



VACANT IOS COMPLEX

1856 E DEER VALLEY RD | PHOENIX, AZ 85024

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY LISTED BY

JOHN STROUD

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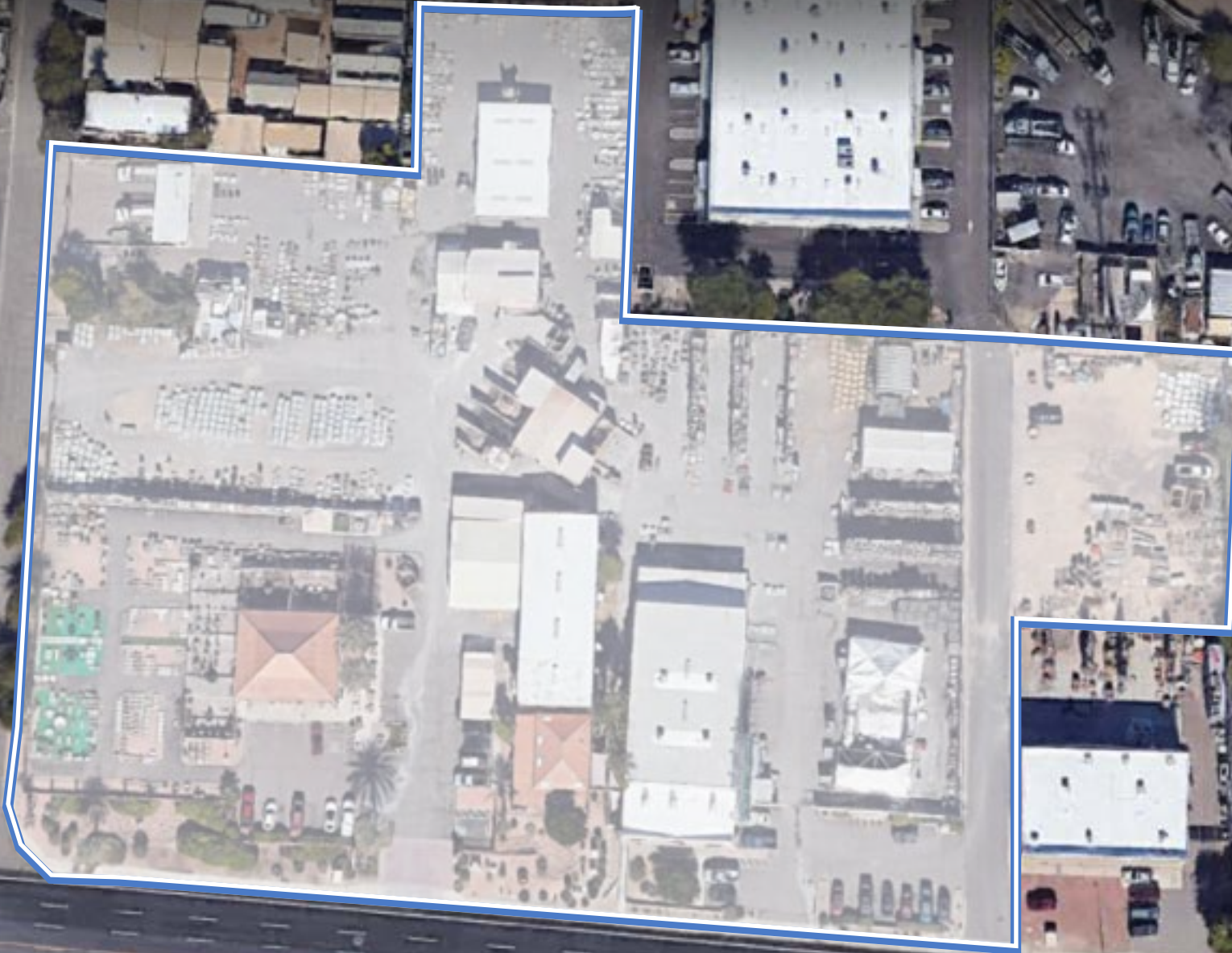
PHOENIX
PRECAST
PRODUCTS
1856

SECTION 1

INVESTMENT OVERVIEW

PARCEL OUTLINE

ZONING: A-1
LOT SIZE: ±5.39 AC
FENCED LOT



E DEER VALLEY DR

PROPERTY OVERVIEW



\$10,000,000
LIST PRICE

PROPERTY DETAILS

Address	1856 E Deer Valley Rd, Phoenix, AZ 85024
Lot Size	±5.39 AC
Parcels	5
Total Square Footage	±20,643 SF
Canopy	±2,032 SF
Zoning	A-1
Power	2000 amp 3P
Years Built	1980-1998
Gated Yard	Yes

INVESTMENT HIGHLIGHTS

LOW COVERAGE



THIS PROPERTY HAS ±5.39 ACRES OF INDUSTRIAL OUTDOOR STORAGES PAIRED WITH HIGH END INDUSTRIAL AND OFFICE BUILDINGS SCATTERED AT THE PROPERTY. THE INDUSTRIAL ZONING ALLOWS FOR A MULTITUDE OF BUSINESSES.

ACCESS



THIS PROPERTY HAS GREAT ACCESS OFF N CAVE CREEK RD AND E DEER VALLEY RD, WITH MULTIPLE ENTRANCES AND EXITS TO THE PROPERTY.

SECURITY



LOCATION HAS GREAT FENCING AND AUTOMATIC GATES SURROUNDING THE PROPERTY AND IS FULLY PAVED.

RARE AVAILABILITY



THIS SUBMARKET IS HIGHLY DESIRABLE BY INDUSTRIAL COMPANIES AND HAS A HUGE SUPPLY ISSUE OF AVAILABLE LAND.

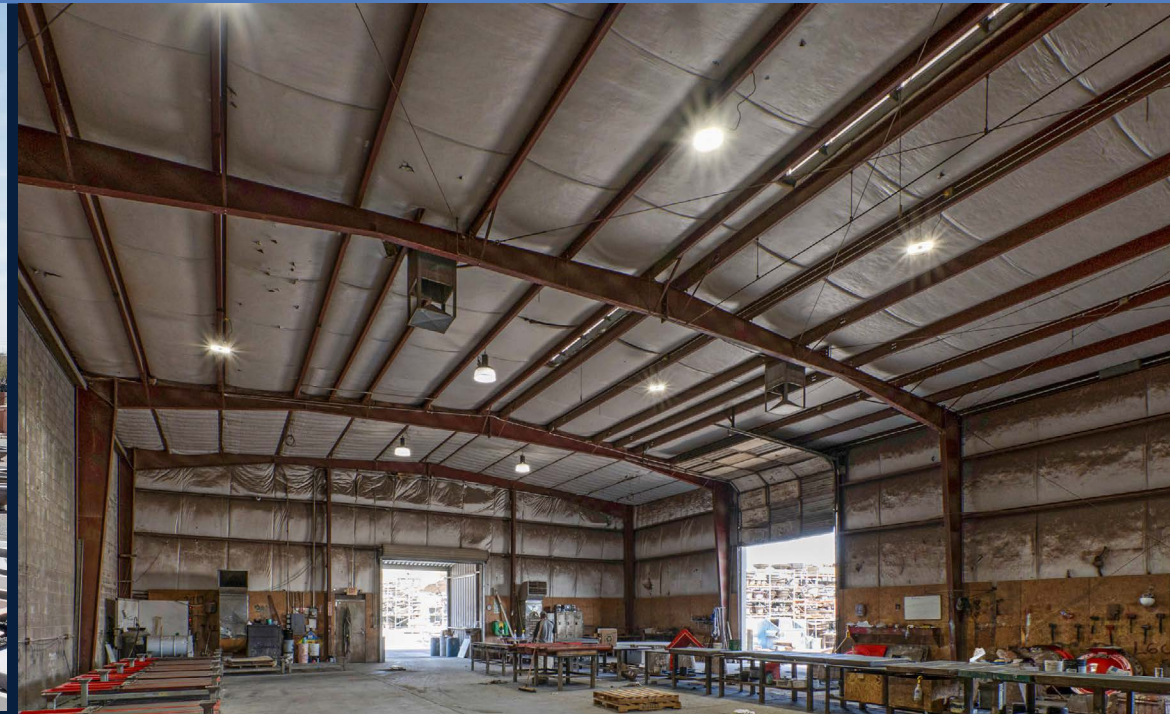
NEARBY DEVELOPMENTS



TSMC'S \$100 BILLION INVESTMENT IN ARIZONA, INCLUDING THREE ADVANCED CHIP FABS, TWO PACKAGING PLANTS, AND AN R&D CENTER, IS SET TO CREATE UP TO 25,000 HIGH-PAYING JOBS, DRIVING MASSIVE DEMAND FOR NEARBY REAL ESTATE AND INFRASTRUCTURE.



INTERIOR PHOTOS





E DEER VALLEY DR ± 22,300 VPD



SUBJECT PROPERTY



PHOENIX DEER VALLEY AIRPORT

E DEER VALLEY RD ± 22,300 VPD

N CAVE CREEK RD ± 35,800 VPD



N 19TH AVE ± 25,800 VPD



101



± 176,700 VPD



DOWNTOWN PHOENIX ± 21.7 MILES AWAY



DOWNTOWN PHOENIX, AZ

±21.9 MILES

SUBJECT PROPERTY





SECTION 2

MARKET OVERVIEW

\$4
BILLION
IN CONSUMER SPENDING

5.1 M
METRO AREA
POPULATION

>2,000
SQ MILES
(METRO AREA)

1.37%
POPULATION
GROWTH (10-20)

MARKET OVERVIEW

THE VALLEY OF THE SUN

PHOENIX MSA



PHOENIX | SCOTTSDALE | TEMPE | CHANDLER | MESA | GILBERT | GLENDALE | PEORIA | SURPRISE

MARKET OVERVIEW

PHOENIX, AZ

Phoenix is an ideal location for industrial investment due to its rapid growth, strong demand, and sustained construction activity. The market continues to expand with millions of square feet of new industrial space being built, fueling the local economy and providing ample opportunities for development. Despite rising vacancy rates from the influx of new inventory, demand remains steady, supporting positive absorption and higher-than-average rental rates compared to national trends. Phoenix's favorable position in the Sunbelt, coupled with its lower unemployment rate, ensures a resilient workforce that supports continued growth. These factors, along with strong investor interest and solid sales activity, make Phoenix a promising market for industrial real estate investments.

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Estimate	4,839	67,195	219,710
2030 Projection	4,902	69,745	225,795
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Estimate	1,720	27,506	89,881
2030 Projection	1,743	28,547	92,638
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$156,000	\$123,000	\$117,700



PHOENIX—THE FUTURE OF URBAN GROWTH

PHOENIX MSA ACCOLADES & RANKINGS

#10 LARGEST MSA IN THE U.S.
- U.S. Census Bureau

#14 HIGHEST GDP (\$362B) AMONG U.S. METROS
- BEA (Dec 2022)

#4 BEST PERFORMING CITIES IN THE U.S.
- Miliken Institute (2022)

#1 LARGEST MSA IN THE STATE OF ARIZONA
- U.S. Census Bureau

#1 TOP GROWTH METRO IN U.S. 2010-2020
- U.S. Census Bureau

#4 LARGEST POPULATION GROWTH IN U.S. 2022-2023
- AZ Big Media

#3 BEST U.S. METRO FOR MANUFACTURING
- AZ Big Media

#7 BEST STARTUP CITIES IN AMERICA
- AZ Big Media

2 GLOBAL 500 COMPANIES
- Fortune (2023)

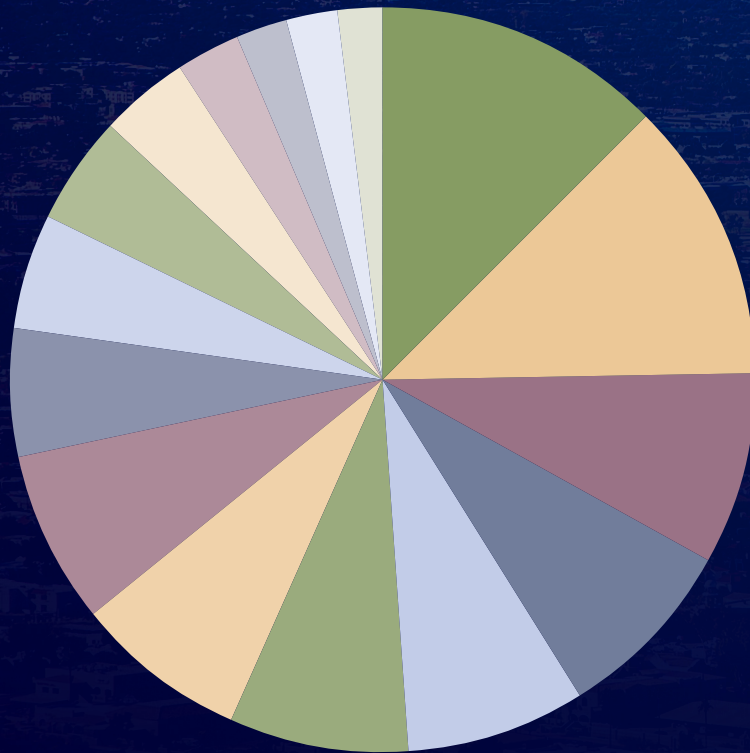
8 FORTUNE 500 COMPANIES
- Fortune (2023)

PHOENIX has consistently ranked as one of the top locations in the United States, offering a dynamic mix of economic opportunities, cultural richness, and lifestyle benefits that appeal to both individuals and businesses. Here's what makes Phoenix stand out as a premier destination:

Rapid Economic Growth | Lifestyle Affordability | Booming Population and Energy | Connectivity and Infrastructure | Environmental Innovation
Support for Entrepreneurs | Education Excellence | Outdoor Adventure and Recreation | Resilient Housing and Business Markets

SOARING HIGH AS A HUB FOR GROWTH AND INNOVATION

THE PHOENIX MSA economy is one of the most dynamic in the United States, fueled by a diverse range of industries, including technology, advanced manufacturing, healthcare, and renewable energy. With a GDP of approximately \$362.1 billion, the region stands as a significant economic force, ranking among the top metro areas for business growth and investment potential. Phoenix's rapid population growth, strategic location in the Southwest, and business-friendly climate consistently attract both Fortune 500 companies and startups, solidifying its reputation as a hub for innovation and economic development.



- 12.30% HEALTH CARE
- 12.00% RETAIL
- 8.28% EDUCATION
- 7.85% MANUFACTURING
- 7.67% FINANCE
- 7.61% CONSTRUCTION
- 7.57% PROFESSIONAL
- 7.13% ACCOMODATION
- 5.57% ADMIN & SUPPORT
- 5.03% TRANSPORTATION
- 4.44% OTHER SERVICES
- 3.99% PUBLIC ADMIN
- 2.53% REAL ESTATE
- 2.33% WHOLESALE TRADE
- 2.14% ARTS/ENTERTAINMENT
- 1.77% INFORMATION



\$362 BILLION
GROSS DOMESTIC PRODUCT (2022)



12.7% GROWTH
IN EMPLOYMENT SINCE 2020

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1852 E Deer Valley Rd, Phoenix, AZ 85024** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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