

# OWNER USER OPPORTUNITY

## TWO PRIME DEER VALLEY INDUSTRIAL PARK BUILDINGS

# AZTEC BUSINESS PARK

2019/2025 W QUAIL AVE. | PHOENIX, AZ 85027



**FOR SALE**  
**± 70,857 SF TOTAL ON ±4.14 ACRES**

2019 W. QUAIL: ± 44,176 SF | 2025 W. QUAIL: ± 26,681 SF

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**CUSHMAN &  
WAKEFIELD**



# VERSATILE INDUSTRIAL PROPERTY IN THRIVING NORTH PHOENIX CORRIDOR

Strategically located at 2019/2025 W. Quail Ave in Phoenix, Arizona, this industrial property offers a highly adaptable facility suited for manufacturing, warehousing, and a variety of service-oriented operations. Positioned within a thriving commercial corridor, the site provides excellent access to major freeways and transportation networks, ensuring seamless connectivity. This premier location is well poised to support long-term growth and operational success.



## HIGHLIGHTS

### LOCATION & ACCESSIBILITY:

- Located at 2019-2025 W. Quail Ave in North Phoenix, this property offers outstanding connectivity via Interstate 17 and Loop 101, providing direct access to key regional and national transportation corridors. The site is within close proximity to the Deer Valley Airport and is well-positioned to draw from the robust, diverse labor force across the greater Phoenix area.

### MARKET DEMAND & ECONOMIC IMPACT:

- Phoenix continues to experience exceptional industrial growth, supported by strong population trends, the rapid rise of e-commerce, and a business-friendly climate. The surrounding North Phoenix market is characterized by a vibrant mix of distribution facilities, advanced manufacturing, and technology-focused enterprises, fostering a dynamic environment for continued economic expansion.

### KEY TENANTS & POTENTIAL USES:

- Ideally suited for light manufacturing, warehousing, distribution, or service-related operations, the Quail Ave location is surrounded by a diverse base of established companies spanning aerospace, electronics, and automotive sectors, creating synergies that support a wide range of industrial users.

### INVESTMENT POTENTIAL:

- Poised for long-term value appreciation, the property benefits from Phoenix's growing economy and sustained demand for well-located industrial space. Competitive lease rates compared to other national industrial markets, combined with attractive local incentives, enhance the investment profile and support future income growth.



# AZTEC BUSINESS PARK

2019 QUAIL AVE.

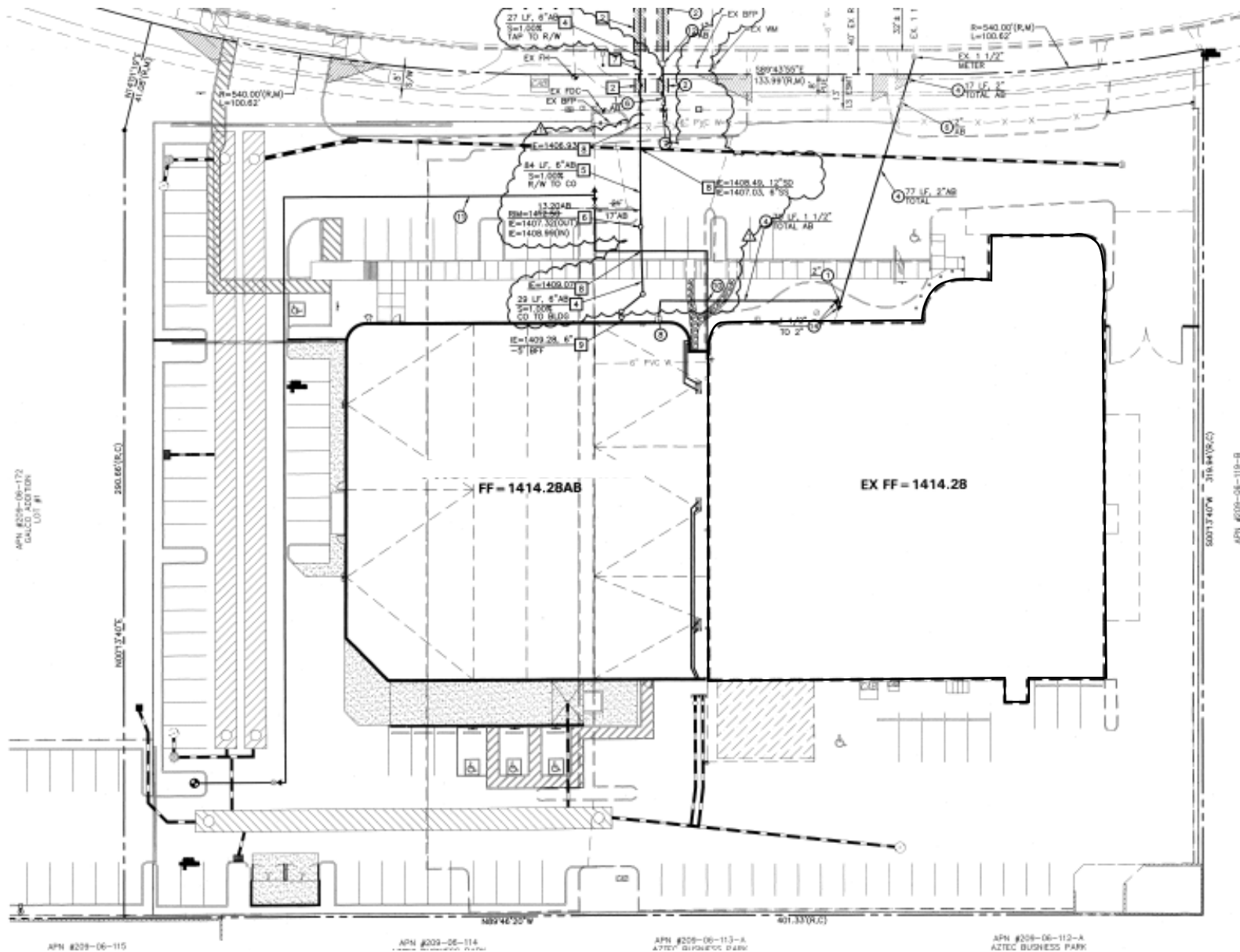
2025 QUAIL AVE.

QUAIL AVE.

21ST AVE.

## SITE PLAN

## 2019 W QUAIL AVE.

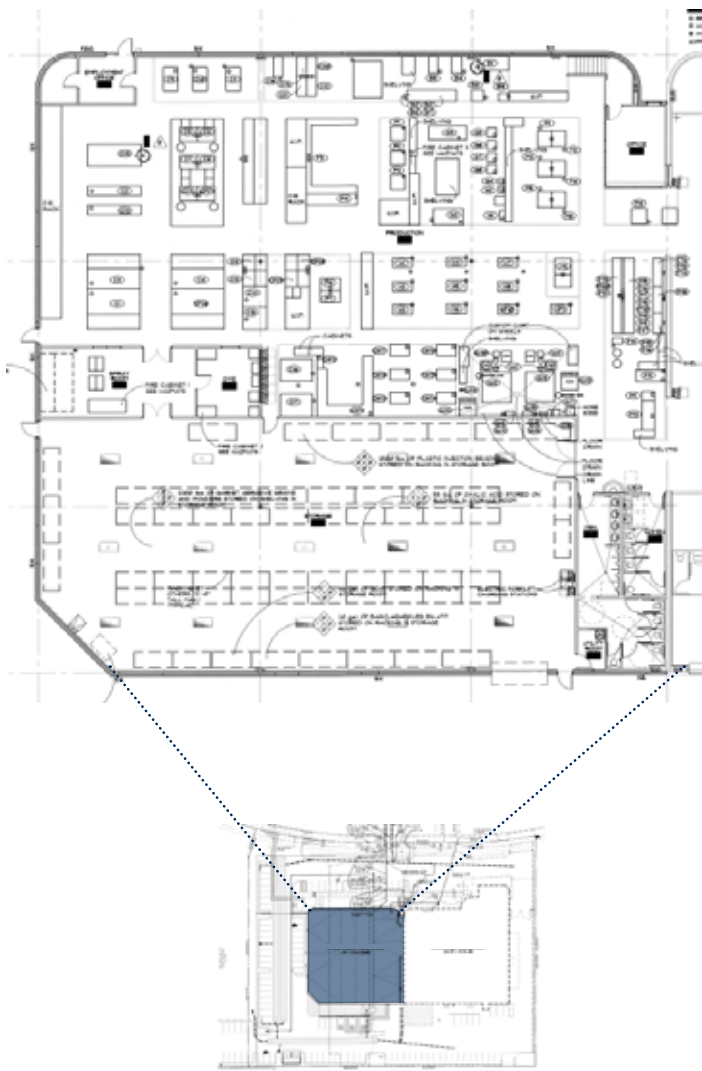




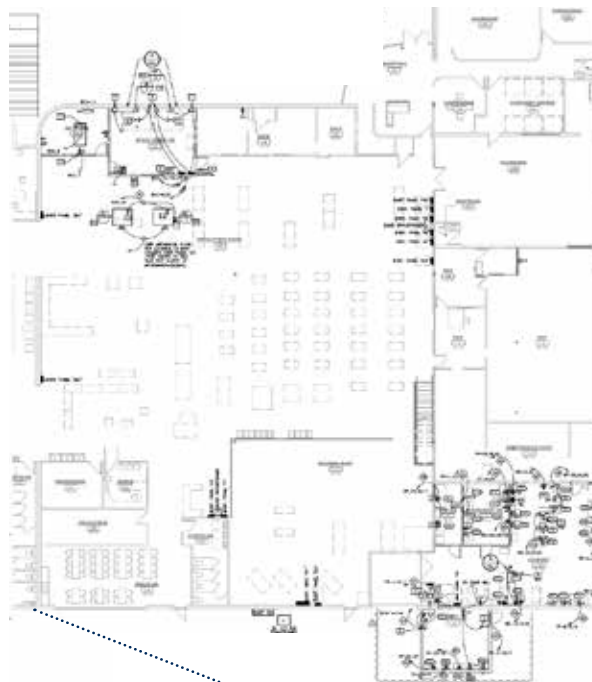
## FLOOR PLAN

# 2019 W QUAIL AVE.

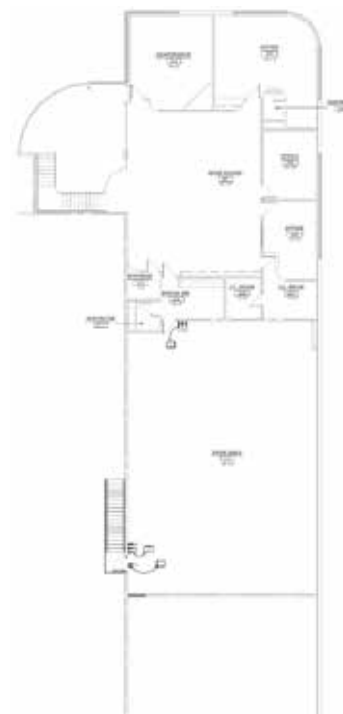
### FIRST FLOOR



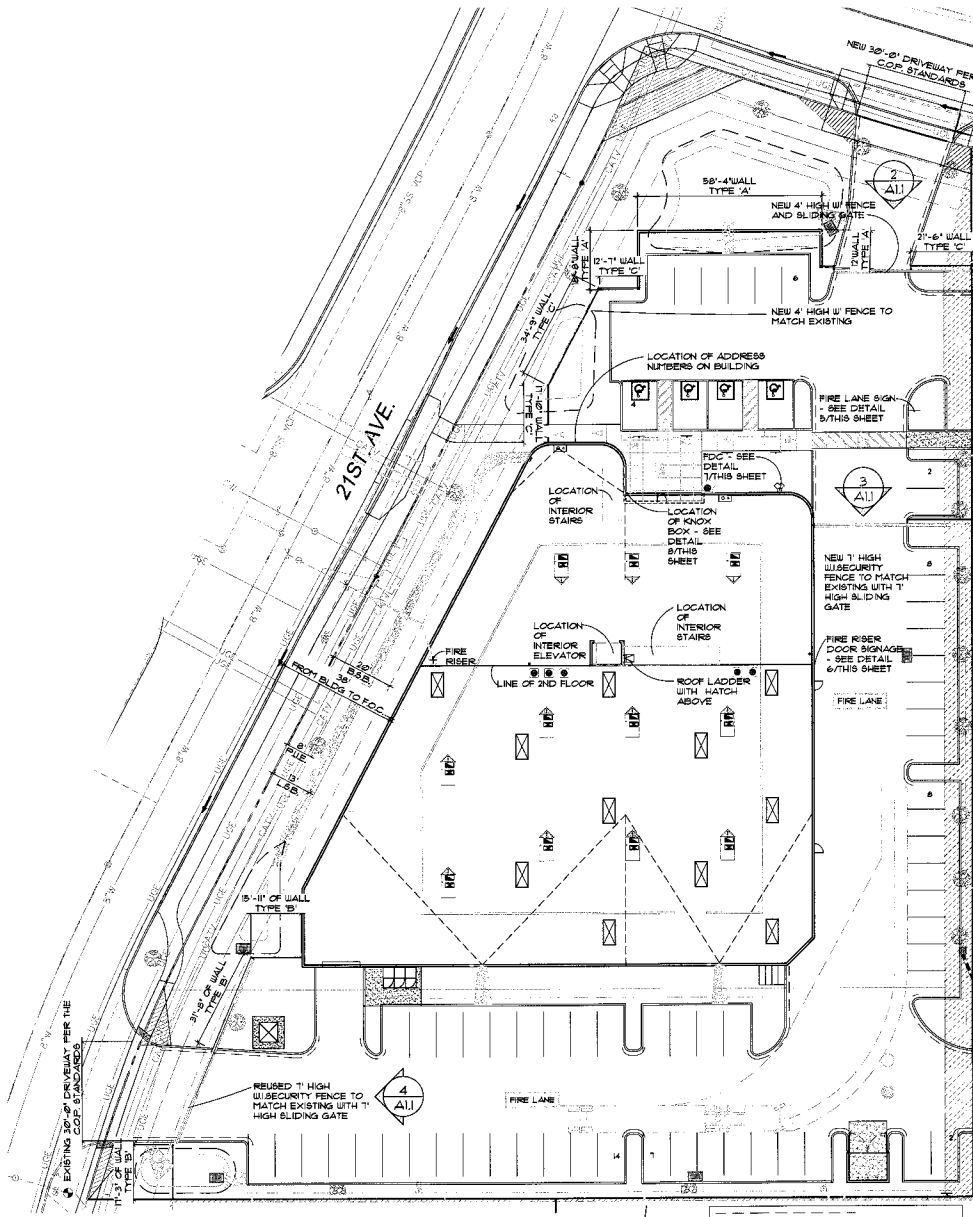
### FIRST FLOOR



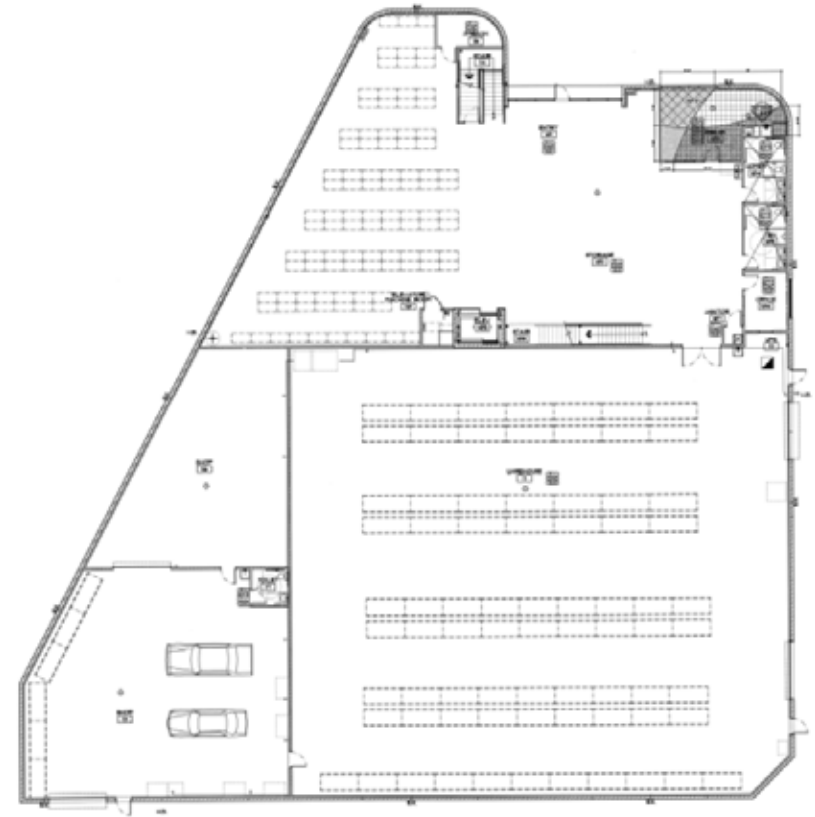
### SECOND FLOOR



## SITE + FLOOR PLAN



**2025 W QUAIL AVE.**



# TWO PRIME DEER VALLEY INDUSTRIAL PARK BUILDINGS

## AZTEC BUSINESS PARK

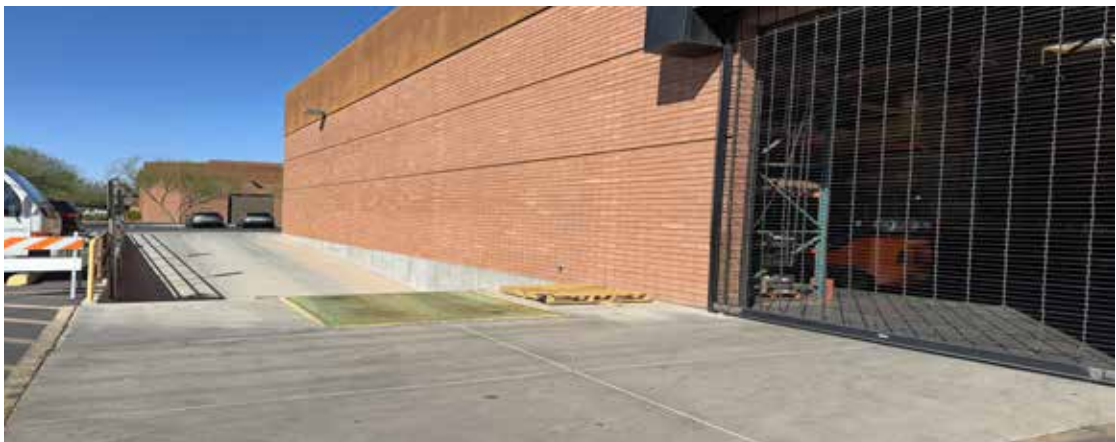
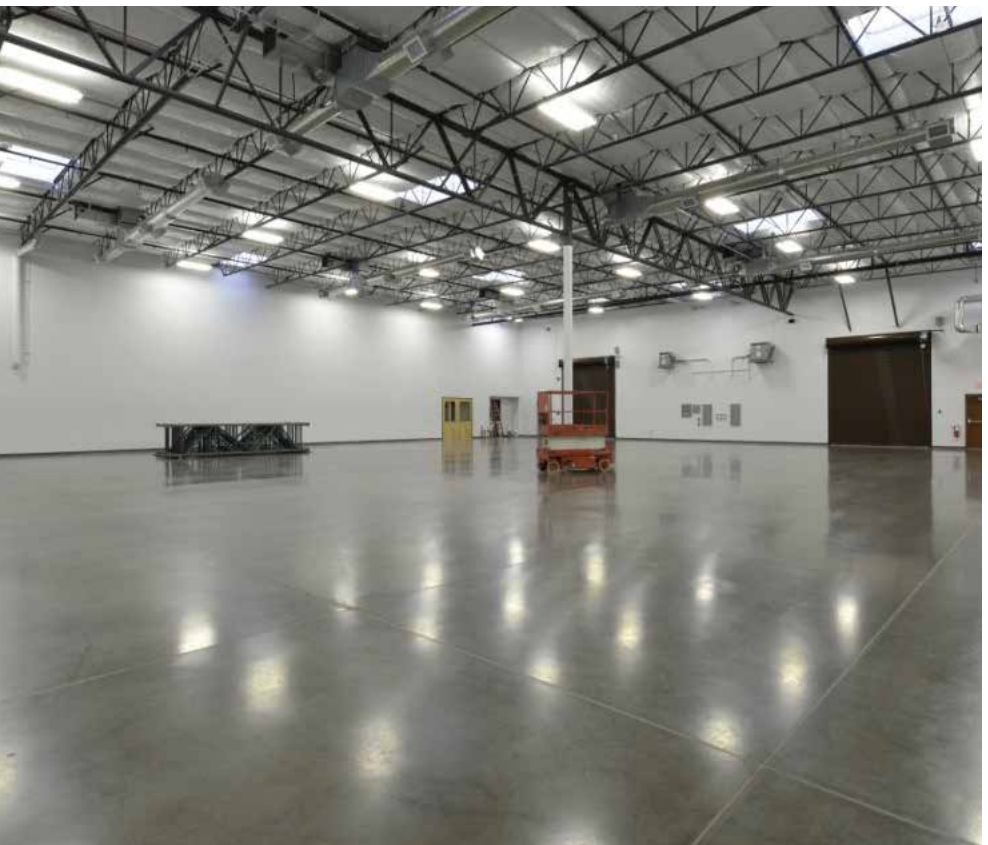
2019/2025 W QUAIL AVE. | PHOENIX, AZ 85027



	2019 W. QUAIL	2025 W. QUAIL	TOTALS
Total RBA:	± 44,176 SF	± 26,681 SF	± 70,857 SF
Land Area:	± 123,318 SF ± 2.83 Acres	± 68,999 SF ± 1.58 Acres	± 192,317 SF ± 4.14 Acres
Year Built:	1988	2015	1988-2015
Construction:	Masonry	Masonry	Masonry
Clear Height:	18'	22'	18'-22'
Office:	2 Story		2 Story
Truckwell:	1		1
Drive Ins:	2 (10'X12')	3 (10'X12')	5
Parking:	84 Spaces 1.90:1000 Ratio	64 Spaces 2.40:1000 Ratio	148/ Spaces 2.09:1000 Ratio
APN Number(s):	209-06-175	209-06-174	209-06-175, 174



PHOTOS







AVAILABLE

2019/2025 W QUAIL AVE. | PHOENIX, AZ 85027

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

**CUSHMAN & WAKEFIELD**



PHOTOS





# TWO PRIME DEER VALLEY INDUSTRIAL PARK BUILDINGS



21ST AVE.

## AZTEC BUSINESS PARK



## MAJOR EMPLOYERS



**Honeywell**



**DISCOVER**  
FINANCIAL SERVICES

**HONOR  
HEALTH®**



### DESTINATION MILES

Interstate 17: 0.63 miles

Arizona State Loop 101: 1.43 miles

Deer Valley Airport: 2.62 miles

Arizona State Loop 303: 6.80 miles

TSMC (East Entrance): 7.60 miles

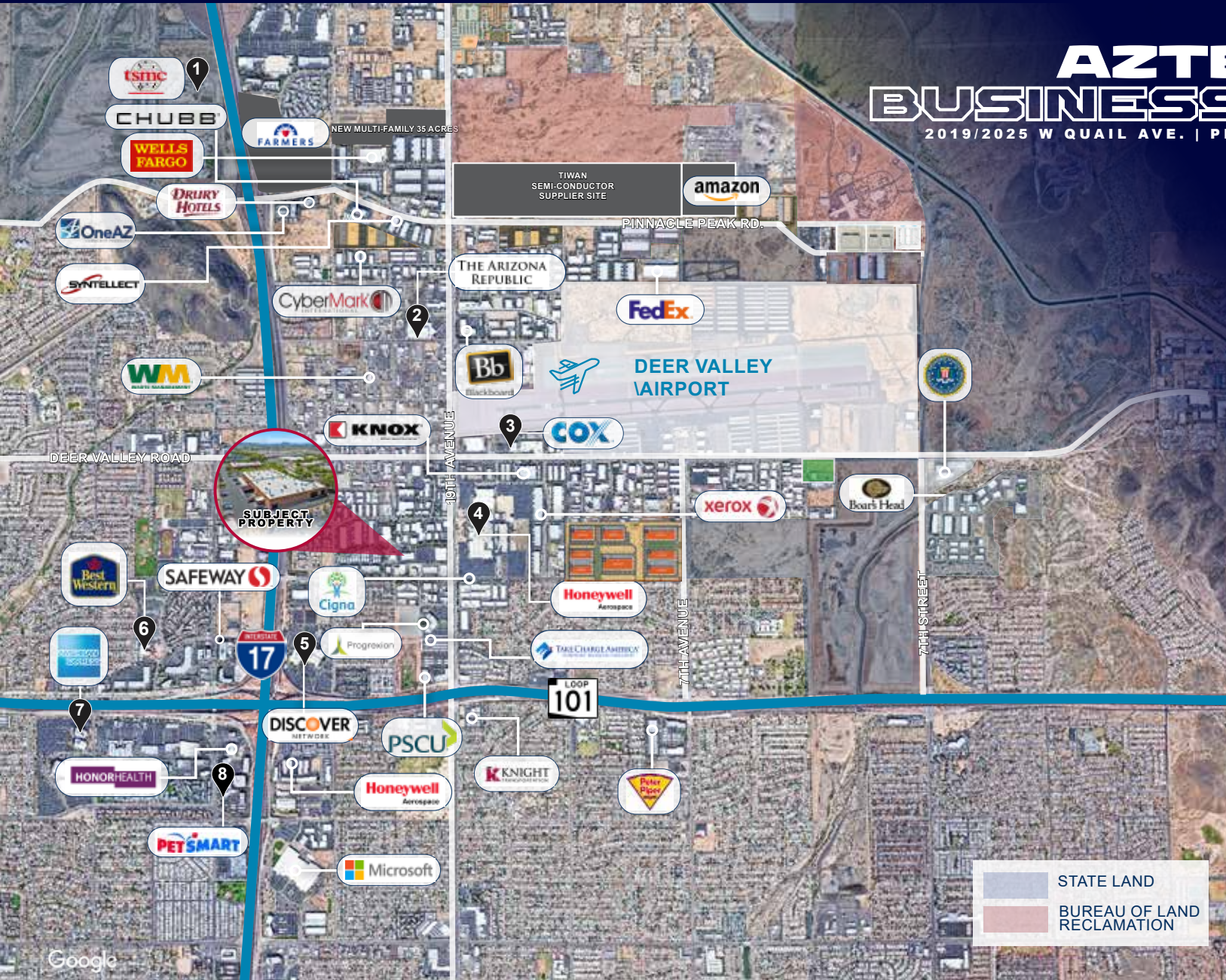
Sky Harbor International Airport: 22.42 miles





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## TOP COMPANIES NO. EMPLOYEES

1. TSMC  
20,000 Employees
2. THE ARIZONA REPUBLIC  
1,011 Employees
3. COX  
2,158 Employees
4. HONEYWELL  
6,111 Employees
5. DISCOVER  
3,003 Employees
6. BEST WESTERN  
966 Employees
7. AMERICAN EXPRESS  
7,603 Employees
8. PETSMART  
2,034 Employees





## INSIDE TSMC, THE TAIWANESE CHIPMAKING GIANT THAT'S BUILDING A NEW PLANT IN PHOENIX

Taiwan Semiconductor Manufacturing Co. (TSMC) is building the massive chip-making facility on a large 1129 acres of land, with an even larger \$165 billion investment. TSMC's new facility is near Interstate 17 and Loop 303, which the Taiwanese giant purchased back in December 2020.

The new facility in Arizona should be operational by 2024. "Structural construction of the fabrication facility, called the fab, is nearing completion, and the office building has about half of its glasswork completed., there are currently 38 cranes working on the massive site". TSMC is training around 500 employees from Arizona, over in Taiwan right now where TSMC has its feet firmly planted. But in 2023, TSMC is expected to have over 2000 people working in the Arizona plant.

Another positive for the US is that the existing semiconductor industry in Arizona has pulled the attention of other semiconductor industry companies to focus on Arizona, ever since TSMC announced its plans for the plant in Arizona.







## \$165 BILLION TSMC SEMICONDUCTOR PLANT COMPLETELY TRANSFORMS THE ALREADY BOOMING LOCATION

+ Following a meeting at the White House today, President Trump and TSMC Chairman and CEO C.C. Wei announced a historic expansion of TSMC's advanced semiconductor operations in Arizona. TSMC will invest at least an additional \$100 billion to build three additional semiconductor fabs in Arizona as well as two advanced packaging facilities and a major R&D Center. The investment comes in addition to TSMC's three fabs already in operation or under construction in Arizona and will represent thousands of additional new jobs.

+ In January, TSMC announced it had begun producing advanced 4-nanometer chips for U.S. customers in Arizona, a first on American soil and a major milestone in the country's efforts to reshore manufacturing of the most advanced microchips. Its second fab, which is under construction, is expected to produce the world's most advanced 2nm process technology with next generation nanosheet transistors in addition to the previously announced 3nm technology. TSMC's third fab will produce chips using 2nm or more advanced processes, with production beginning by the end of the decade.

+ TSMC's historic announcement cements Arizona as the epicenter of advanced chip manufacturing and innovation in America," said Governor Katie Hobbs. "With the country's most advanced chip-making processes, world class university partners, and a robust and growing talent pipeline, Arizona is powering the groundbreaking technologies of the future like AI. I'm grateful to President Trump, TSMC, and all our partners for making this historic day possible.



“ TSMC announced an additional \$100 billion investment to build three more semiconductor fabs, two advanced packaging facilities, and a major R&D Center, bringing TSMC's total announced investment in Arizona to \$165 billion. The historic investment further cements Arizona as a global hub of advanced chip manufacturing and will create thousands of jobs ”



“ TSMC announced its first fab in Arizona in May 2020. Since then, its presence has grown to three cutting-edge chip-making fabs and supporting facilities, representing a \$65 billion investment and 6,000 jobs. Today's announcement brings TSMC's total announced investment in Arizona to \$165 billion. ”

+ TSMC is doubling down on its investment with an expansion in Phoenix testament to the U.S. semiconductor industry growth that will deliver a major win for American workers," said Mayor Kate Gallego. "This investment further strengthens domestic chip manufacturing, reduces reliance on foreign supply chains, and enhances national security. Billions in investment and thousands of high-tech, high-paying jobs illustrate how TSMC is a partner in cementing Phoenix as a global leader in semiconductor production. This expansion energizes innovation that fosters more economic growth, opportunities for skilled workers, and positions the Phoenix region at the forefront of advanced manufacturing.

+ Smart policy leads to big investment, and today's announcement is the latest proof that Arizona is getting it right. Our pro-business approach has made us a national leader in advanced manufacturing, and TSMC's expansion reinforces our position at the forefront of the semiconductor industry," said Danny Seiden, president and CEO of the Arizona Chamber of Commerce & Industry. "We appreciate President Trump's focus on bringing manufacturing back to the U.S. and reshoring critical industries like semiconductors. These investments ensure that the most advanced chips in the world are made right here in the United States, strengthening our economy and national security.

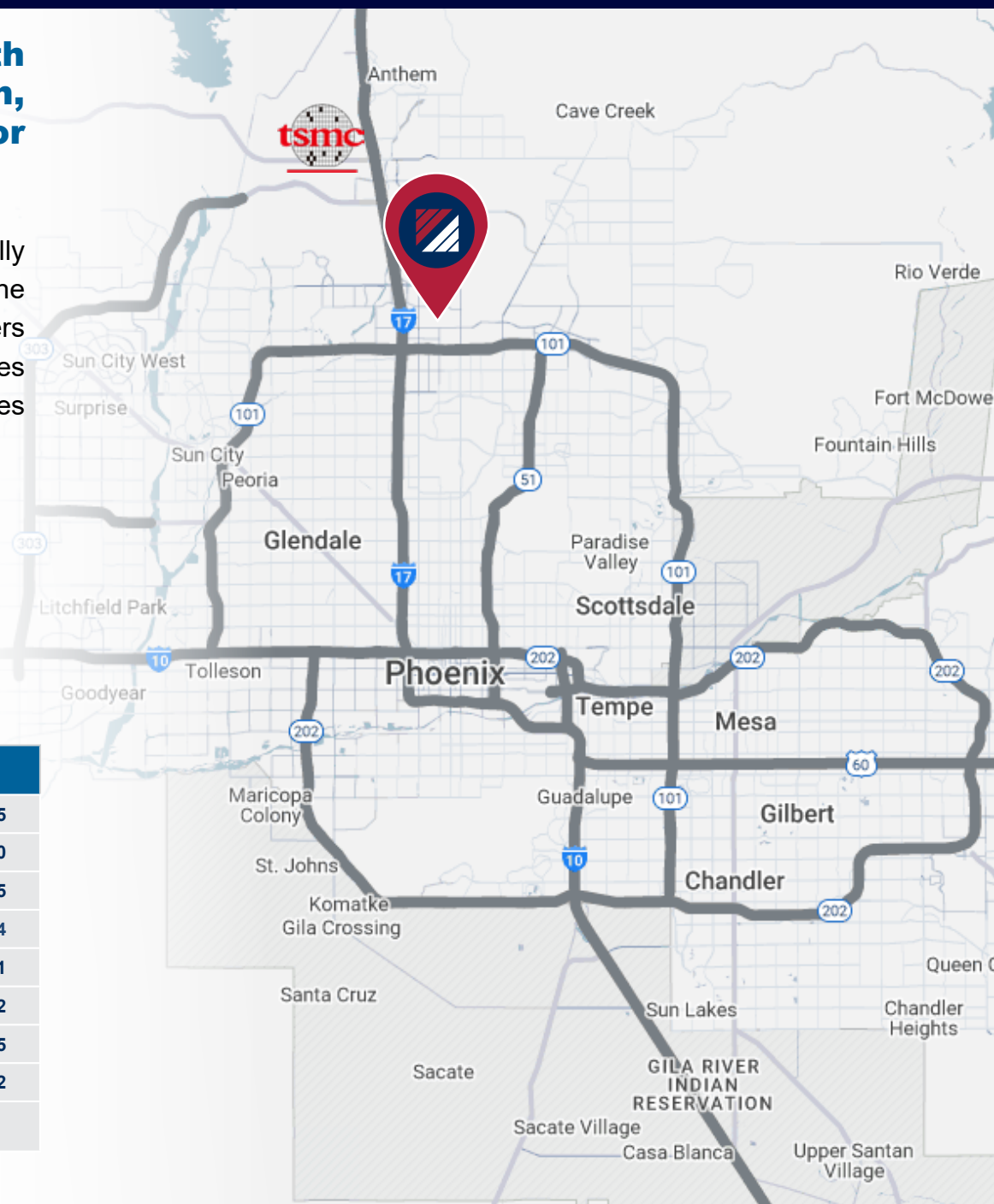
+ Greater Phoenix has built a competitive semiconductor ecosystem amplified by TSMC's initial investment, boasting world-class companies in research and development, packaging, chemicals, and other components of the supply chain," said Chris Camacho, President and CEO of the Greater Phoenix Economic Council. "This additional commitment from TSMC reflects the strength of our region to catapult vital technologies and will further position Greater Phoenix as an internationally recognized leader of next-generation innovation. boost will solidify Arizona's standing as a key hub in the semiconductor industry.

## The TSMC plant's development in North Phoenix is a game-changer for the region, positioning it as a major semiconductor and high-tech manufacturing hub.

The industrial property at 2019-2025 W. Quail Ave is strategically situated to benefit from the robust economic momentum in the Deer Valley submarket, driven by proximity to major employers such as TSMC. This location offers exceptional advantages for industrial, logistics, and technology-focused businesses looking to capitalize on the area's dynamic growth.

- + RISING DEMAND FOR INDUSTRIAL & FLEX SPACE
- + ACCESS TO A SKILLED WORKFORCE
- + ECONOMIC EXPANSION & BUSINESS INVESTMENT
- + ENHANCED LOGISTICS & SUPPLY CHAIN EFFICIENCY
- + OPPORTUNITIES FOR R&D & INNOVATION
- + ATTRACTIVE INCENTIVES & MARKET FUNDAMENTALS

DEMOGRAPHICS			
2020 Population	82,539	229,770	890,545
2024 Population	83,913	231,234	903,840
2029 Population Projection	90,705	249,515	976,705
2020 Households	32,767	89,462	345,474
2024 Households	33,345	89,652	349,551
2029 Household Projection	36,117	96,860	378,292
Avg Household Income	\$91,463	\$99,231	\$98,555
Median Household Income	\$73,784	\$78,937	\$75,802
Total Specified Consumer Spending (\$)	\$1.1B	\$3.1B	\$11.9B





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