

**±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  
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**PATRICK SHEEHAN**, SIOR  
480.214.9405  
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## Site Information

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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

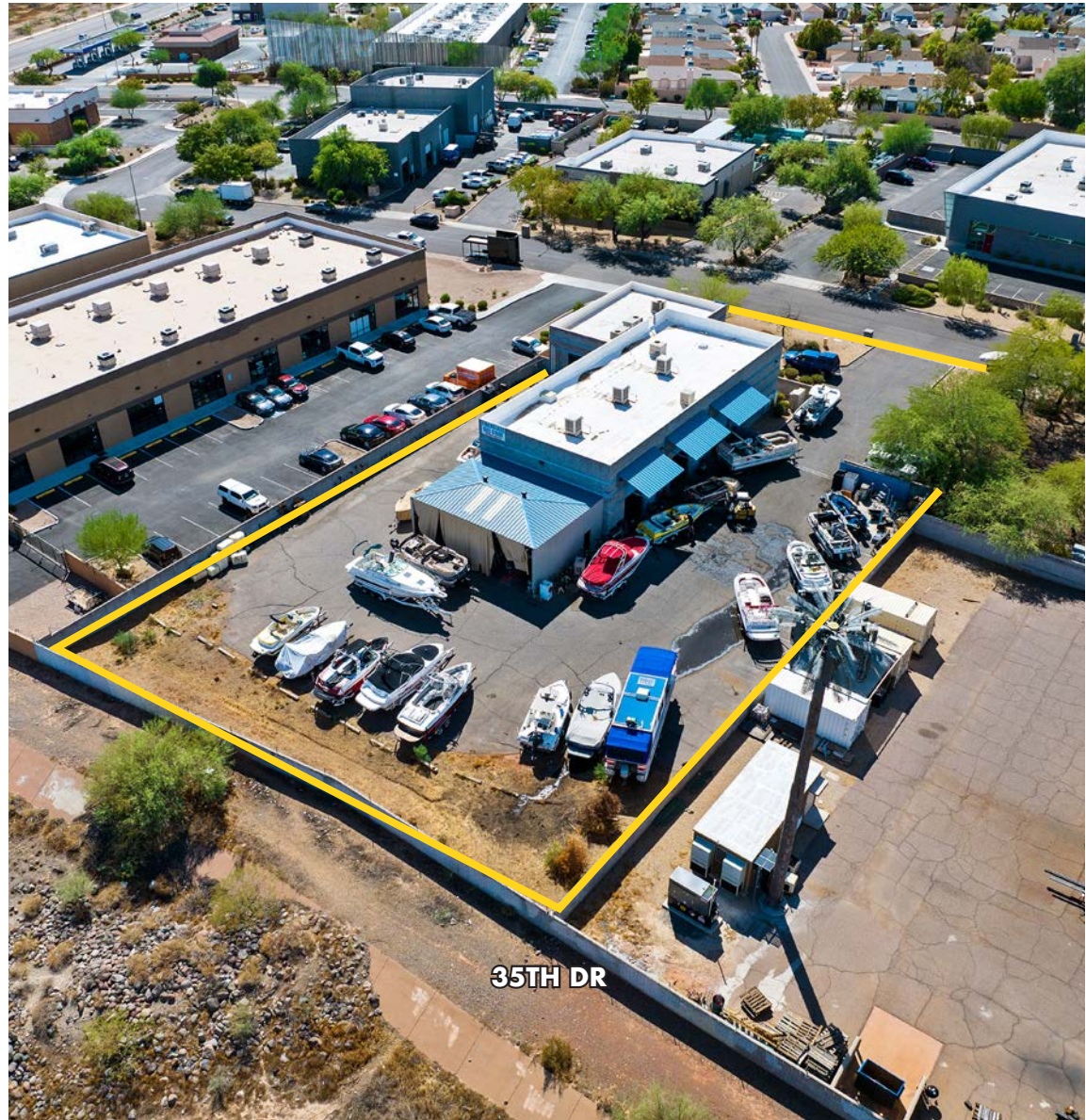
**\*SELLER IS REQUIRING THE SELLER FINANCING PROPOSED BELOW AS A CONDITION OF THIS SALE.\***

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

**ASKING LEASE RATE** \$12,000/mo NNN

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 acre are approximate.

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



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Site Images

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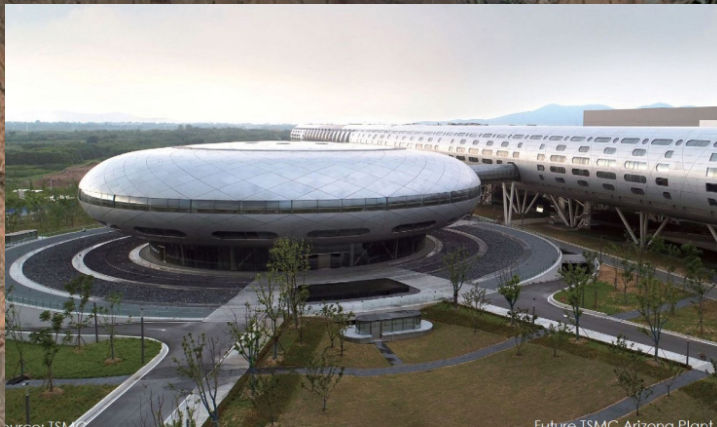
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Nearby TSMC Facility

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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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