±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

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

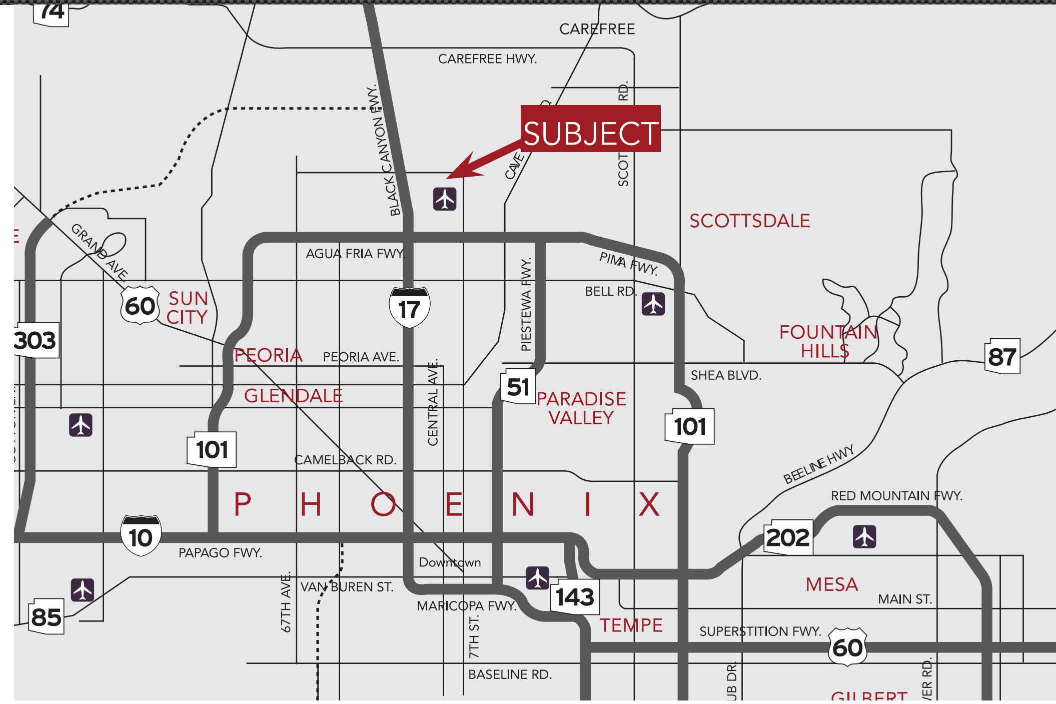
Zoning

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: 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**



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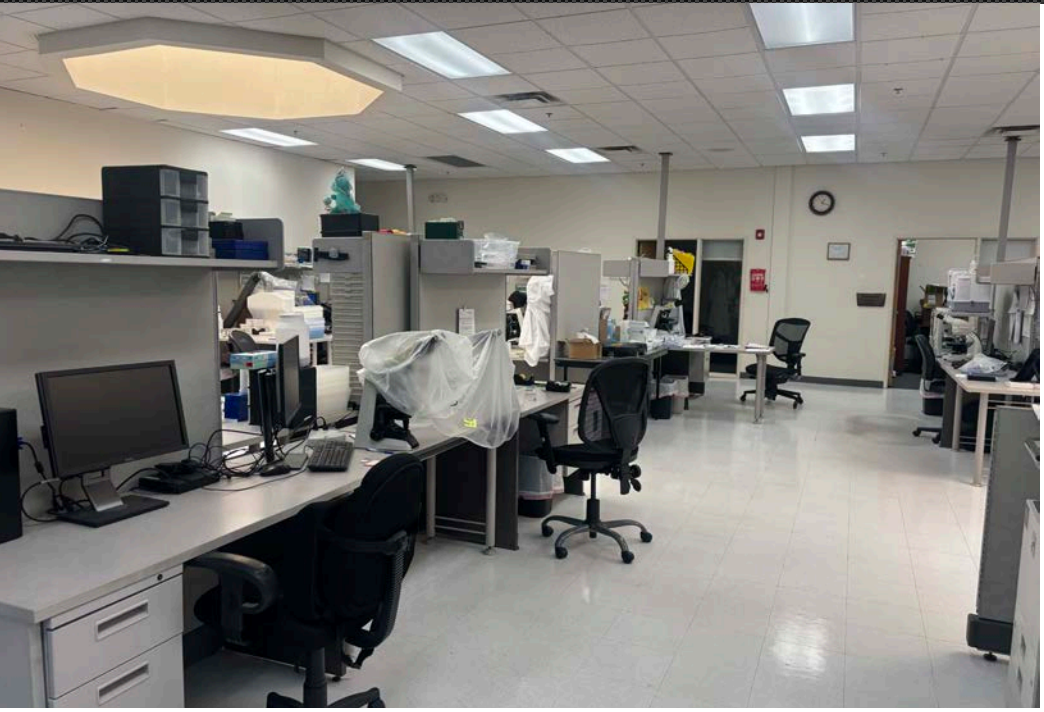
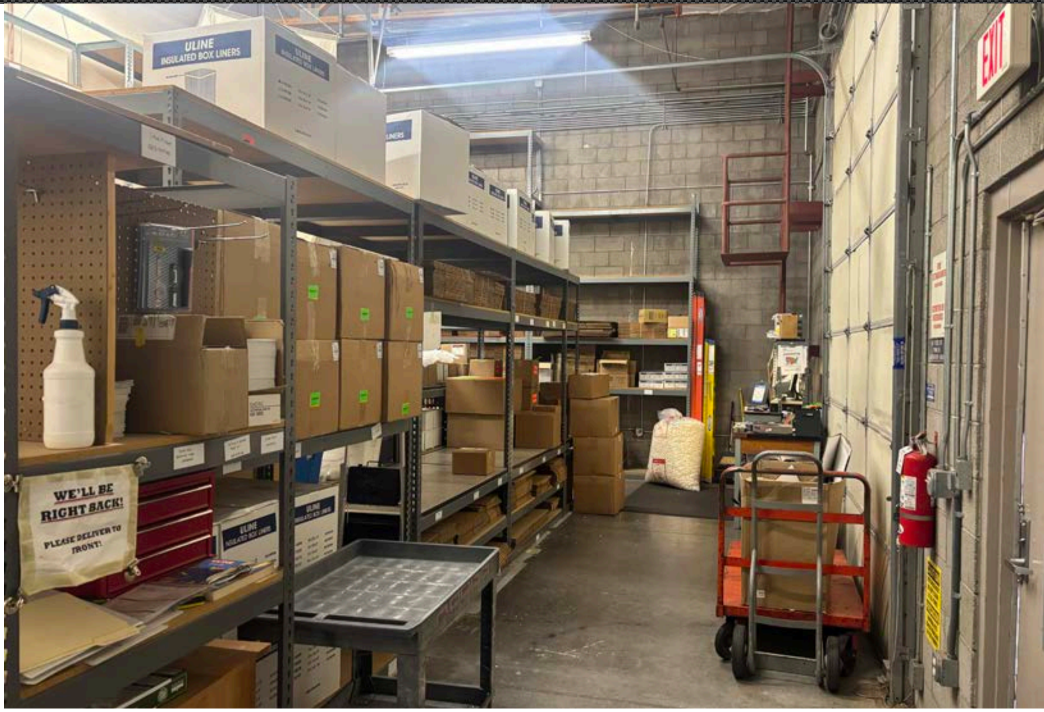
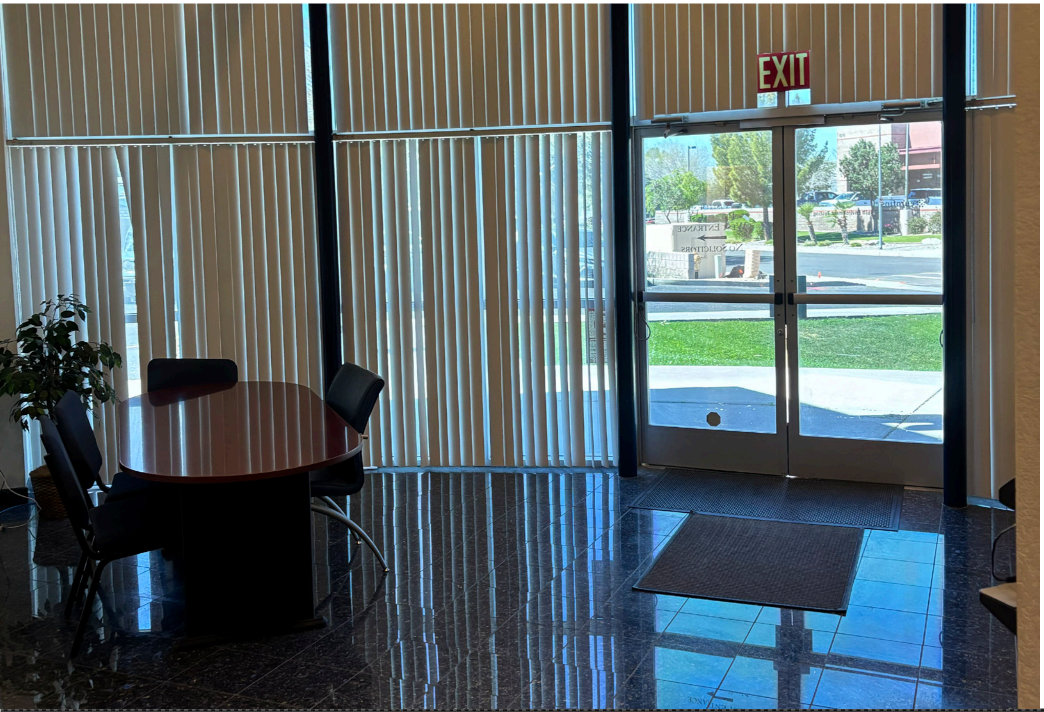
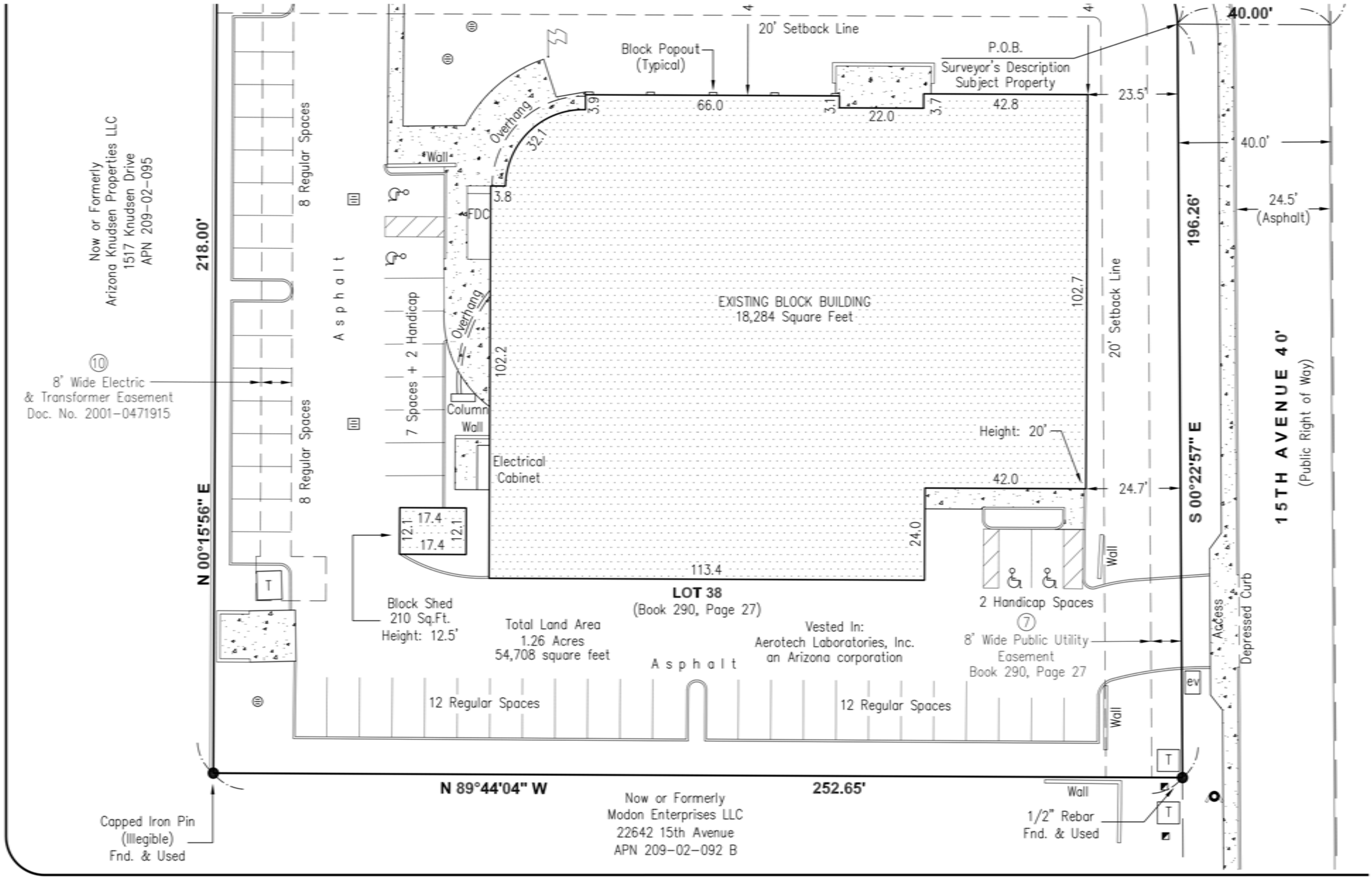
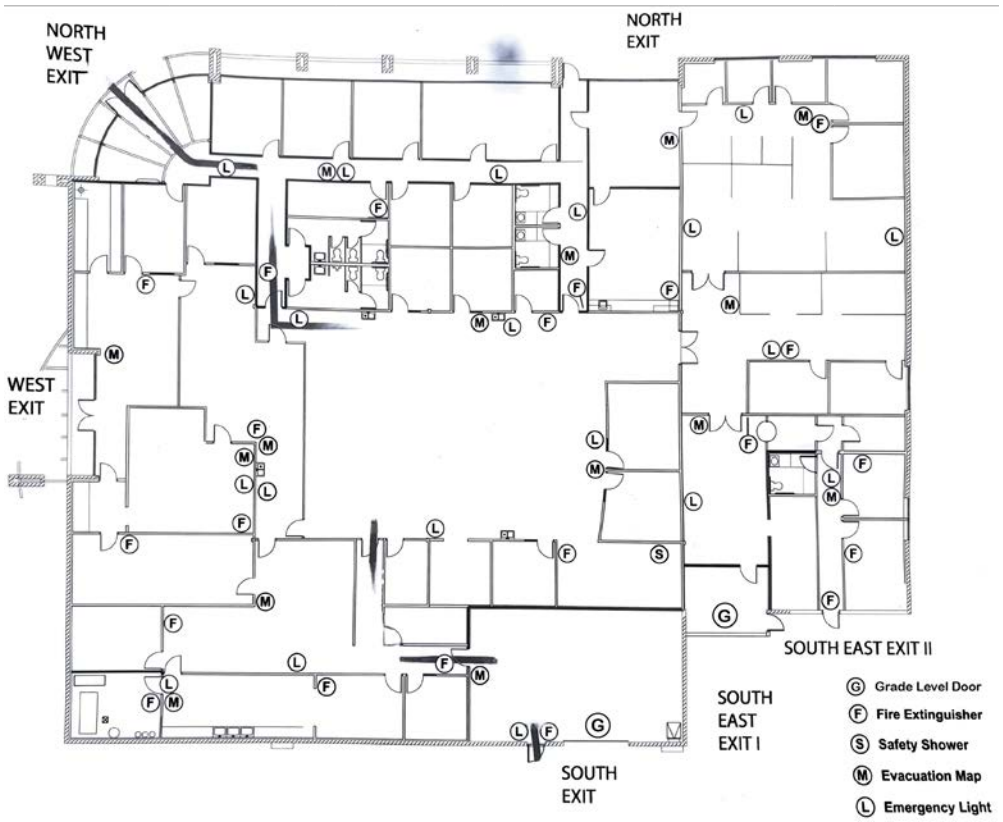



ULINE
INSULATED BOX LINERS
EXIT
WE'LL BE RIGHT BACK!
PLEASE DELIVER TO FRONT!

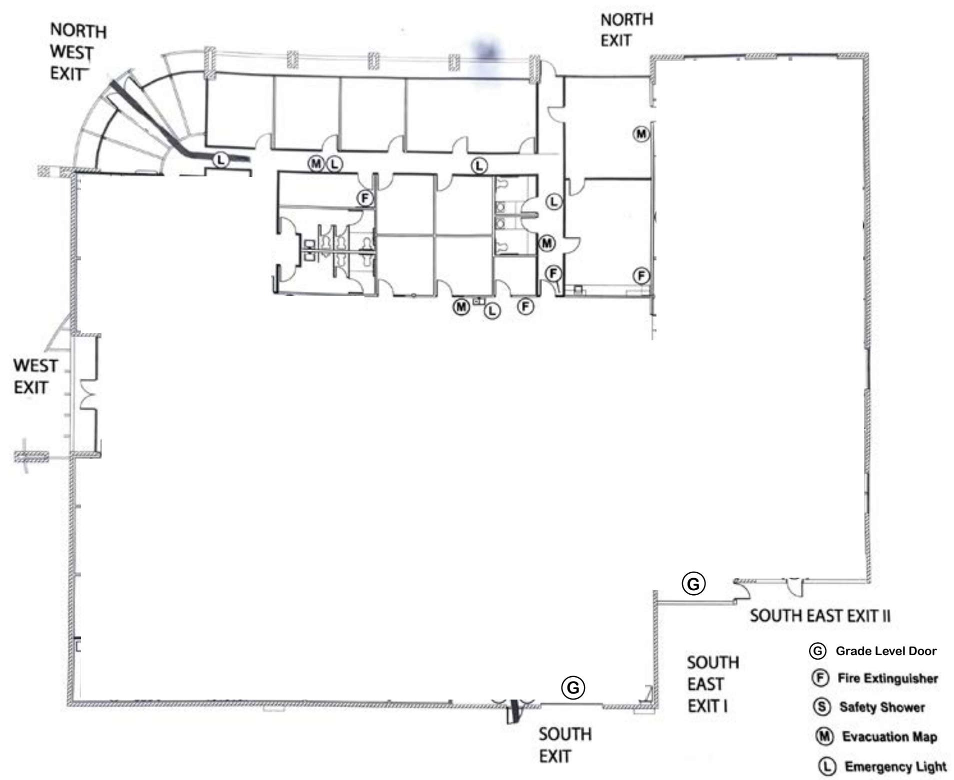

EXIT


20' Setback Line
Block Popout (Typical)
P.O.B. Surveyor's Description Subject Property
40.00'
66.0
22.0
42.8
23.5'
3.9
3.1
3.7
Overhang
32.1
Wall
3.8
FDC
40.0'
24.5' (Asphalt)
196.26'
Now or Formerly Arizona Knudsen Properties LLC 1517 Knudsen Drive APN 209-02-095
218.00'
8 Regular Spaces
Asphalt
7 Spaces + 2 Handicap
Overhang
EXISTING BLOCK BUILDING 18,284 Square Feet
102.7
20' Setback Line
102.2
15TH AVENUE 40' (Public Right of Way)
⑩ 8' Wide Electric & Transformer Easement Doc. No. 2001-0471915
Column
Wall
8 Regular Spaces
Height: 20'
Electrical Cabinet
42.0
24.7'
S 00°22'57" E
N 00°15'56" E
17.4
12.1
12.1
17.4
24.0
Wall
113.4
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
Asphalt
12 Regular Spaces
12 Regular Spaces
Wall
N 89°44'04" W
252.65'
Wall
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

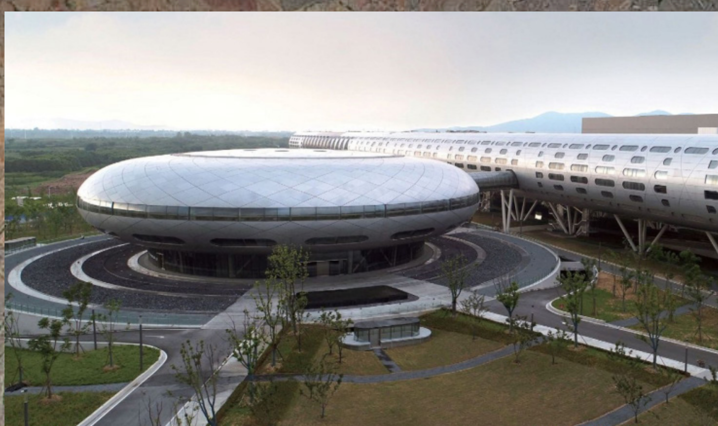


PROPOSED FLOOR PLAN



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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