

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

1912 W Parkside Ln Phoenix, Arizona 85027



**CORPORATE WAY**

**PARKSIDE LN**

**±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  
Scottsdale, AZ 85258  
RGcre.com

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# FOR SALE

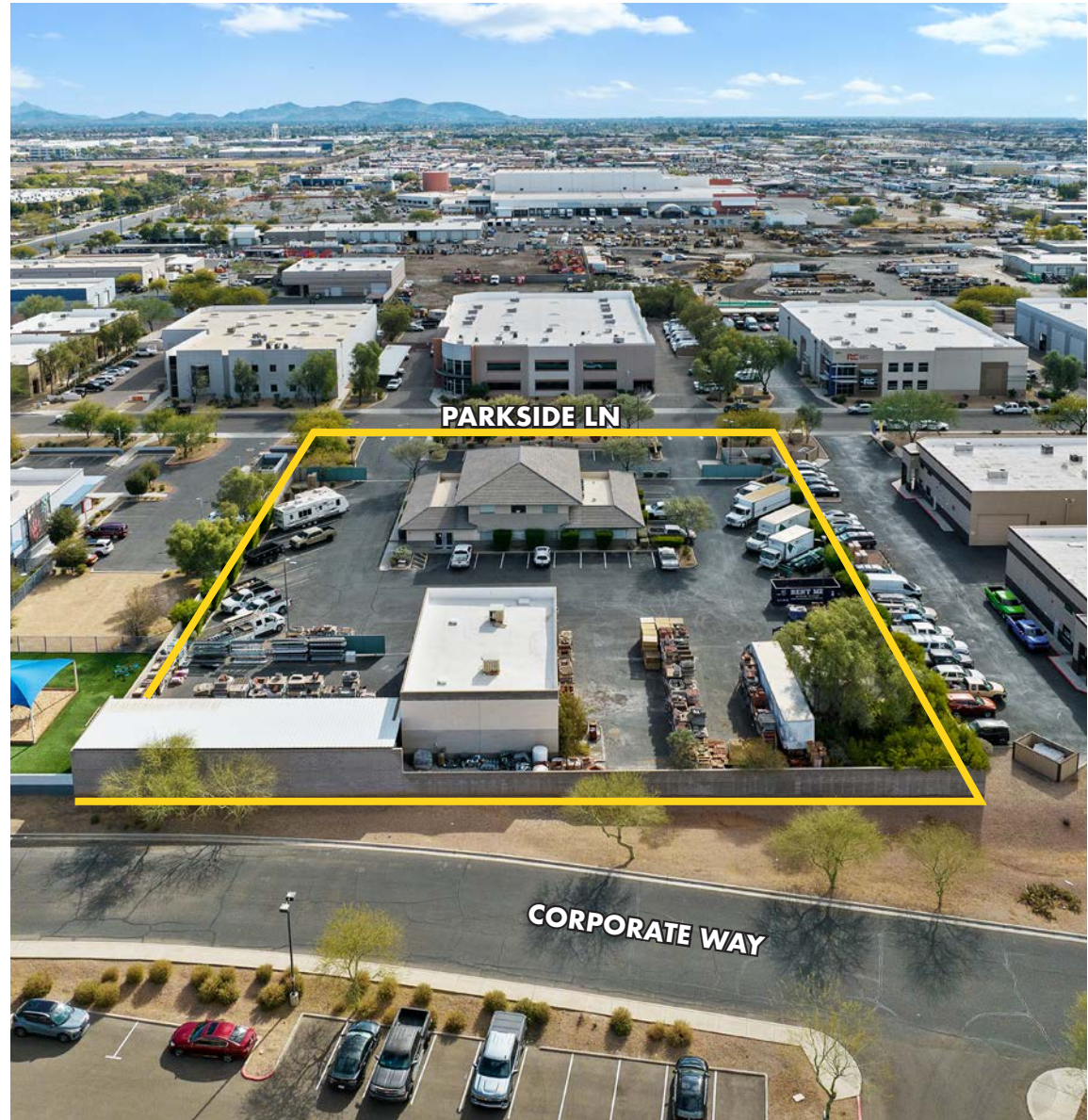
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## Site Information

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

**R&G**  
REIN & GROSSEHME  
COMMERCIAL REAL ESTATE



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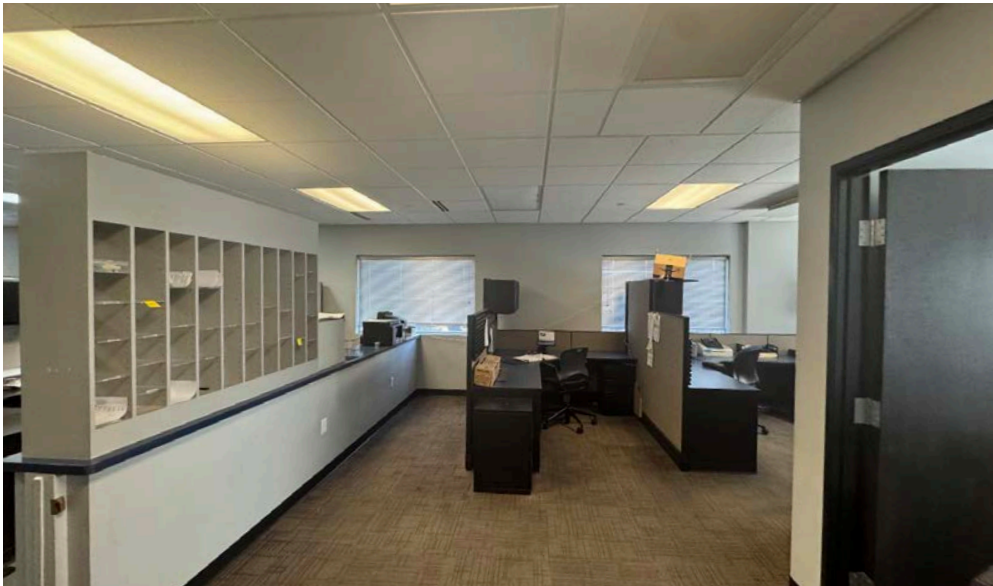
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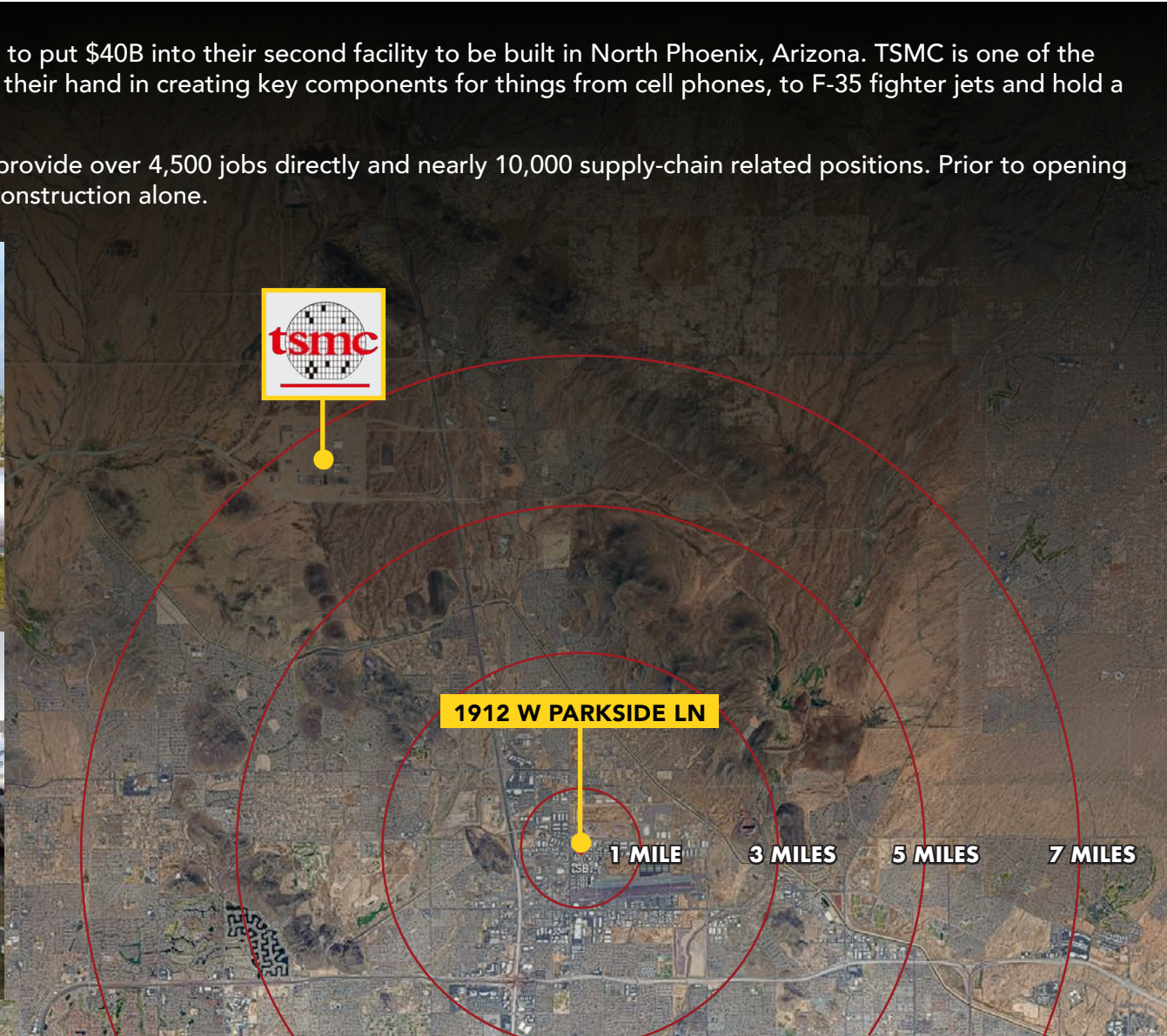
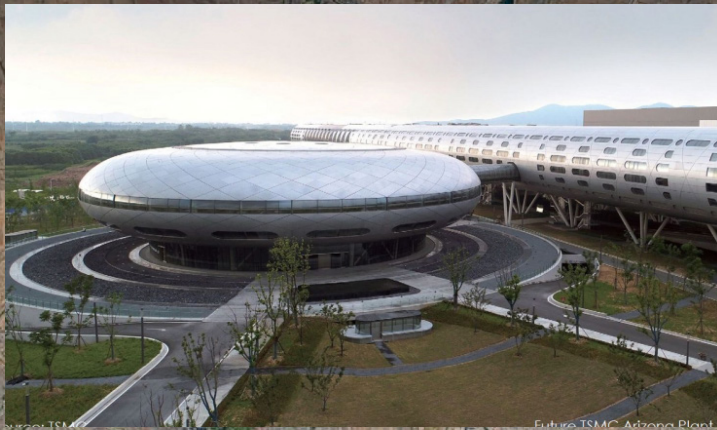
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Nearby TSMC Facility

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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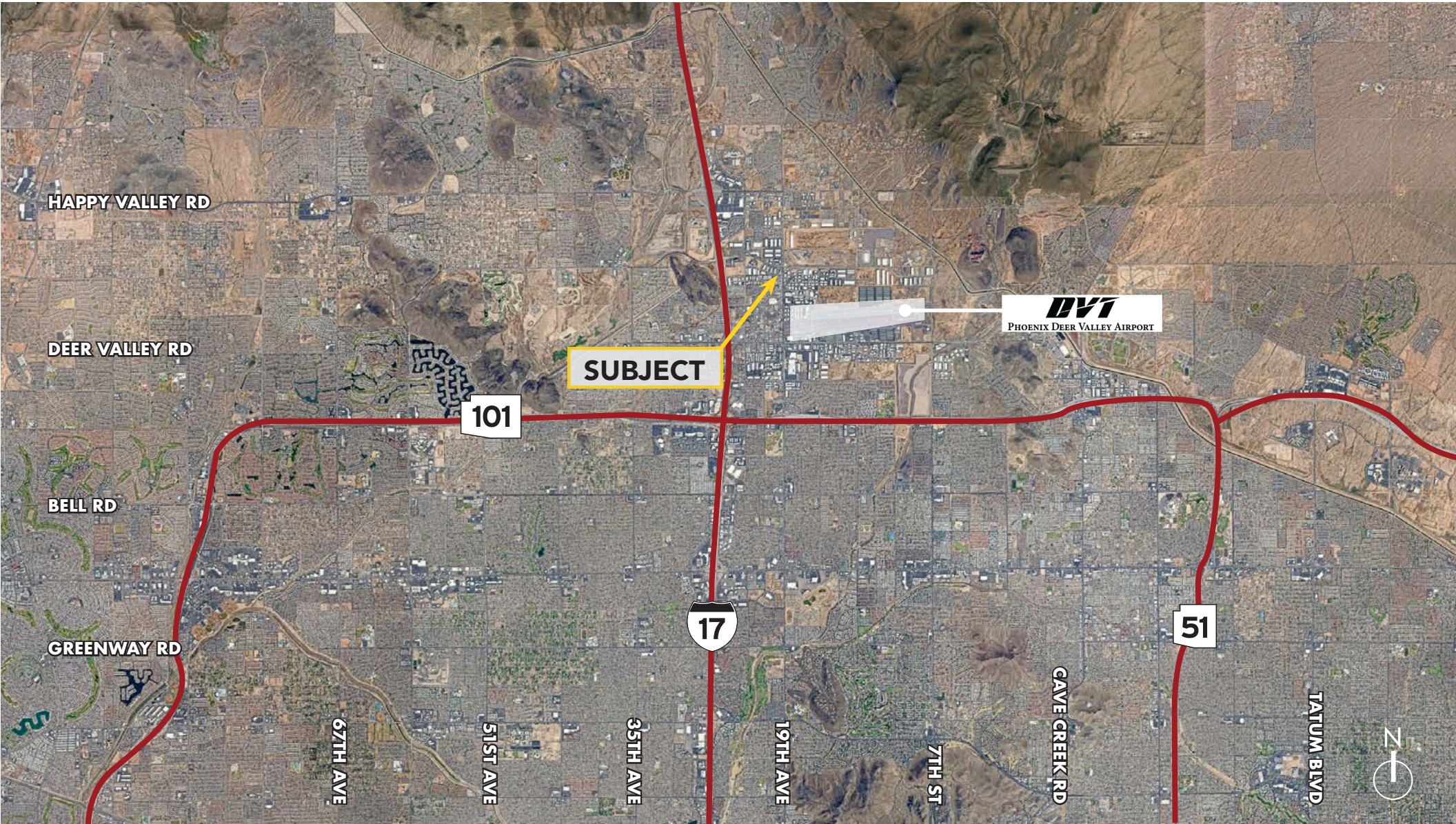
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Location Maps



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