



**±18,494 SF FREESTANDING FLEX BUILDING IN DEER VALLEY FOR SALE OR LEASE**  
1501 W KNUDSEN DR. PHOENIX, AZ 85027



- AVAILABLE JULY 2027
- POTENTIAL FOR EARLIER OCCUPANCY
- EASILY CONVERTIBLE TO 80% + WAREHOUSE

W KNUDSEN DR.

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### PROPERTY OVERVIEW

**±18,494 SF**

Single Story Flex Building - 18,284 SF  
Brick Shed - 210 SF

**±1.26 AC**

Site Size

**IND-PK, City of Phoenix**

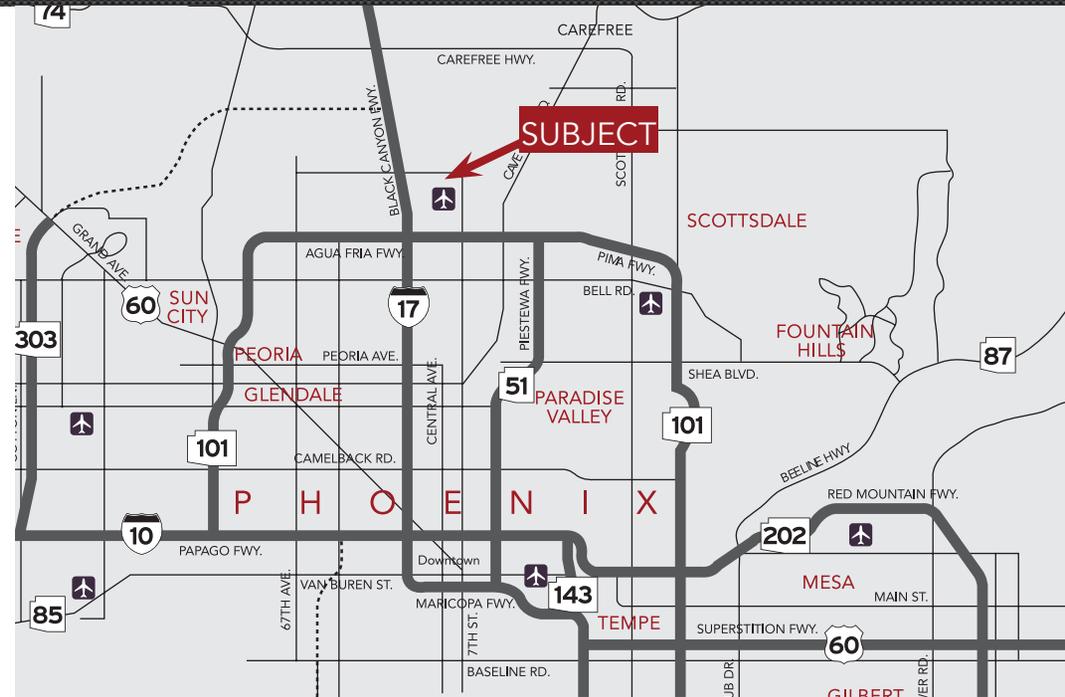
Zoning

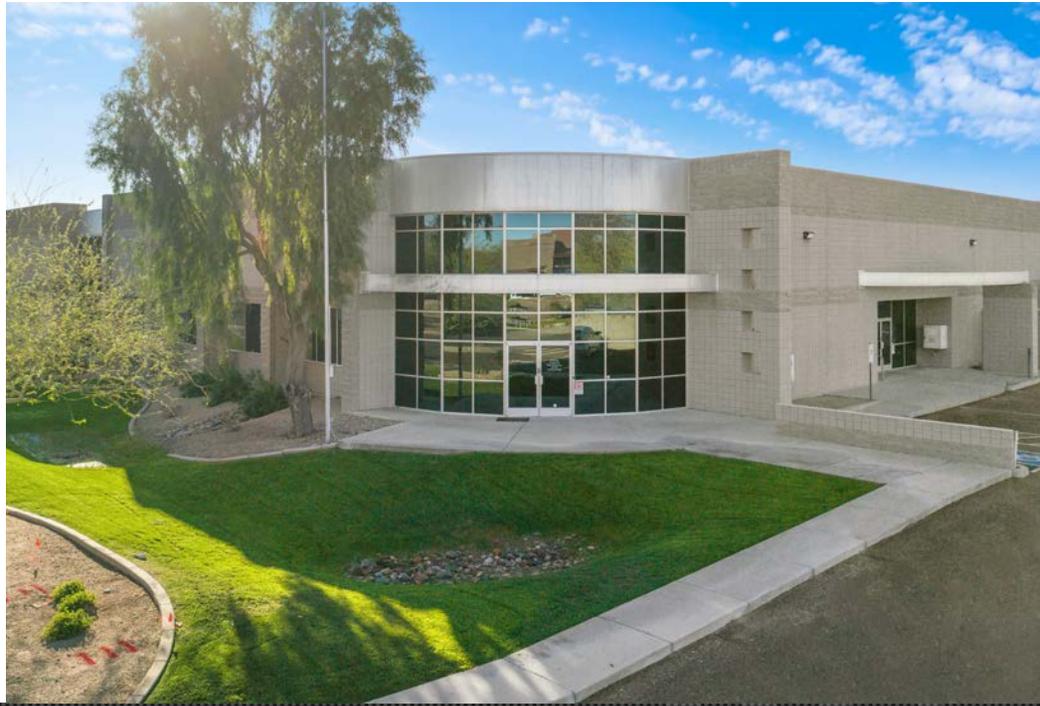
### PROPERTY HIGHLIGHTS

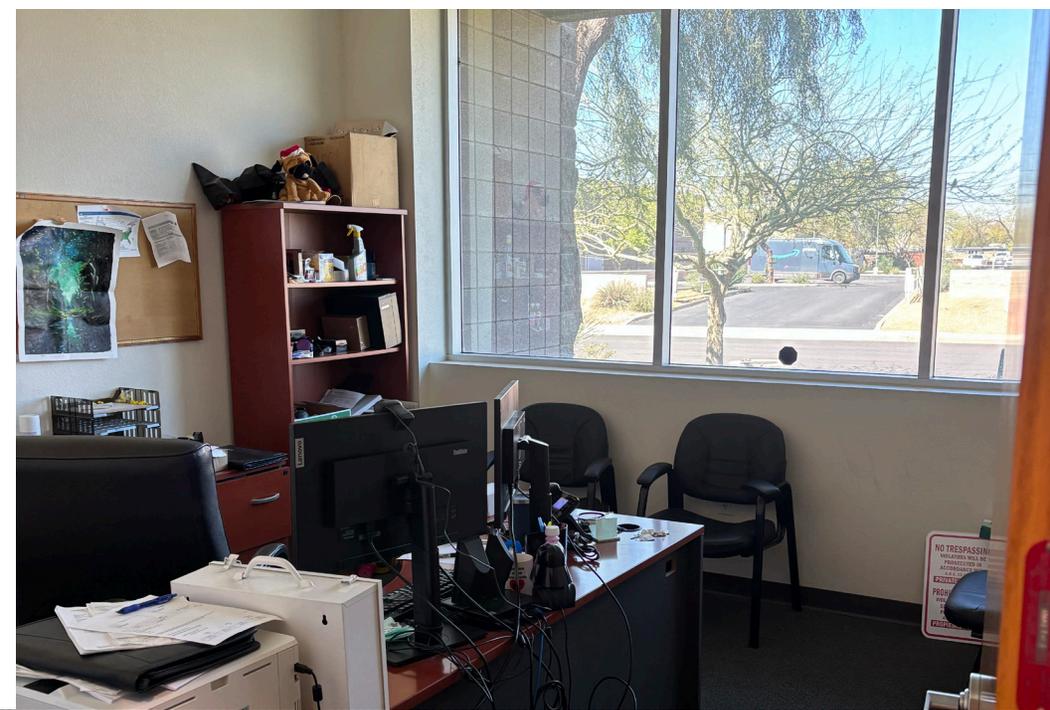
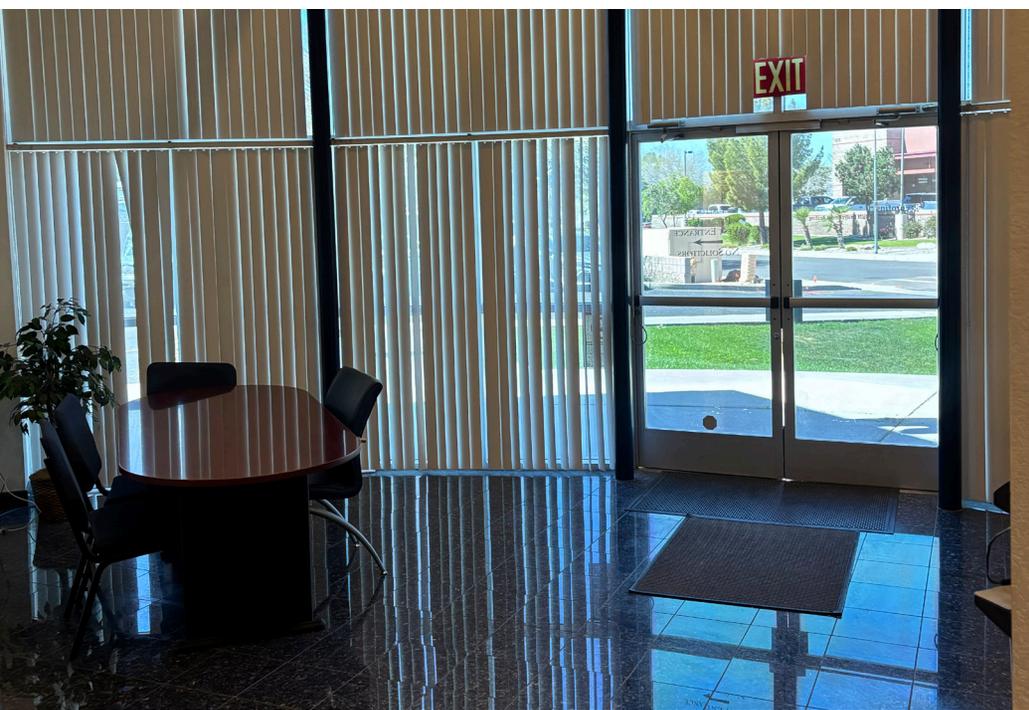
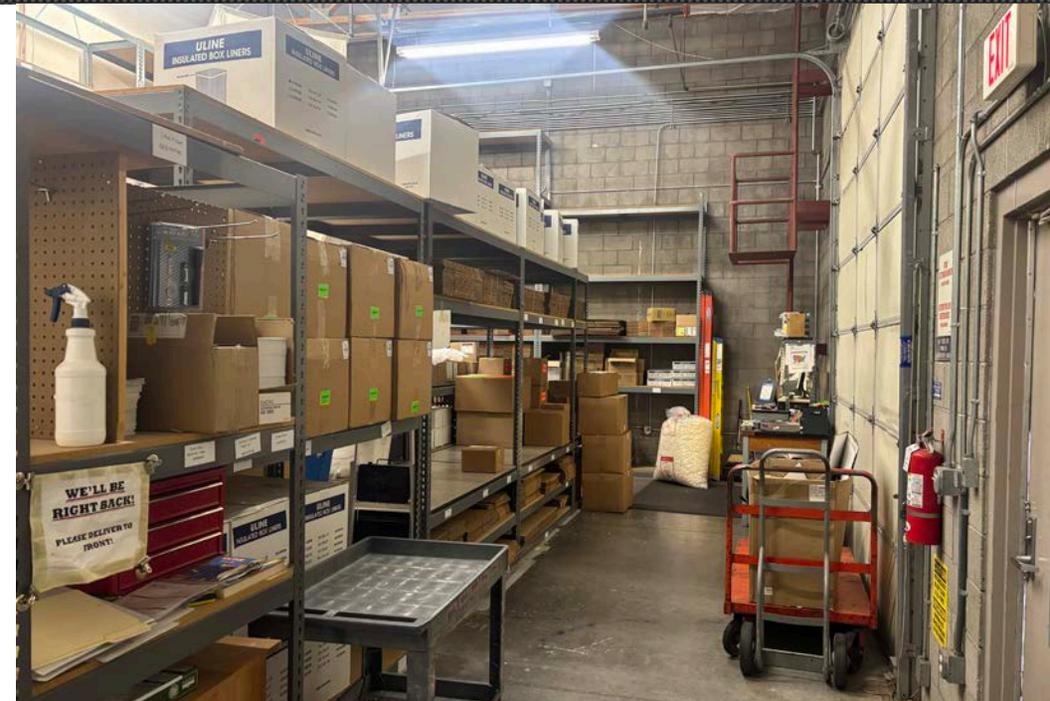
- 17' - 20' Clear Height
- Currently Built Out as Primarily Office / Lab Space , Plans to Convert to Majority Warehouse
- Two (2) 12' x 14' Grade Level Doors
- Fully Air Conditioned + Fire Sprinklered Building
- Heavy Power: 977 AMPS, 3 Phase, 120/208V
- ±210 SF Brick Shed
- Fifty (50) Parking Spaces
- Potential for Secured Yard
- Ingress/Egress from Knudsen and 15th Ave
- Within 15 minutes of the TSMC Plant

### TENANT INFORMATION

- **Severn Trent Laboratories, Inc.**
- **Current Rent: \$38,620 Per Month NNN**
- **4% Increase July 1, 2026: \$40,165 Per Month NNN**
- **Lease Expiration: June 30, 2027**

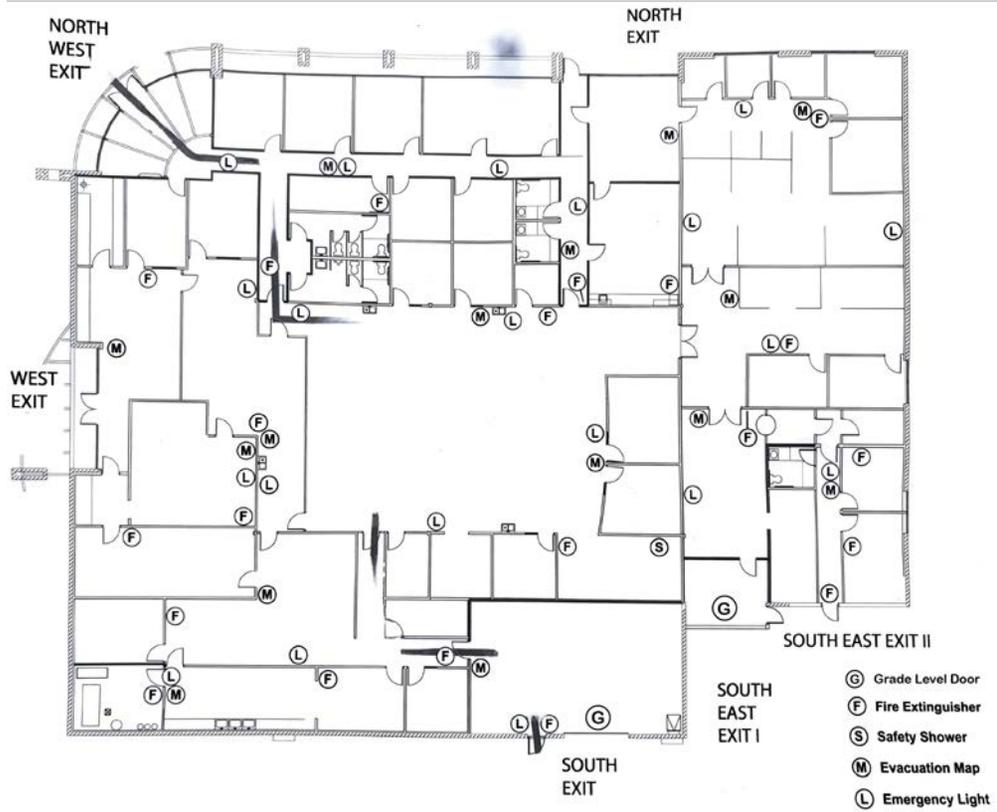




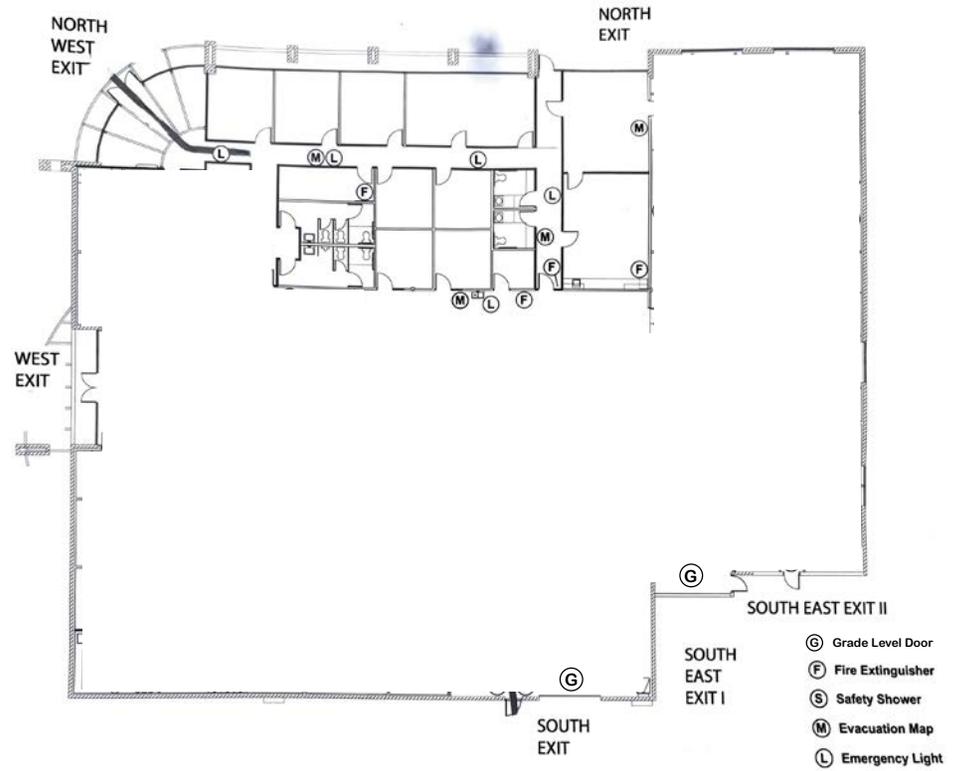




CURRENT FLOOR PLAN



PROPOSED FLOOR PLAN



Taiwan Semiconductor Manufacturing Company (TSMC) is investing \$165 billion into its growing campus in North Phoenix, Arizona — the largest single foreign direct investment in U.S. history. As one of the top 10 most valuable companies in the world with a market cap exceeding \$550B, TSMC is the backbone of the global semiconductor industry, manufacturing critical chips found in everything from smartphones and AI servers to F-35 fighter jets.

TSMC's second facility is now fully constructed, with equipment installation underway and high-volume production targeted for the second half of 2027. The full Arizona campus will eventually span six fabrication plants, two advanced packaging facilities, and a dedicated R&D center — forming what TSMC calls a "gigafab cluster." The expansion is expected to create over 40,000 construction jobs, tens of thousands of permanent high-tech positions, and more than 10,000 supply-chain related roles across the region.





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