



**±1.52 - 4.93 ACRE INDUSTRIAL OUTDOOR STORAGE SITE WITH 21,500 SF  
OF SHOP & OFFICE BUILDINGS AVAILABLE FOR LEASE**  
1856 E DEER VALLEY DR PHOENIX, AZ 85024



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### PROPERTY OVERVIEW

**±15,804 SF**

Total Building SF

**±5,696 SF**

Canopy SF

**±21,500 SF**

Total SF Under Roof

**±4.93 AC**

Site Size

**A-1, City of Phoenix**

Zoning



### PROPERTY HIGHLIGHTS

- Within 12 Miles of TSMC Plant
- Rare Deer Valley IOS Site
- Block Wall Perimeter
- Heavy Power
- Easy Access to Loop 101
- Security System in Place Throughout Site

*\* Site can be demised. See pages 3 - 7 for all options \**

#### BUILDING 1:

- ± 7,523 SF Shop Building
- 22' clear height
- Two (2) Grade Level Doors
- 400 AMPS, 3 Phase, 480V

#### BUILDING 4:

- ±1,221 SF Shop
- Three (3) Grade Level Doors
- 12' Clear Height

#### BUILDING 5:

- ±2,761 SF Pavillion (Can be Demo'd to Expand Yard Space)
- 10' Clear Height

#### BUILDING 2:

- ±6,051 SF Shop Building
- 18' Clear Height
- Two (2) Grade Level Doors
- 400 AMPS, 3 Phase, 480V

#### CANOPY:

- ±2,935 SF
- 12' Clear Height
- Truckwell

#### BUILDING 3:

- ±1,009 SF
- 14' Clear Height

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.



### LEASE OPTION 1

#### FULL SITE LEASE

- $\pm 4.93$  Acres
- $\pm 15,804$  SF Total Building SF
- $\pm 5,696$  SF Total Canopy
- Truckwell
- Four (4) Points of Ingress / Egress
- Heavy Power
- Fully Paved





### LEASE OPTION 2

**±7,523 SF SHOP/OFFICE BUILDING AND ±1,009 SF BUILDING ON ±1.52 ACRES**

- Two (2) Grade Level Doors
- 22' Clear Height
- 400 AMPS, 3 Phase, 480V
- Frontage on Deer Valley Drive
- Block Wall Perimeter





### LEASE OPTION 3

**±6,051 SF SHOP AND OFFICE BUILDING WITH  
±2,761 SF PAVILLION ON ±1.60 ACRES**

- Two (2) Grade Level Doors
- 19' Clear Height
- 400 AMPS, 3 Phase, 480V
- Frontage on Deer Valley Road
- Block Wall Perimeter





### LEASE OPTION 4

#### ±2,400 SF OF SHOP BUILDINGS ON ±1.8 ACRES

- Two ±1,200 SF Shop Buildings
- Six (6) Grade Level Doors
- Truckwell
- ±2,036 SF Canopy
- Two points of Ingress / Egress





### LEASE OPTION 5

**±8,451 SF OF SHOP AND OFFICE BUILDINGS WITH  
±2,761 SF PAVILLION ON ±3.40 ACRES**

- ±6,051 SF Shop Building
- Two ±1,200 SF Shop Buildings
- ±2,935 SF Canopy
- ±2,761 SF Pavillion
- 19' Clear Height
- Eight (8) Grade Level Doors
- 400 AMPS, 3 Phase, 480V
- Truckwell





### LEASE OPTION 6

#### ±7,251 SF SHOP AND OFFICE BUILDING ON ±2.4 ACRES

- ±6,051 SF Shop Building
- ±1,200 SF Shop Building
- 19' Clear Height
- Five (5) Grade Level Doors
- 400 AMPS, 3 Phase, 480V





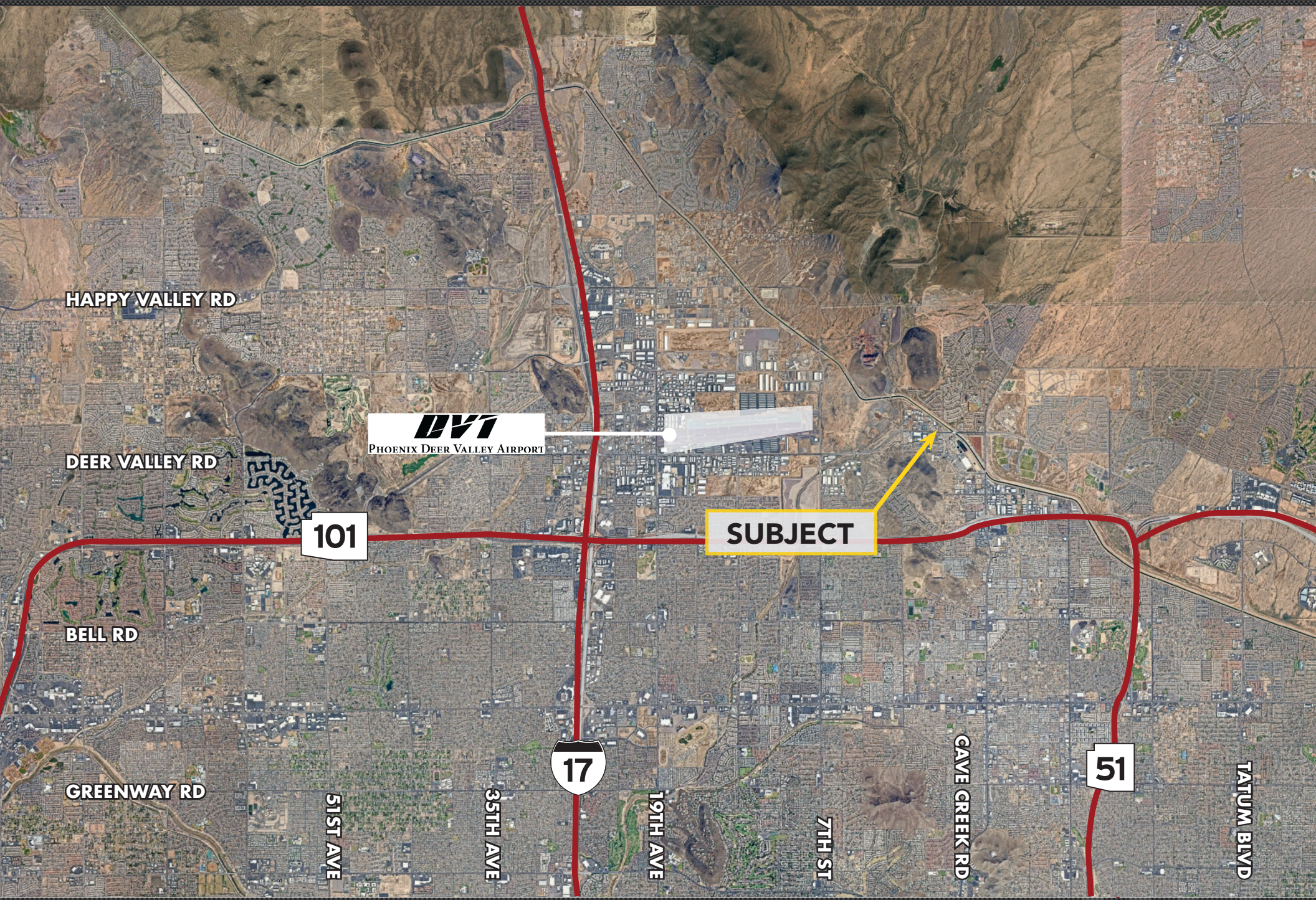
### LEASE OPTION 7

**±1,200 SF SHOP ON ±1 ACRE**

- Three (3) Grade Level Doors
- Truckwell
- ±2,036 SF Canopy









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.

