

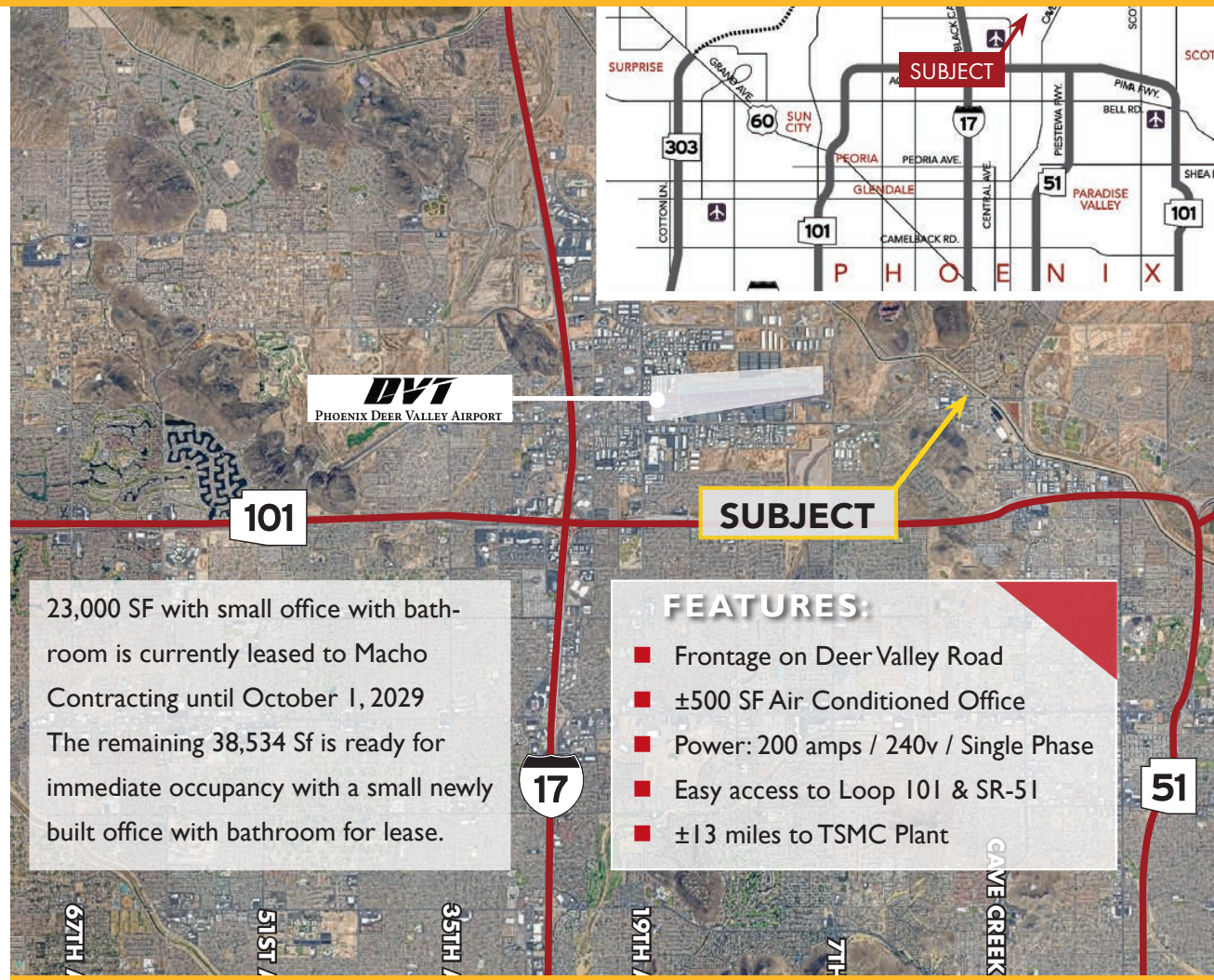
# FOR SALE OR LEASE

## ±1.41 ACRE YARD WITH (2) TENANT AREAS

1974 E DEER VALLEY ROAD., PHOENIX, AZ 85024

### PROPERTY INFO:

- ±61,534 SF Total (38,534 SF Available)
- Zoning: A-1 (City of Phoenix)
- Sale: \$3.5M / Lease: \$12,500 (Mod. Gross) / mo.



23,000 SF with small office with bathroom is currently leased to Macho Contracting until October 1, 2029  
 The remaining 38,534 Sf is ready for immediate occupancy with a small newly built office with bathroom for lease.

- ### FEATURES:
- Frontage on Deer Valley Road
  - ±500 SF Air Conditioned Office
  - Power: 200 amps / 240v / Single Phase
  - Easy access to Loop 101 & SR-51
  - ±13 miles to TSMC Plant



22849 N. 19th Ave.  
 Phoenix, AZ 85027  
 623.516.7744 Office  
[www.PHXCB.com](http://www.PHXCB.com)

**Chris Keeley**  
 President  
 480.363.9333 Mobile  
[chris.keeley@phxcb.com](mailto:chris.keeley@phxcb.com)

**Nete Keeley**  
 Associate  
 520.360.5555 Mobile  
[nete.keeley@phxcb.com](mailto:nete.keeley@phxcb.com)

# FOR SALE OR LEASE

## ±1.41 ACRE YARD WITH (2) TENANT AREAS

1974 E DEER VALLEY ROAD., PHOENIX, AZ 85024

### PROPERTY INFO:

- ±61,534 SF Total (38,534 SF Available)
- Zoning: A-1 (City of Phoenix)
- Sale: \$3.5M / Lease: \$12,500 (Mod. Gross) / mo.



22849 N. 19th Ave.  
Phoenix, AZ 85027  
623.516.7744 Office  
[www.PHXCB.com](http://www.PHXCB.com)

### Chris Keeley

President  
480.363.9333 Mobile  
[chris.keeley@phxcb.com](mailto:chris.keeley@phxcb.com)

### Nete Keeley

Associate  
520.360.5555 Mobile  
[nete.keeley@phxcb.com](mailto:nete.keeley@phxcb.com)

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# FOR SALE OR LEASE

## ±1.41 ACRE YARD WITH (2) TENANT AREAS

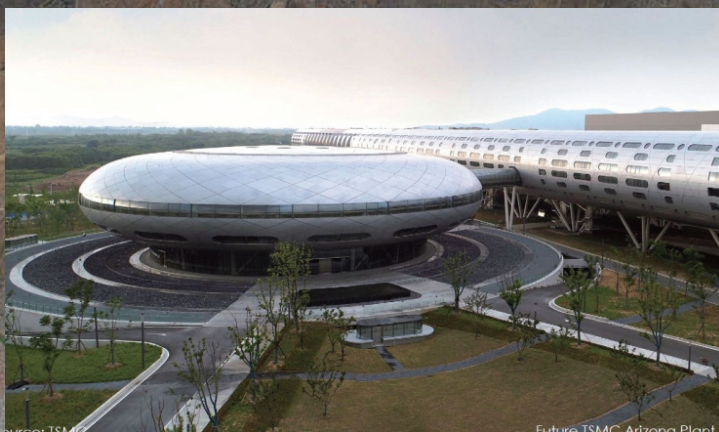
1974 E DEER VALLEY ROAD., PHOENIX, AZ 85024

### PROPERTY INFO:

- ±61,534 SF Total (38,534 SF Available)
- Zoning: A-1 (City of Phoenix)
- Sale: \$3.5M / Lease: \$12,500 (Mod. Gross) / mo.

Taiwan Semiconductor Manufacturing Company is set to put \$40B into their second facility to be built in North Phoenix, Arizona. TSMC is one of the top 10 most valuable companies in the world and has their hand in creating key components for things from cell phones, to F-35 fighter jets and hold a current market value of over \$550B.

TSMC has plans to begin operations in 2027 and will provide over 4,500 jobs directly and nearly 10,000 supply-chain related positions. Prior to opening it's doors, TSMC has created 21,000 job positions in construction alone.



22849 N. 19th Ave.  
Phoenix, AZ 85027  
623.516.7744 Office  
[www.PHXCB.com](http://www.PHXCB.com)

**Chris Keeley**  
President  
480.363.9333 Mobile  
[chris.keeley@phxcb.com](mailto:chris.keeley@phxcb.com)

**Nete Keeley**  
Associate  
520.360.5555 Mobile  
[nete.keeley@phxcb.com](mailto:nete.keeley@phxcb.com)

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.