



±7,484 SF SHOP & OFFICE BUILDING ON ±0.89 AC FOR SALE OR LEASE

23449 N 35th Drive
Glendale, Arizona 85310



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

JACK HANSEN
480.214.9421
Jack@RGcre.com

MAX SCHUMACHER, SIOR
480.214.9403
Max@RGcre.com

PATRICK SHEEHAN, SIOR
480.214.9405
Patrick@RGcre.com

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±7,484 SF SHOP & OFFICE BUILDING ON ±0.89 ACRES AVAILABLE

Site Information

23449 N 35th Drive
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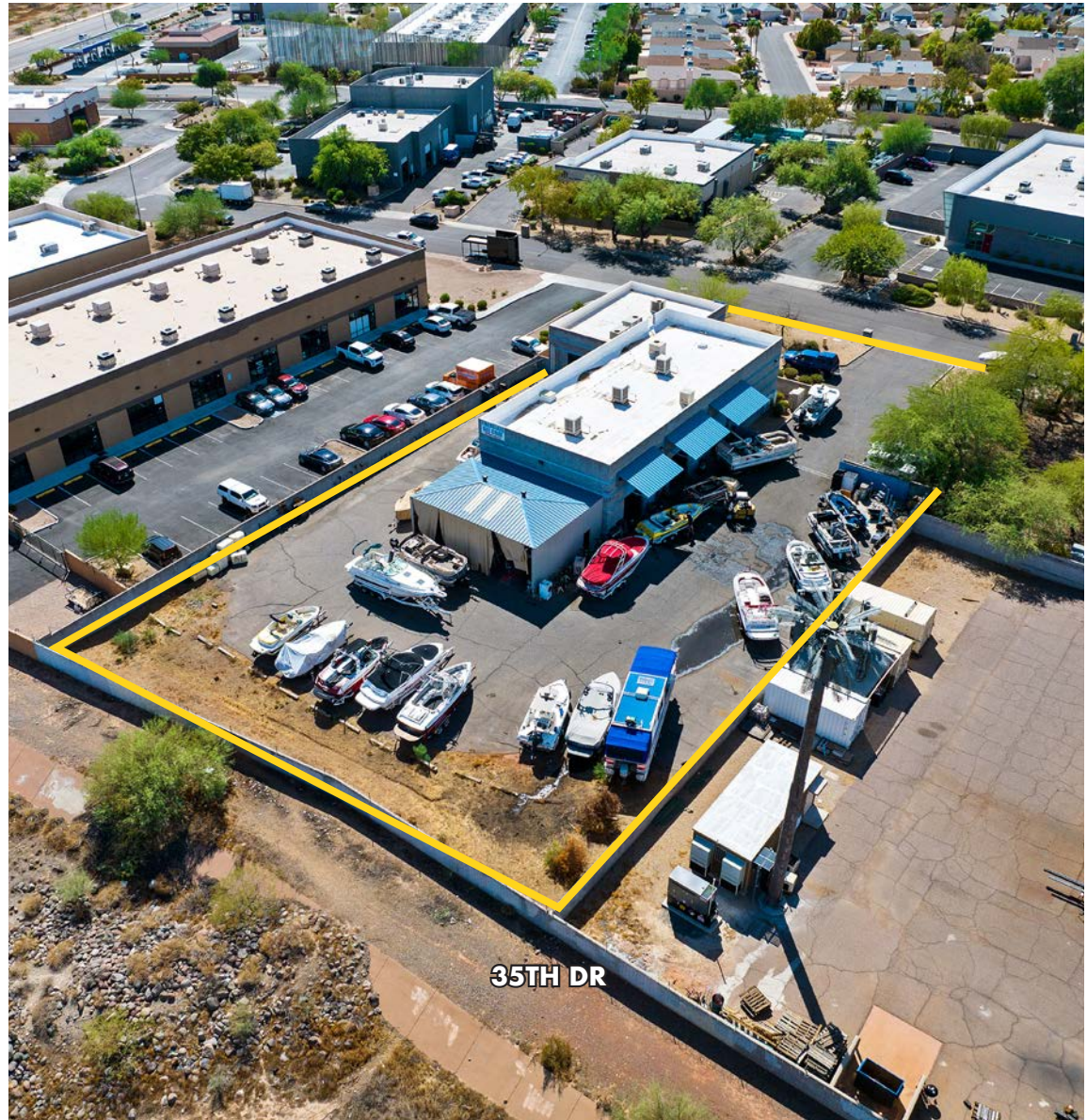
- ±7,484 SF
- ±0.89 Acre Site
- Fully paved and secured yard with block wall perimeter
- Five (5) grade level doors
- 16' clear height
- Within 15 minutes of the TSMC plant
- Easy Access to I-17, 101 Loop
- APN: 205-11-878

SELLER IS REQUIRING THE SELLER FINANCING PROPOSED BELOW AS A CONDITION OF THIS SALE.

SALES PRICE	\$2,650,000	Notes
DOWN PAYMENT	\$800,000	30% down
LOAN AMOUNT	\$1,850,000	70% LTV
TERM	7 Years	Balloon payment
INTEREST RATE	7%	Amortized over 30 years
MONTHLY PAYMENT	\$12,308.10	Principal & Interest

LEASE RATE	\$14,000/mo NNN
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however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or acreage are approximate.



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Site Images



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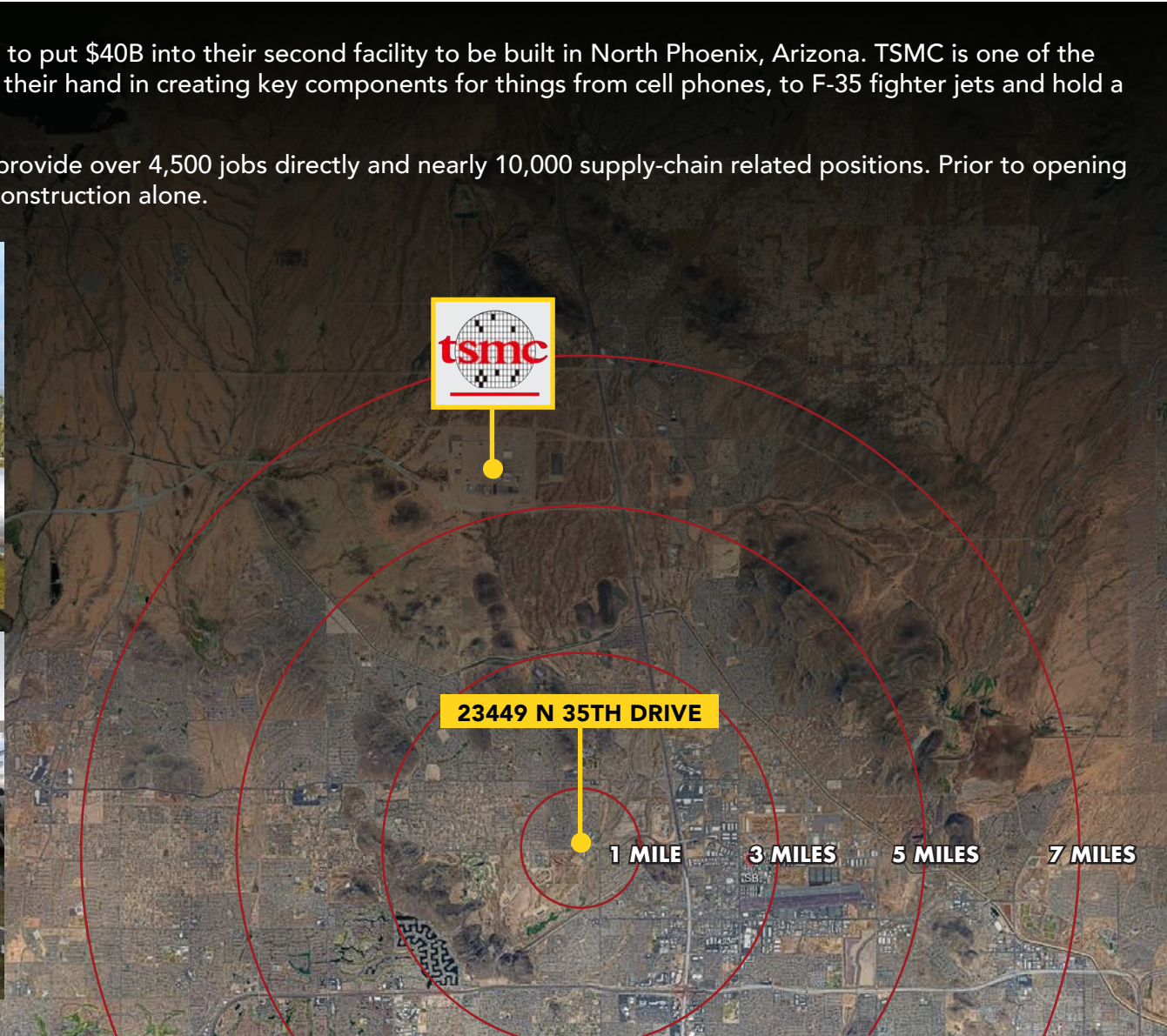
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Nearby TSMC Facility

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.



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Location Maps



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