



**FOR SALE
OR LEASE**

*±36,907 SF, Free-Standing, Industrial/Manufacturing
Building Available with Office & Mezzanine Space in
Highly Sought After Deer Valley Market*

1733 W PARKSIDE LANE, PHOENIX, AZ

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±36,907 SF INDUSTRIAL & OFFICE SPACE WITH MEZZANINE STORAGE

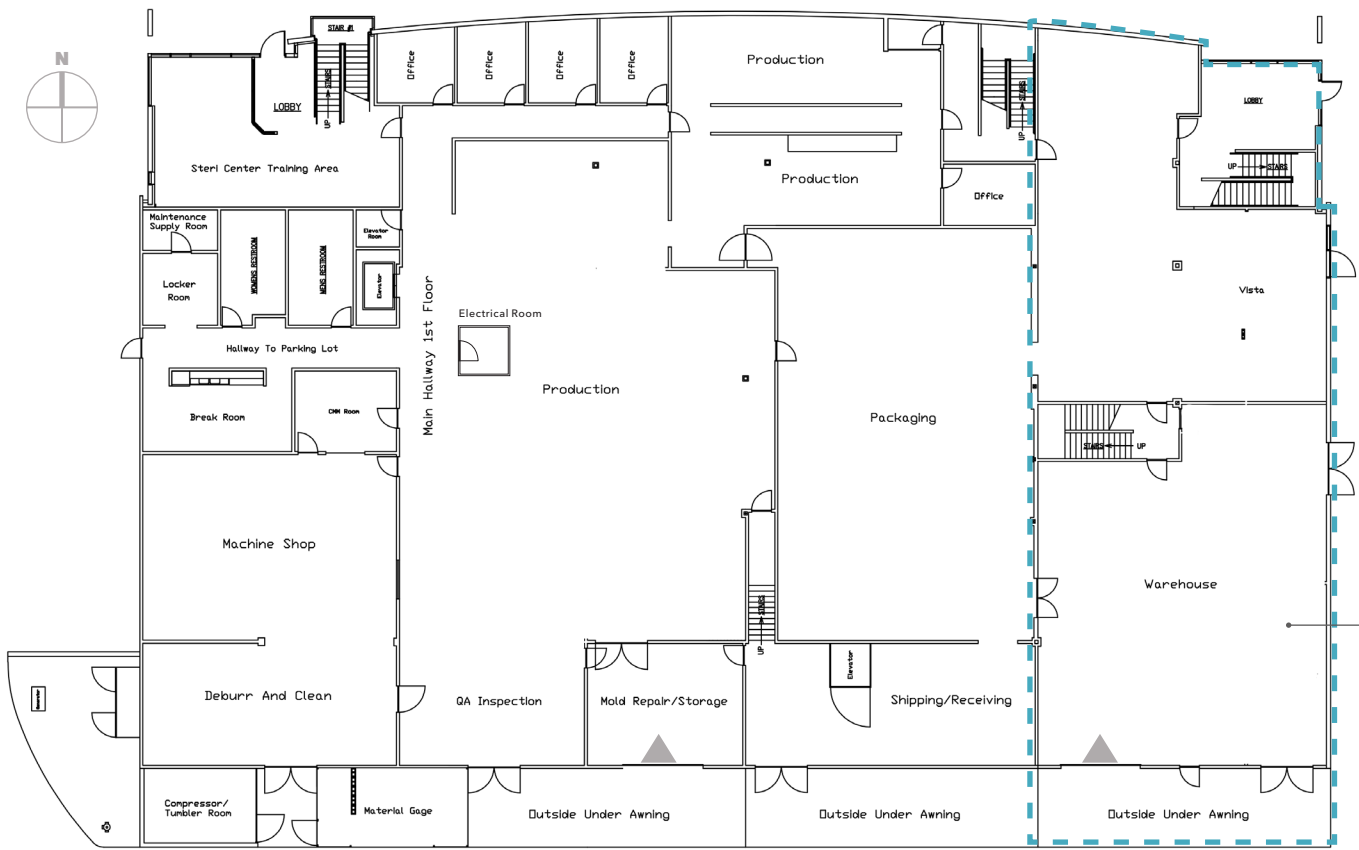


ADDRESS	1733 W Parkside Lane, Phoenix, AZ
BUILDING SIZE	±36,907 SF
OFFICE AREA	±10,695 SF
SITE AREA	±1.54 Acres (67,082 SF)
HVAC	A/C Production Area ±17,222 SF Office ±10,695 Evap Cooled Warehouse ±8,990 SF
CONSTRUCTION	Concrete Tilt
SPRINKLERS	Yes
POWER	2,000 Amps, 277/480V, 3 Phase Rated SES
ZONING	CP (Commerce Park), City of Phoenix
WAREHOUSE HEIGHT	22'-25'
PARKING	±78 Spaces with 38 Covered
LOADING	2 - 12'x14' Grade Level Doors Truckwell with Leveler
PARCEL	209-02-104
EQUIPMENT	Backup Generator Available
YEAR BUILT	2002
EXTERIOR YARD	Fully Enclosed with Two (2) Rolling Gates

AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

FIRST FLOOR PLAN



▲ Grade level loading

20,228 SF

FIRST FLOOR

\$0.65 NNN

INTRODUCTORY LEASE RATE (PSF)

\$9,000,000

ASKING PRICE

POTENTIAL
SECONDARY SUITE

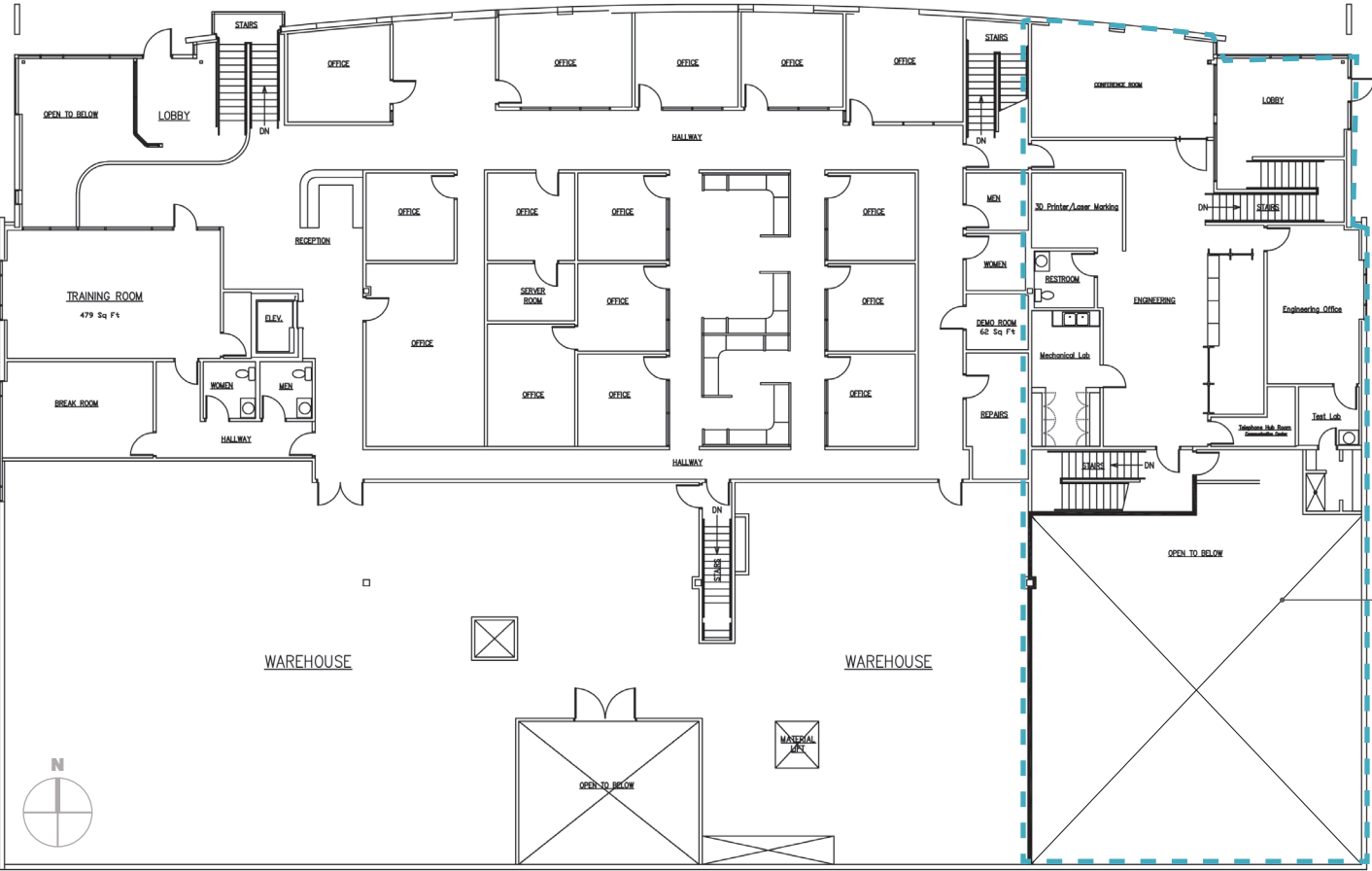
SECOND FLOOR PLAN

16,679 SF

SECOND FLOOR

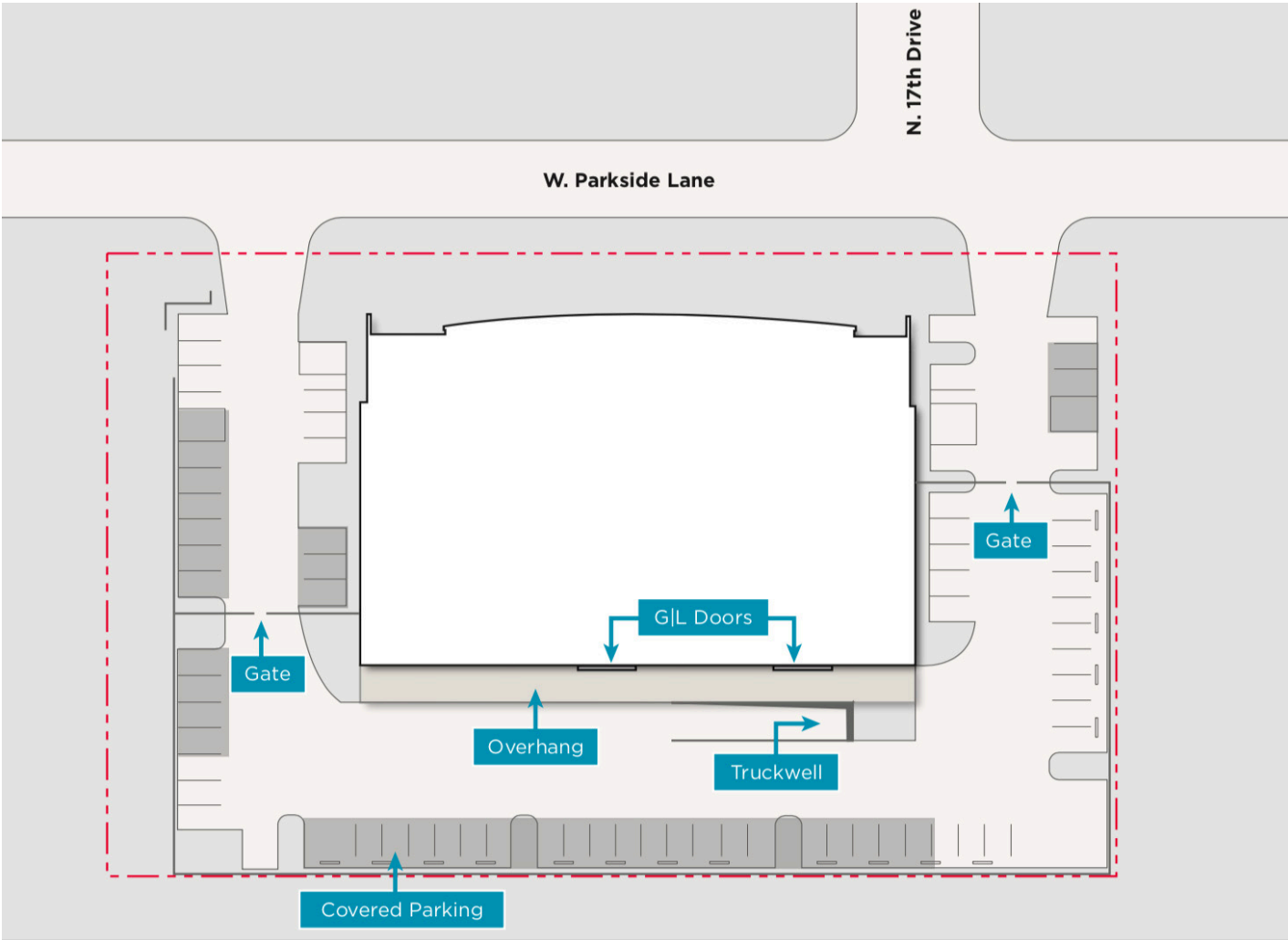
6,900 SF

WAREHOUSE AREA



POTENTIAL
SECONDARY SUITE

SITE PLAN





The \$165B TSMC project is accelerating growth in an already thriving area.

Taiwan Semiconductor Manufacturing Company (TSMC) is significantly expanding its presence in Phoenix, Arizona, with plans totaling over \$165 billion in investments. The company is constructing multiple semiconductor fabrication plants (fabs) in the region, aiming to produce advanced chips, including 4-nanometer and 3-nanometer technologies. The first fab opened for production in the first half of 2025, with subsequent fabs expected to follow in 2027 and 2028.

This expansion positions Phoenix as a critical hub for semiconductor manufacturing, with TSMC’s investment being the largest foreign direct investment in U.S. history. The initiative is anticipated to create thousands of jobs, both directly within TSMC and through a network of suppliers and related businesses. Local suppliers, such as Amkor Technology, Sun Chemical, UIS and MIC are already establishing operations near TSMC’s facilities, contributing to the region’s economic development.



TSMC INVESTMENT	\$165B	TSMC CAMPUS SIZE	±1,130 AC
HIGH-WAGE JOBS CREATED	6,000+	ECONOMIC IMPACT	\$38B
CONSTRUCTION JOBS GENERATED	20,000+	HALO VISTA MIXED-USE DEVELOPMENT	\$7B



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