±18,494 SF FREESTANDING FLEX BUILDING IN DEER VALLEY FOR SALE

1501 W KNUDSEN DR. PHOENIX, AZ 85027

OWNER/USER OPPORTUNITY – OFFICE BUILDOUT EASILY CONVERTIBLE TO WAREHOUSE

8767 E. Via de Ventura #290
Scottsdale, AZ 85258

RGcre.com

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PROPERTY OVERVIEW

±18,494 SF

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

±1.26 AC

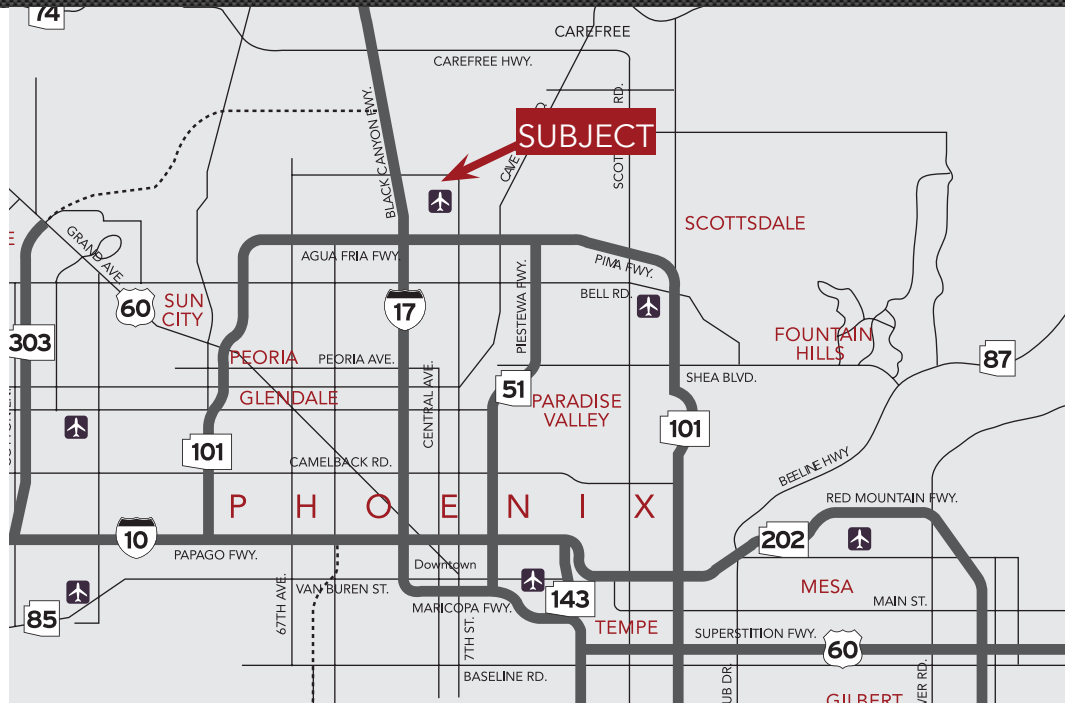
Site Size

IND-PK, City of Phoenix

Zoning

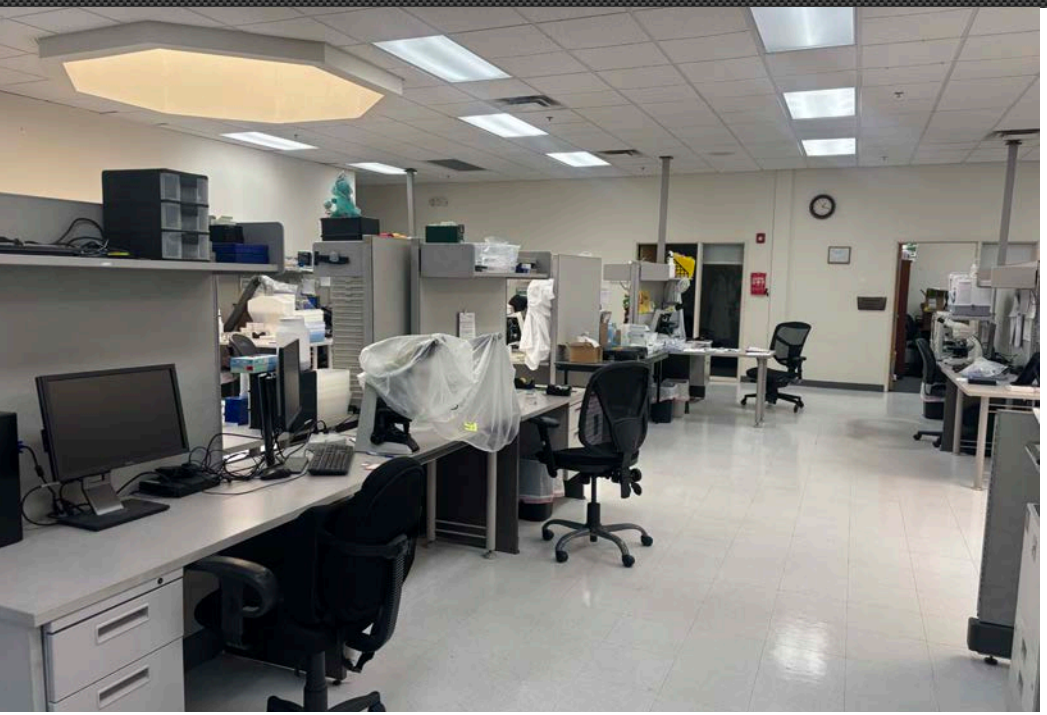
PROPERTY HIGHLIGHTS

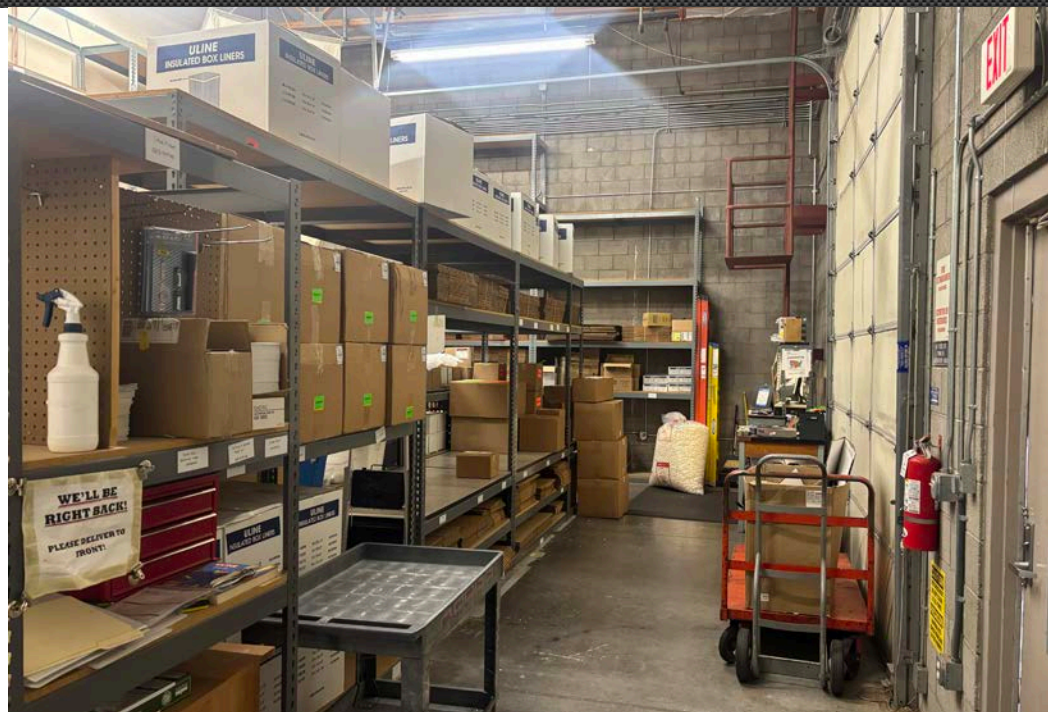
- 17' - 20' Clear Height
- Currently Built Out as Primarily Office / Lab Space , Plans to Convert to Majority Warehouse
- Two (2) 12' x 14' Grade Level Doors
- Fully Air Conditioned + Fire Sprinklered Building
- Heavy Power: 1600 AMPS, 120/208V
- ±210 SF Brick Shed
- Fifty (50) Parking Spaces
- Potential for Secured Yard
- Ingress/Egress from Knudsen and 15th Ave
- Within 15 minutes of the TSMC Plant

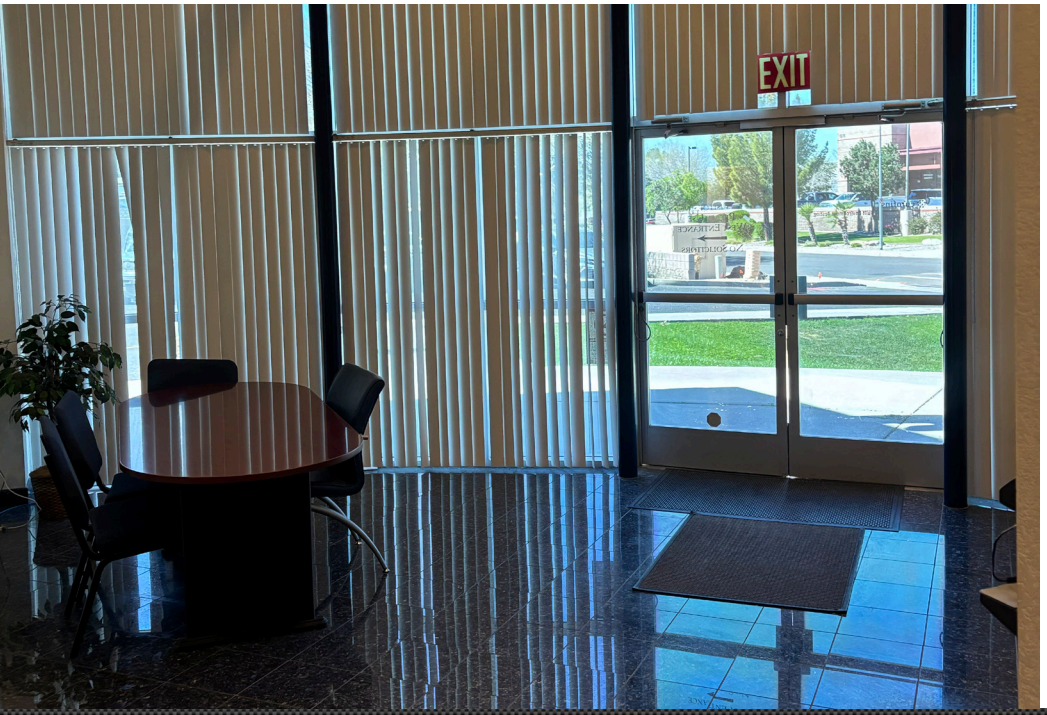


SITE IMAGES

MAX **SCHUMACHER**, SIOR JACK **HANSEN** PATRICK **SHEEHAN**, SIOR







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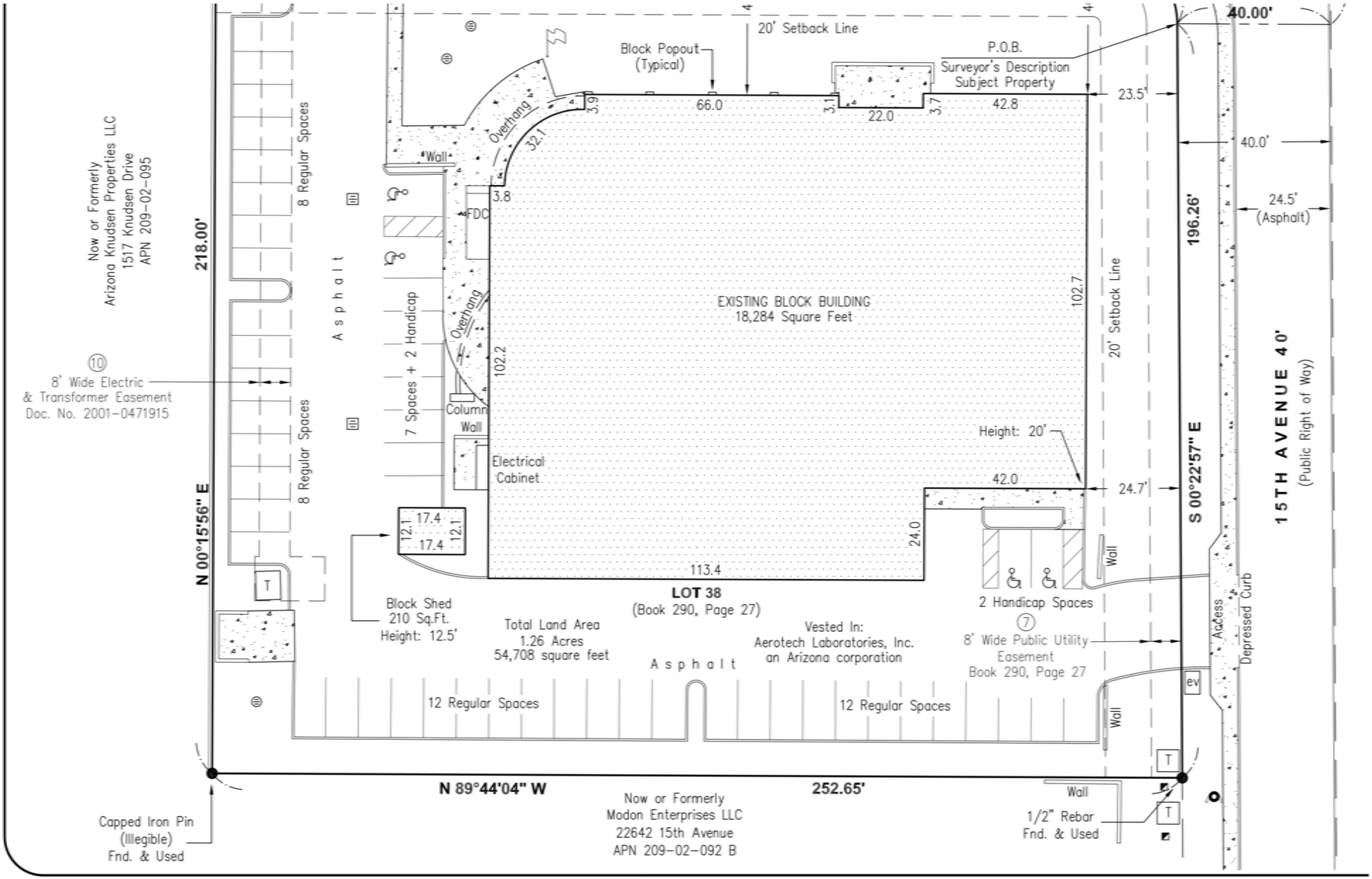
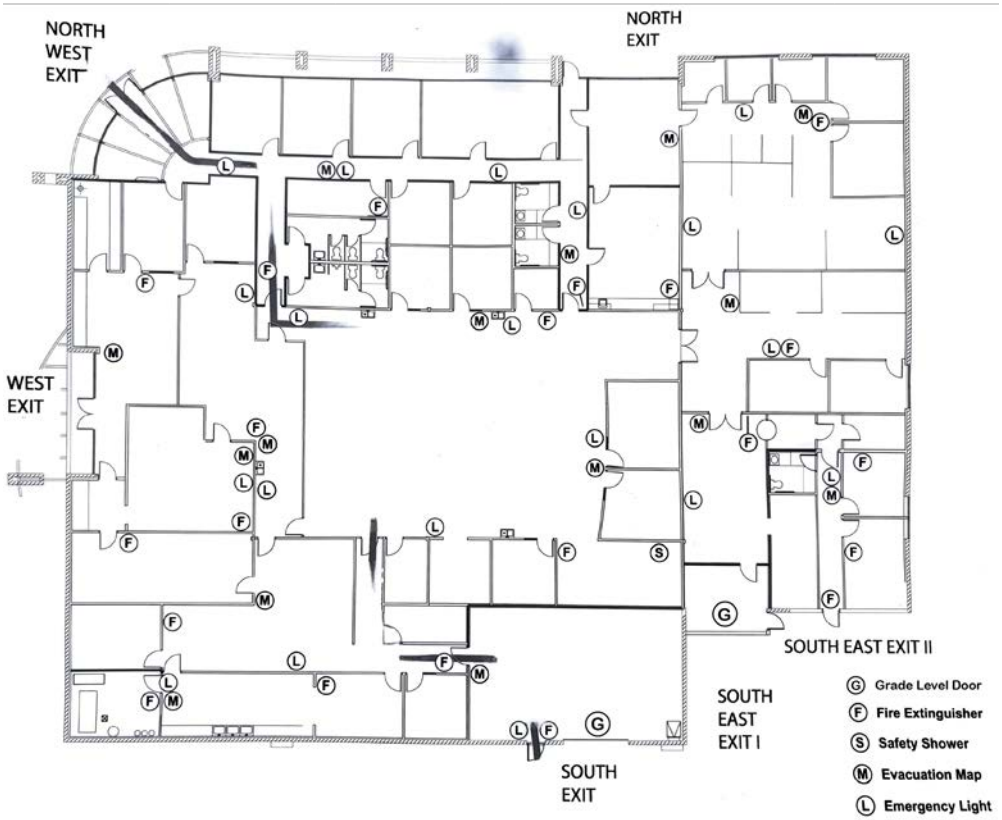
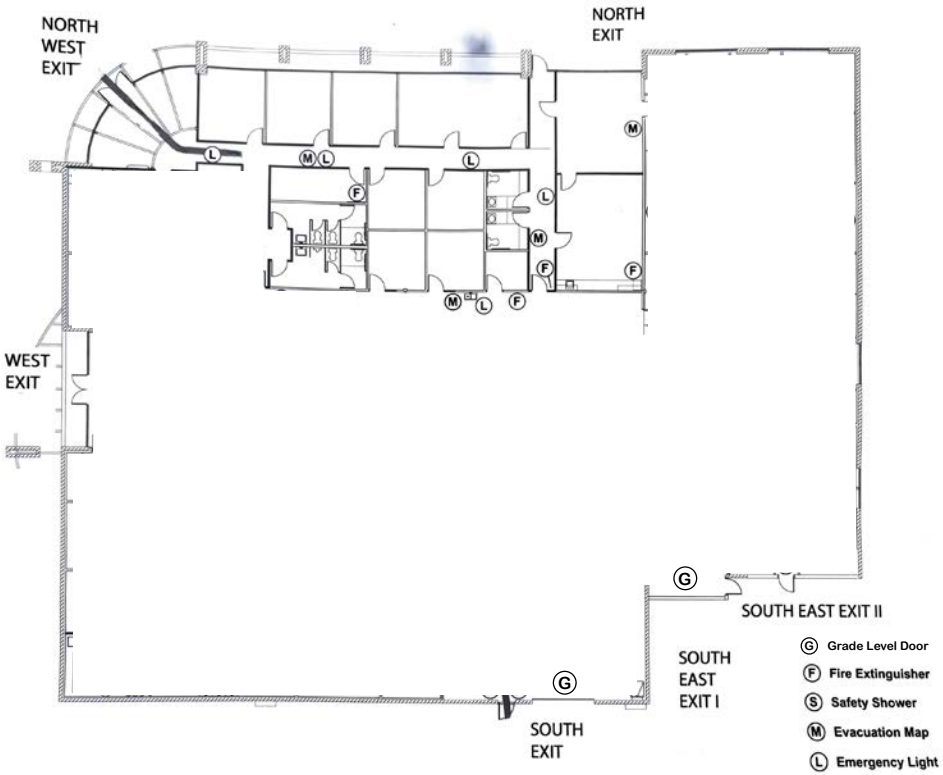

20' Setback Line
Block Popout (Typical)
P.O.B.
Surveyor's Description
Subject Property
40.00'
66.0
22.0
42.8
23.5'
40.0'
24.5' (Asphalt)
196.26'
Overhang
32.1
3.9
3.1
3.7
3.8
Wall
FDC
Now or Formerly
Arizona Knudsen Properties LLC
1517 Knudsen Drive
APN 209-02-095
218.00'
8 Regular Spaces
Asphalt
7 Spaces + 2 Handicap
EXISTING BLOCK BUILDING
18,284 Square Feet
102.7
20' Setback Line
102.2
Column
Wall
Electrical Cabinet
Height: 20'
42.0
24.7'
24.0
113.4
10
8' Wide Electric & Transformer Easement
Doc. No. 2001-0471915
N 00°15'56" E
S 00°22'57" E
15TH AVENUE 40'
(Public Right of Way)
17.4
17.4
12.1
12.1
LOT 38
(Book 290, Page 27)
2 Handicap Spaces
Block Shed
210 Sq.Ft.
Height: 12.5'
Total Land Area
1.26 Acres
54,708 square feet
Vested In:
Aerotech Laboratories, Inc.
an Arizona corporation
7
8' Wide Public Utility Easement
Book 290, Page 27
Access
Depressed Curb
12 Regular Spaces
12 Regular Spaces
N 89°44'04" W
252.65'
Now or Formerly
Modon Enterprises LLC
22642 15th Avenue
APN 209-02-092 B
Capped Iron Pin (Illegible) Fnd. & Used
1/2" Rebar Fnd. & Used

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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