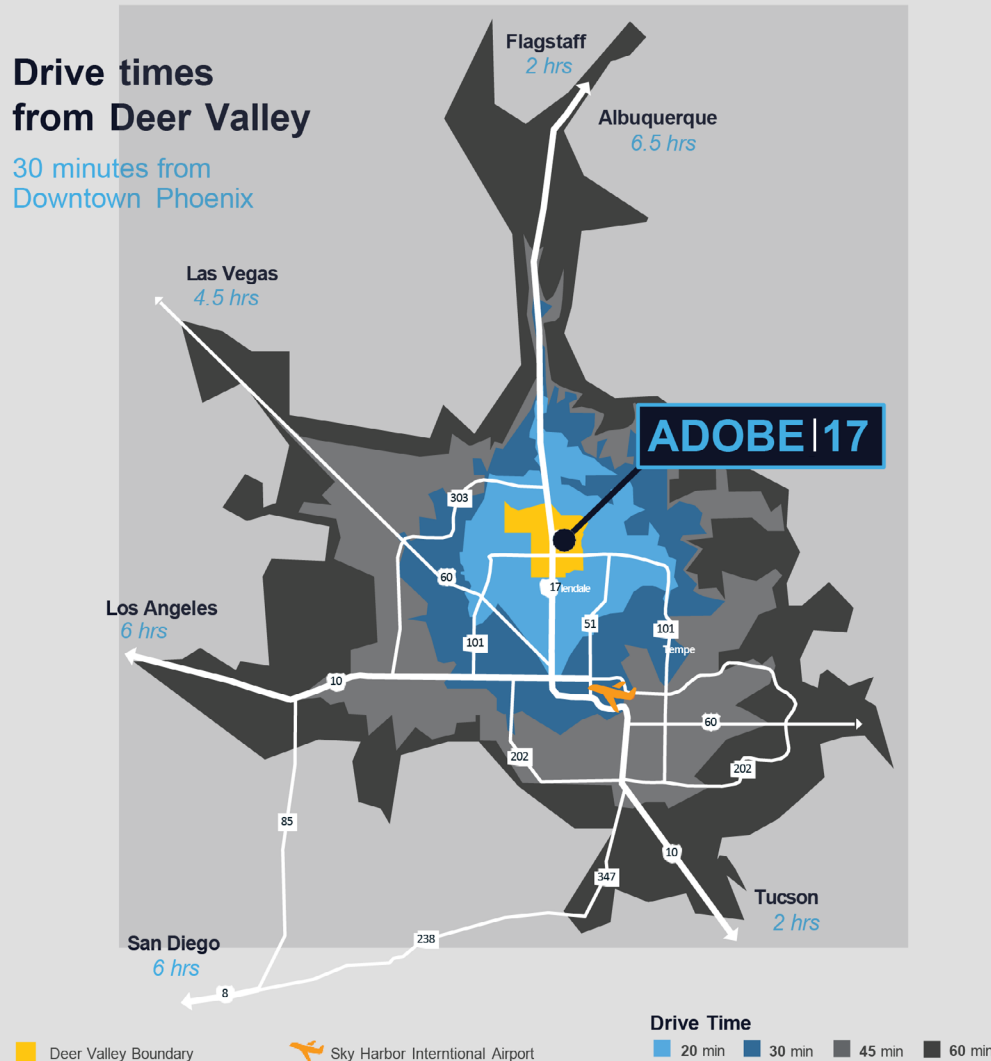
TSMC is expected to generate \$38B in economic impact and create 4,000 new jobs over the next 20 years.

Location Highlights

- Immediate access to I-17 via full diamond interchange at Deer Valley Road
- 1 mile from the Loop 101
- I-17 frontage and visibility
- Close proximity to Deer Valley Municipal Airport

Drive times from Deer Valley

30 minutes from
Downtown Phoenix



Deer Valley



Demographics

- Population: 296,563
- Median Household Income: \$88,077
- Median Age: 38.0
- Professional Workers: 156,664



Education

- College-Educated: 51.5%
- Associate Degree: 9.5%
- Bachelor Degree: 28.0%
- Graduate Degree: 14.0%



Workforce

- 24.1% Management, business, science, and arts occupations
- 11.6% Sales and office occupations
- 11.7% Service occupations
- 8.2% Production, transportation, and material moving occupations

2027 Projections



Demographics

- Population: 306,369
- Median Household Income: \$102,810
- Median Age: 38.3

For More Information

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