

±10,160 SF ON ±1.60 ACRES FOR SALE
PRIME DEER VALLEY CONTRACTOR FACILITY

1912 W Parkside Ln Phoenix, Arizona 85027



±7,560 SF Office
±2,600 SF Shop & ±2,000 SF Canopy
Zoned A-1 (Light Industrial), City of Phoenix

8767 E. Via de Ventura
Suite 290
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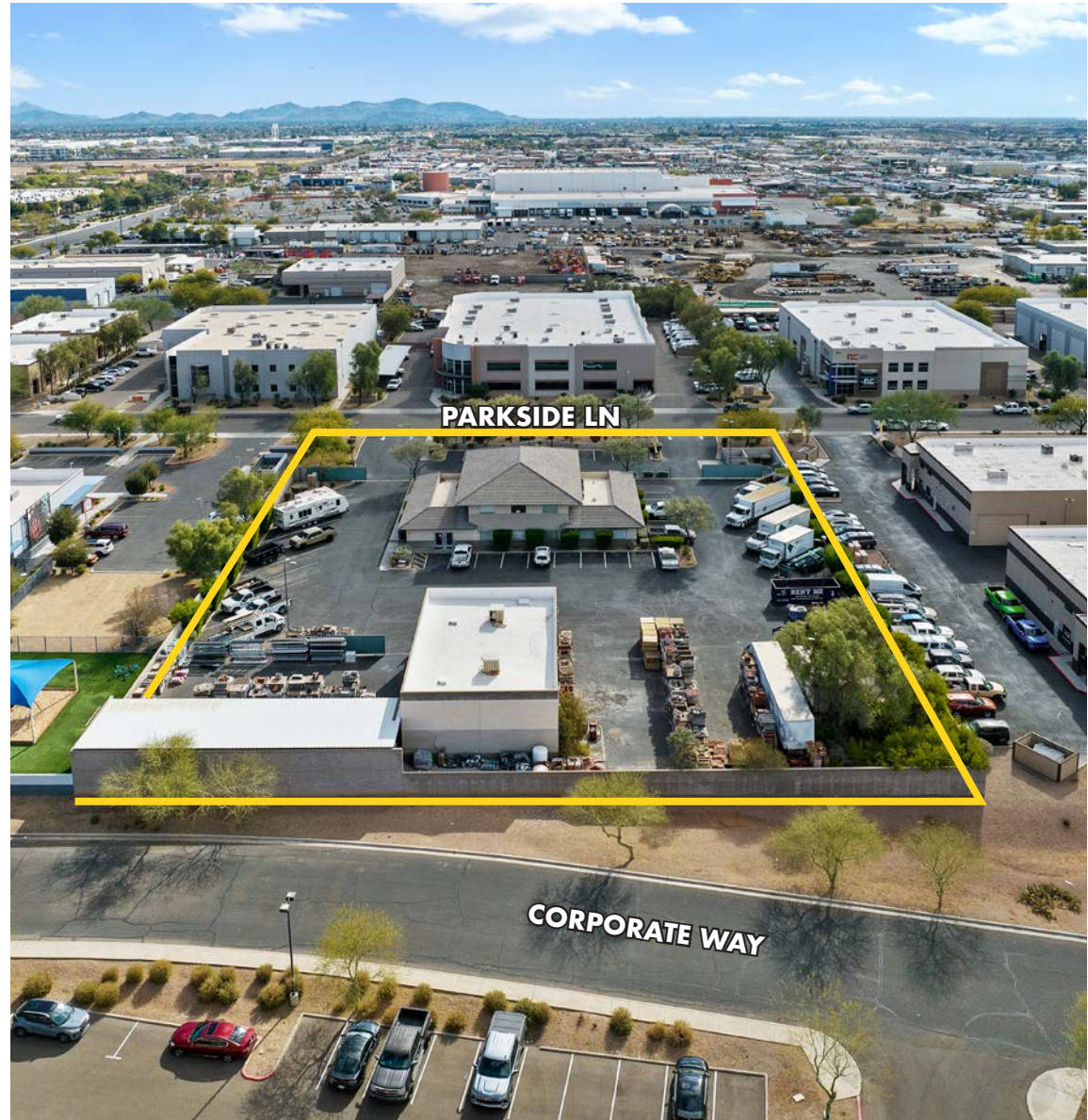
Site Information

1912 W Parkside Ln
Phoenix, Arizona 85027

- ±7,600 SF Office
- ±2,600 SF Shop & ±2,000 Sf Canopy
- Fully Asphalt Paved Site
- High Image Office Building
- Zoned A-1 (Light Industrial), City Of Phoenix
- One (1) acre of dedicated yard space
- Two (2) 10' x 12' grade level doors
- 15' clear height
- Power: 800 AMPS, 3 Phase, 120/208V
- Lighting throughout yard
- **Property Is Currently Owner Occupied – Seller Will Require A 4-6 Month Leaseback Period**

The information contained herein has been obtained from sources we believe to be reliable, 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 age are approximate.

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Site Images

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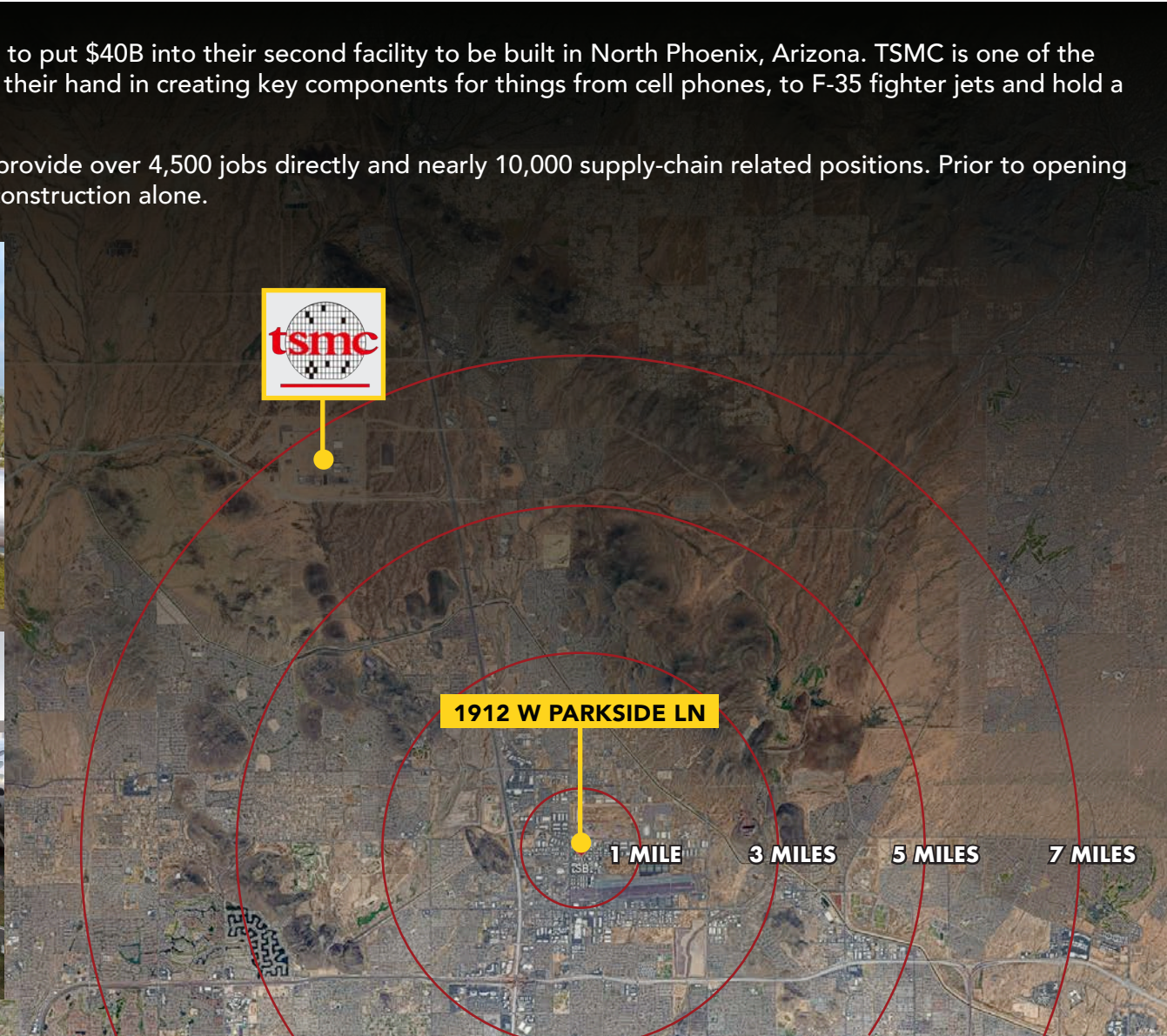
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Nearby TSMC Facility

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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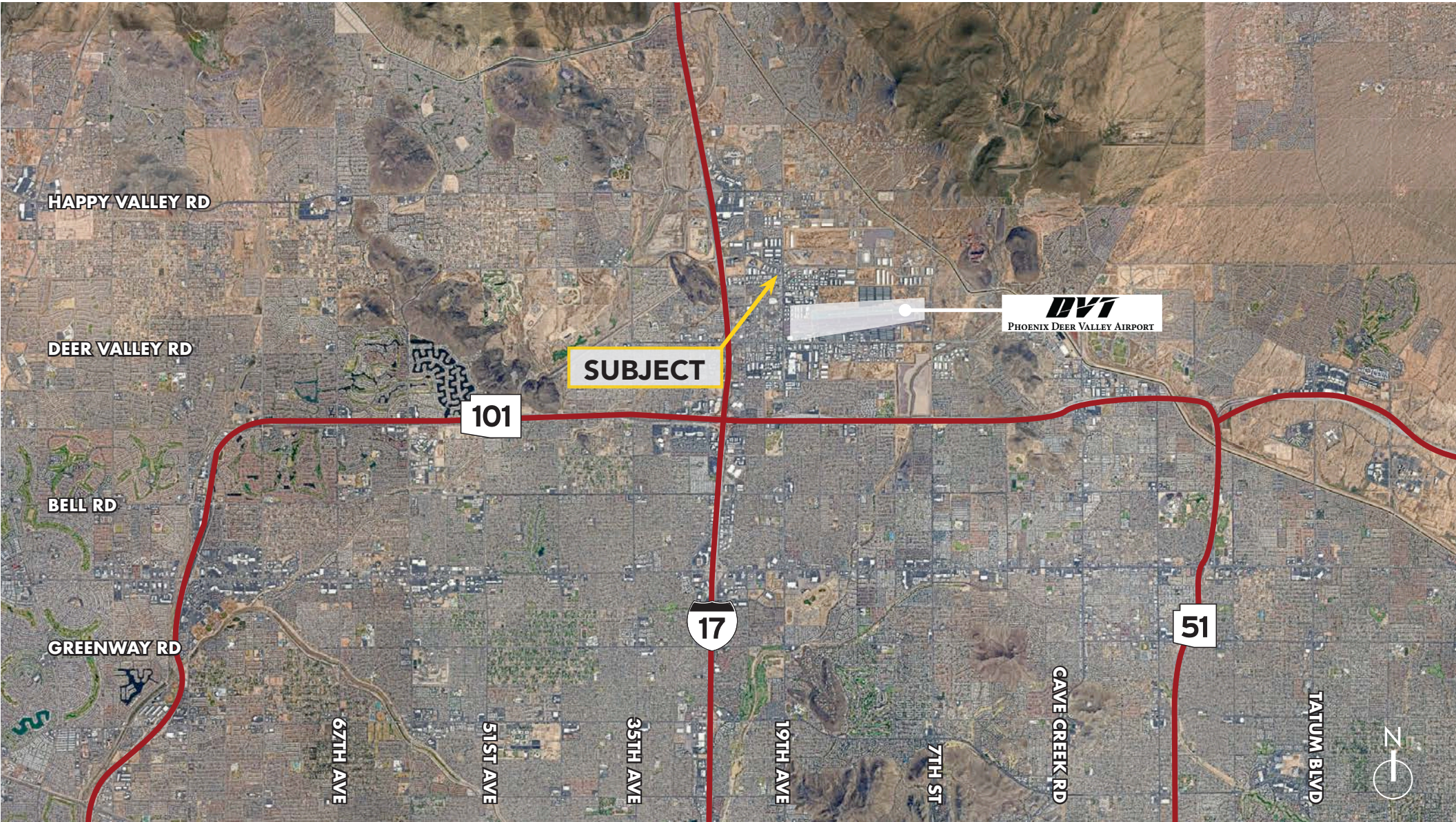
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Location Maps



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