

INDUSTRIAL REDEVELOPMENT

IOS CONTRACTOR YARD | SMALL BAY INDUSTRIAL | DISTRIBUTION
10004 & 10046 N 26TH DR | PHOENIX, AZ 85021



VPD: ±197,000



FOR SALE & FOR LEASE

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PROPERTY DETAILS

SALE PRICE	\$4,995,000 (\$39/Land SF)
LEASE RATE	Call Broker
BUILDING SIZE	±12,863 SF (North Building: 7,824 SF South Building: 5,039 SF)
LOT SIZE	±125,584 SF (±2.88 AC)
ZONING	A-1, Phoenix 
PARCELS	149-09-010 & 149-09-009



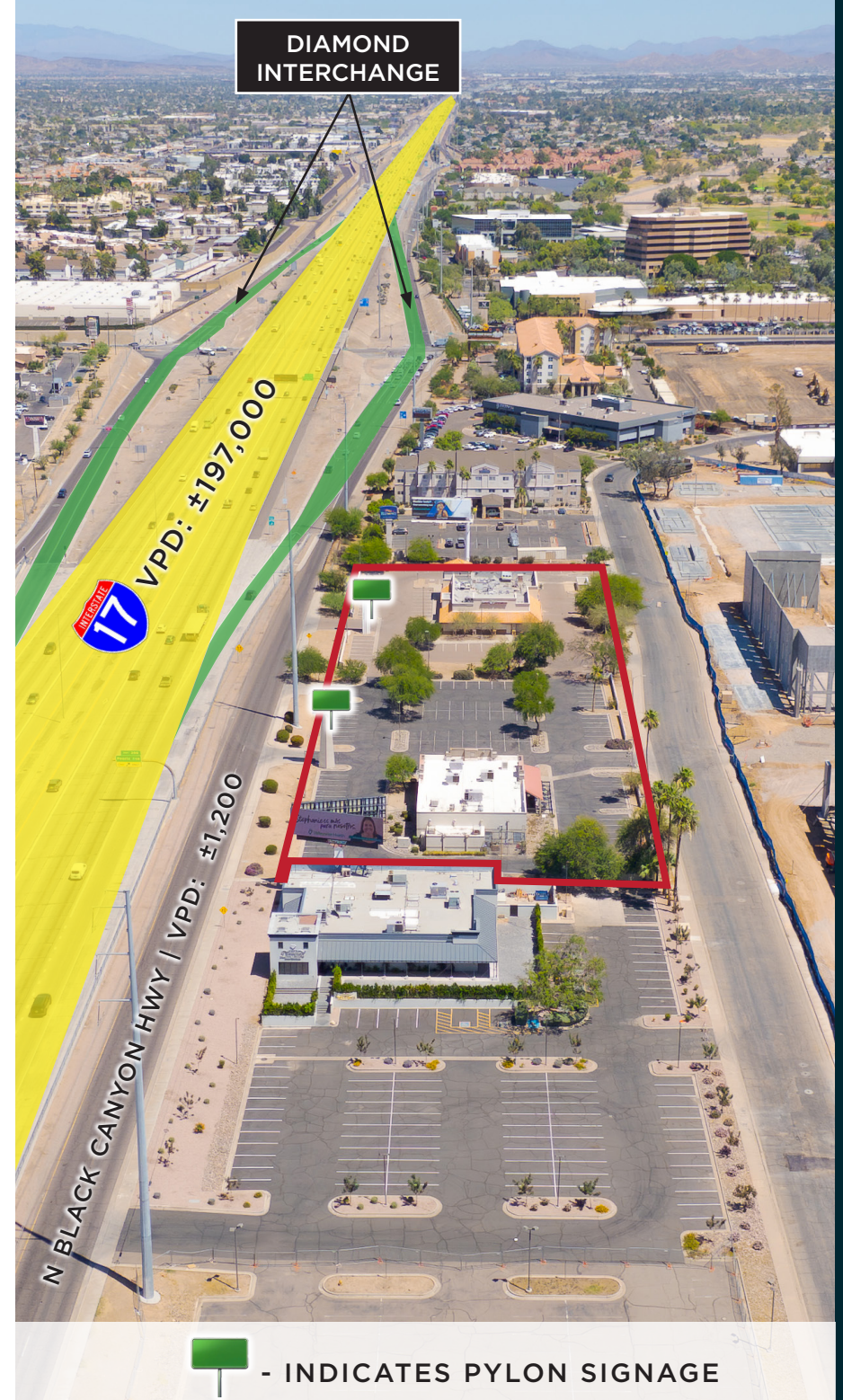
PROPERTY HIGHLIGHTS

PROPERTY:

- Six (6) points of ingress/egress on 26th Dr and Black Canyon Hwy
- Fully paved lot
- Two (2) pylon signs, visible from I-17 Freeway with $\pm 197,000$ VPD
- Located approximately 5 miles from the thriving Deer Valley Submarket, and 15 miles from TSMC Arizona Campus
- \$1.2B+ of announced or under-construction private redevelopment within 1/2 mile
- Lighting throughout parking lot / yard
- Power: 1,800A/120-208V 3-Phase (Buyer to confirm)

SOUTH BUILDING (10004 N 26TH DR):

- 14-15' Clear height
- Natural gas
- 100% HVAC
- Mostly open floorplan for warehouse conversion



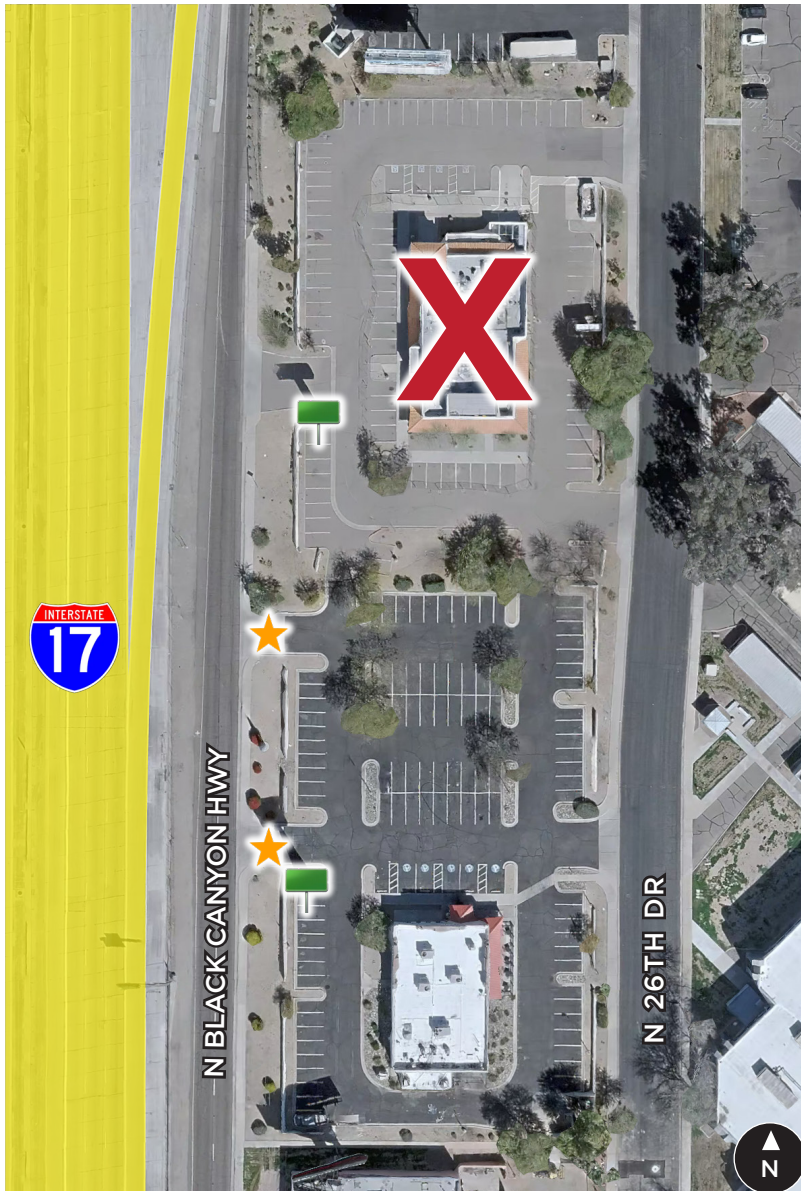
POTENTIAL USE CASES

- Small bay industrial development or distribution
- Vehicle-based users: RV dealers, boat/powersports, truck rental, equipment rental, fleet operators
- Last-mile / logistics: Amazon DSPs, FedEx Ground ISPs, parcel/courier
- Telecom & utility: construction yards, fiber-build staging, fleet parking
- Contractor users: HVAC, plumbing, electrical, landscape — yard + small office
- Specialty retail / showroom: freeway-exposure retailers wanting a billboard storefront

** Buyer to confirm zoning and use cases



IOS CONTRACTOR YARD CONCEPTUAL PLAN



DEMOLISH NORTH BUILDING



EXISTING PYLON SIGNS



POTENTIAL AUTOMATIC GATES

GRADE PROPERTY AND REMOVE CURBING

CONVERT SOUTH BUILDING TO WAREHOUSE
(BUILD OFFICE & ADD ROLL UP DOORS)

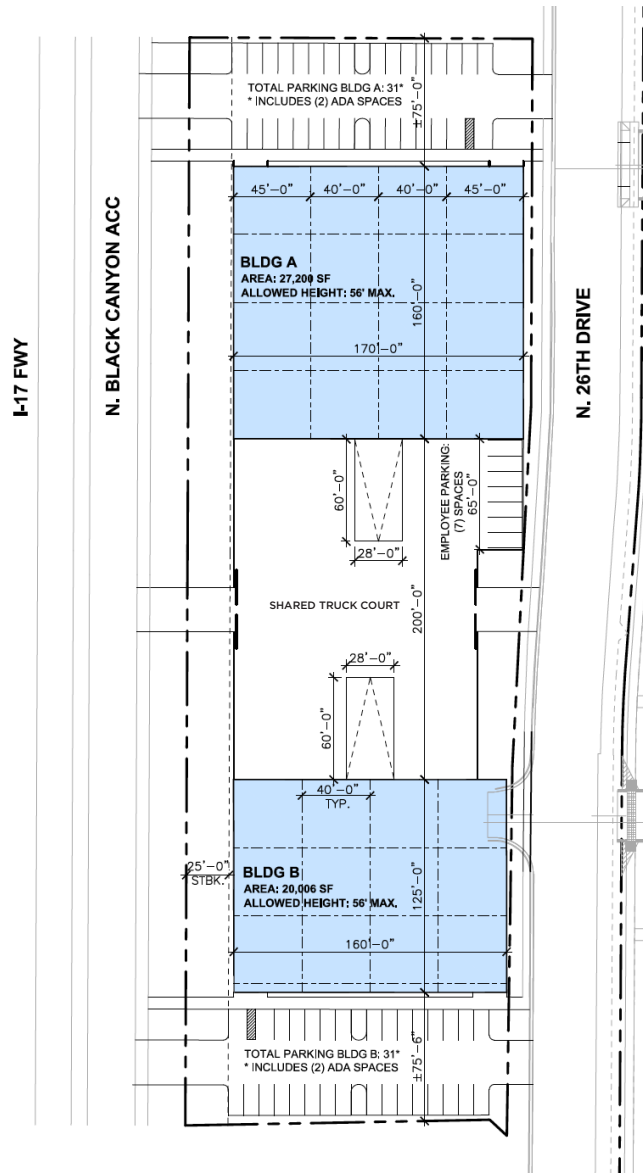
DISTRIBUTION CONCEPTUAL PLAN*

North Building:

±27,200 SF

South Building:

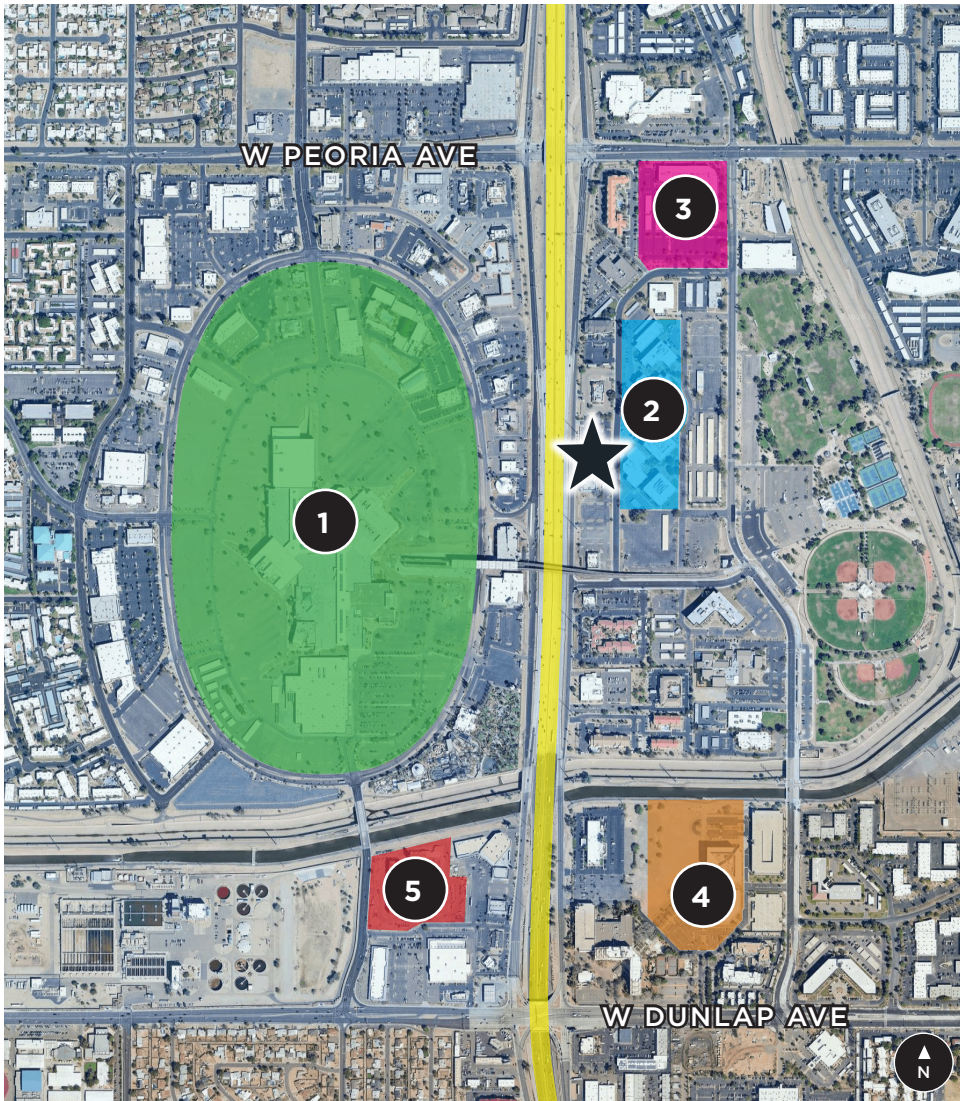
±20,006 SF



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*PER DEUTSCH ARCHITECTURE GROUP

NEARBY REDEVELOPMENTS



1. **The Metropolitan (formerly Metrocenter Mall)** - Located west of I-17, this \$850 million, 64.2-acre redevelopment by Concord Wilshire will include approximately 1,550 residential units, 116,000 SF of retail space known as “The Loop,” plus hotel and office uses. Demolition is complete, with vertical construction beginning in April 2026.
2. **Formation Park 17** - Located at 10220 N 25th Ave, this 425,000 SF industrial redevelopment will feature four buildings with 32-foot clear heights targeting manufacturing, semiconductor, and distribution users. The office-to-industrial conversion is being developed by Formation Interests, Crow Holdings, and Comerica, with completion expected in fall 2026.
3. **Meritex North Mountain Corporate Center** - Located at 10400 N 25th Ave, this 109,332 SF property was acquired by Meritex for \$7.2 million in February 2026 and is being repositioned from a vacant office building into a multi-tenant industrial project.
4. **Office-to-Apartment Adaptive Reuse Project** - Another nearby redevelopment at I-17 and Dunlap is converting an existing office property into a multifamily residential community with several hundred apartment units.
5. **Lucero Apartments** - Recently completed at the northwest corner of Dunlap Avenue and I-17, Lucero is a new multifamily development bringing 206 units to the area, adding residential density and supporting continued redevelopment activity along the corridor.

METROCENTER MALL REDEVELOPMENT

The Metropolitan is a landmark \$850 million mixed-use redevelopment transforming the former Metrocenter Mall site into a modern live-work-play destination in North Phoenix. Spanning 64.2 acres just west of Interstate 17, the project is being developed by Concord Wilshire and is planned to include approximately 1,550 residential units, a 116,000-square-foot retail and entertainment district known as “The Loop,” hotel accommodations, office space, and pedestrian-oriented public gathering areas. Positioned near the Valley Metro light rail extension, the redevelopment is expected to serve as a major catalyst for continued investment and economic growth throughout the surrounding corridor. Demolition of the former mall has been completed, with vertical construction beginning in April 2026 as the project moves into its next phase of development.



TSMC ARIZONA PROJECT OVERVIEW

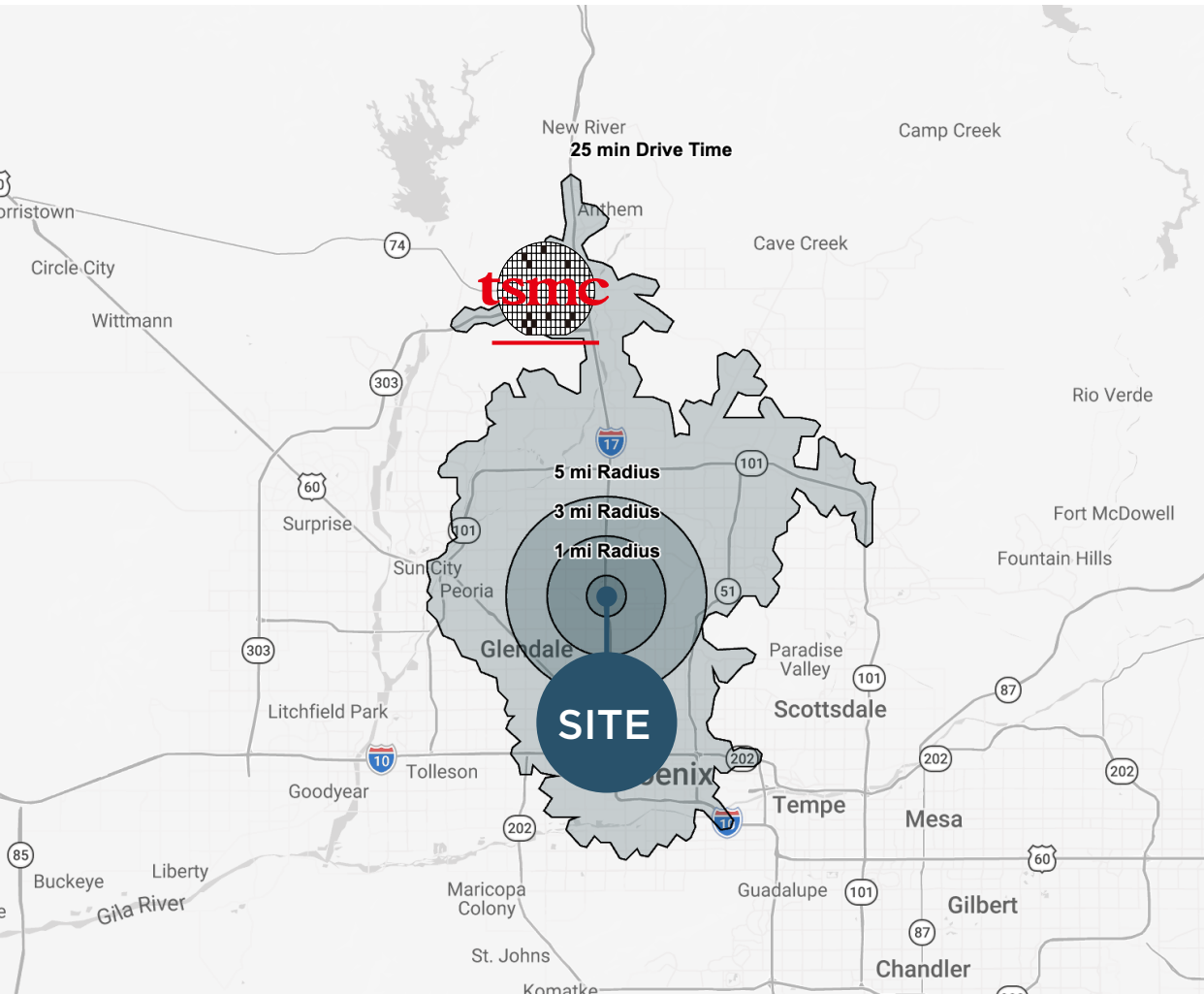
±15 MILES NORTH OF SUBJECT PROPERTY



- TSMC has committed approximately \$165 billion to its Arizona expansion, representing the largest foreign direct investment in U.S. manufacturing history.
- The project is situated on an approximately 1,100-acre campus near 43rd Avenue and Dove Valley Road along Loop 303 in North Phoenix, roughly 15 miles north of the subject area via Interstate 17.
- At full buildout, the campus is planned to include six semiconductor fabrication facilities (“fabs”), two advanced packaging facilities, and a research and development center, creating a large-scale semiconductor manufacturing “gigafab” cluster.
- Fab 1 began production of advanced 4-nanometer chips in Q4 2024, with Apple reportedly committing to purchase more than 100 million Arizona-produced chips beginning in 2026.
- Fab 2 is currently under development and is expected to manufacture advanced 3-nanometer chips, with high-volume production projected to begin in the second half of 2027.
- Continued growth in artificial intelligence, high-performance computing, and advanced semiconductor demand has accelerated TSMC’s expansion plans in Arizona, further strengthening the Phoenix region’s role as a major U.S. semiconductor manufacturing hub.



DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	12,379	165,955	437,686
2029	12,195	158,324	418,033

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	5,806	63,177	167,302
2029	5,848	61,704	163,149

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$68,459	\$90,507	\$99,571

MEDIAN INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$58,726	\$73,283	\$78,671

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	20,715	52,373	126,127

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	1,738	6,514	16,750

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