

# FOR SALE



## 2115 West Mountain View Road

Phoenix, Arizona

OWNER/USER OPPORTUNITY  
±21,178 SF Industrial Warehouse

Colliers

# 2115 W Mountain View Rd

Phoenix, Arizona

## CAPITAL MARKETS EXPERT

**Brian Ackerman**  
Executive Vice President  
+1 602 418 8821  
brian.ackerman@colliers.com

## LEASING EXPERTS

**Keri Scott**  
NEWMARK  
Senior Managing Director  
+1 602 952 3876  
keri.scott@nmrk.com

**Warren Kelly**  
NEWMARK  
Associate  
+1 602 486 7139  
warren.kelly@nmrk.com



**Colliers**  
2390 E Camelback Rd | Suite 100  
Phoenix, AZ 85016  
+1 602 222 5000  
colliers.com/arizona

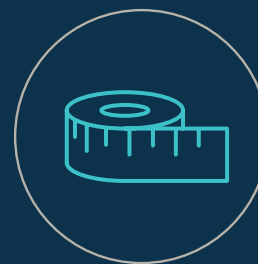
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### Address

2115 W Mountain View Rd  
Phoenix, AZ



### Rentable SF

±21,178



### Loading

2 Dock-High Doors  
5 Grade-Level Doors



### Cooling

EVAP Warehouse  
A/C Office

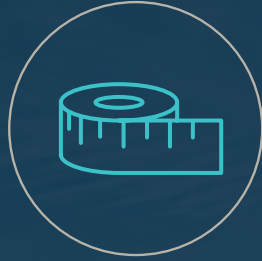
# PROPERTY SUMMARY





**Address**

2115 W Mountain View Rd  
Phoenix, AZ



**Rentable SF**

±21,178



**Lot Size**

±0.89 Acres



**Year Built**

1978



**Power**

1200a / 240v  
3-Phase



**Zoning**

A-1,  
City of Phoenix



**Access**

Less than 1 mile  
to I-17



**Clear Height**

Up to 16'



**Parcels**

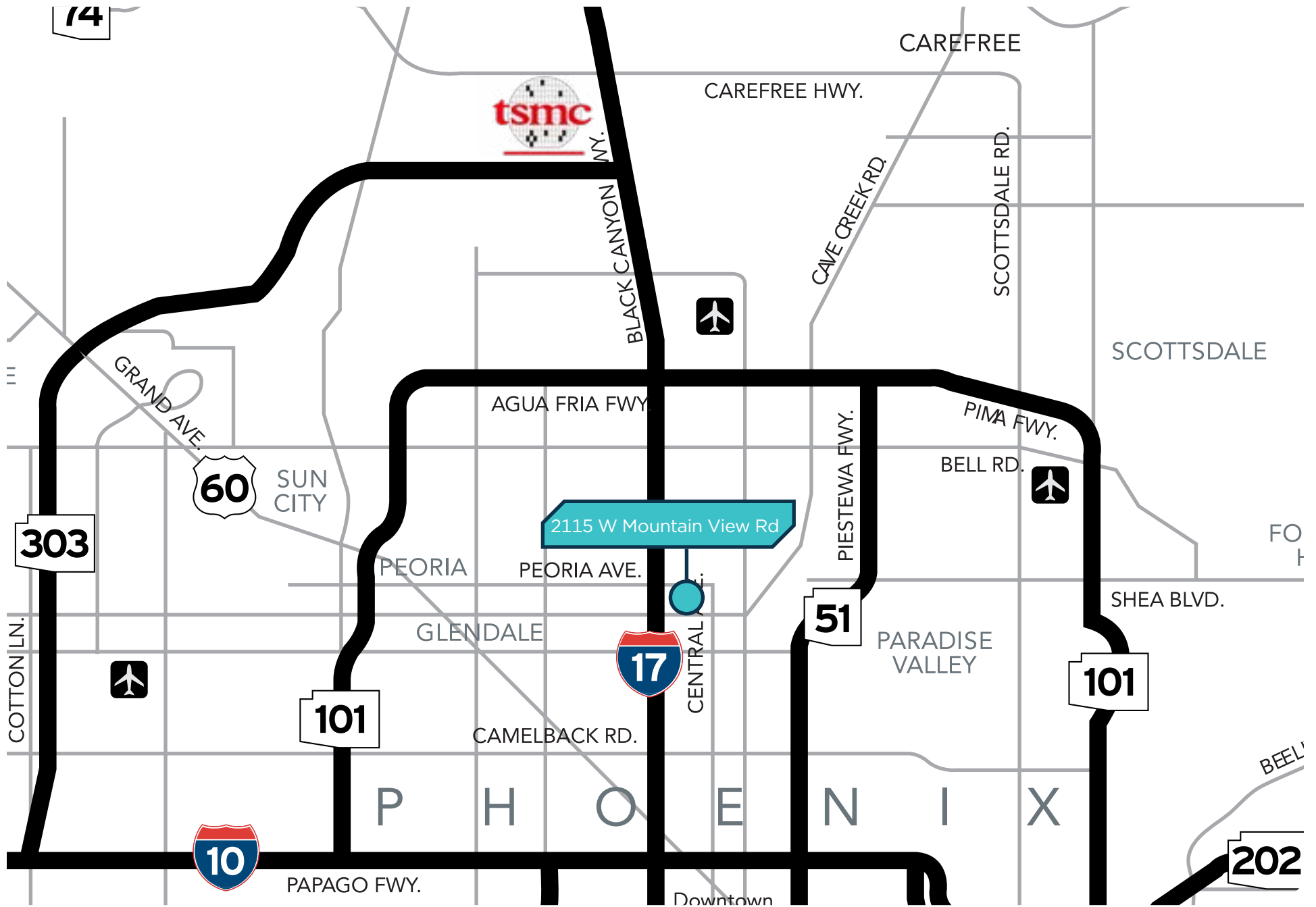
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**Secure Yard**

Fully-fenced

# AREA MAP

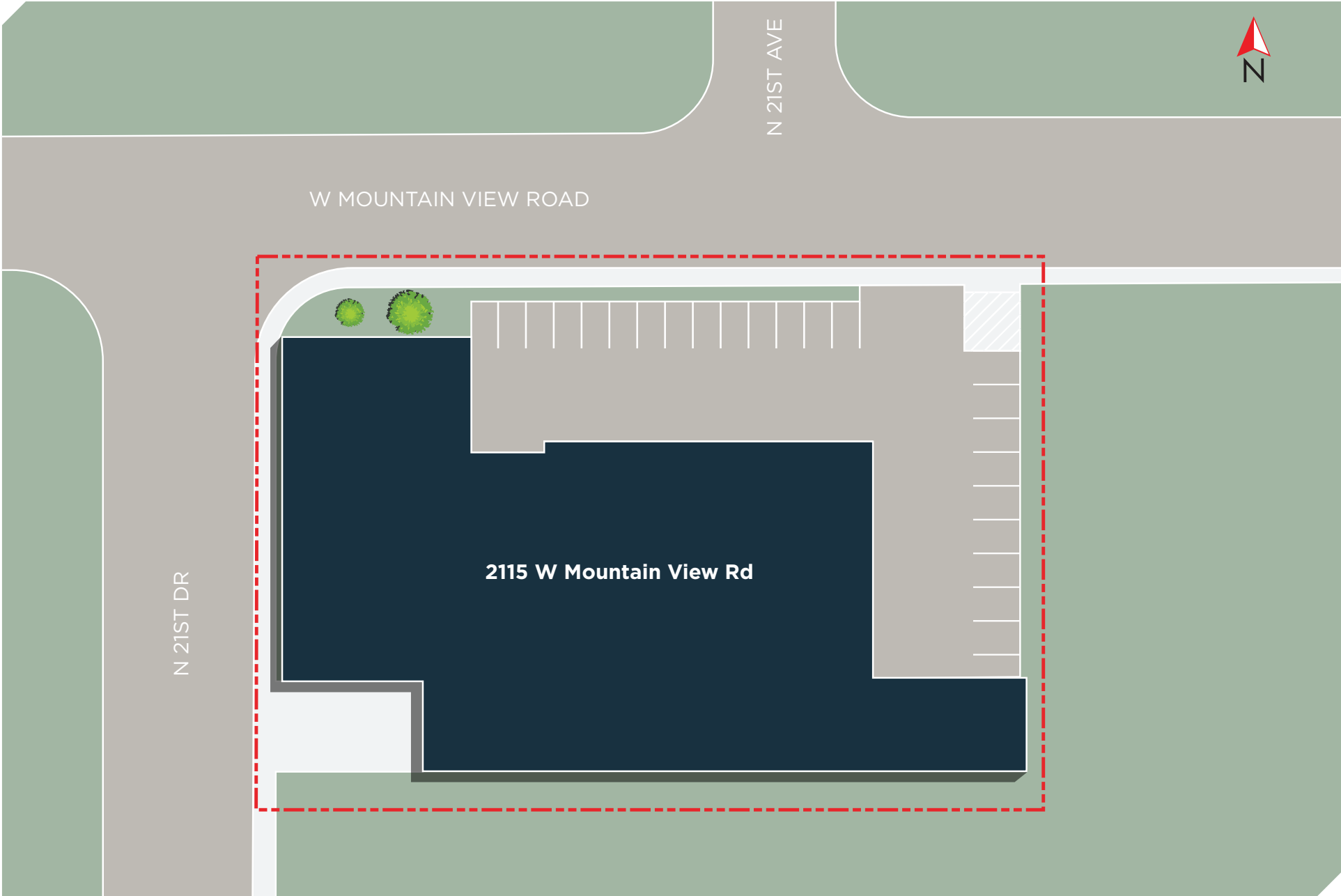




# THE OFFERING

- ±21,178 SF industrial building 100% available for new occupancy
- 1200a / 240v, 3 Phase, Heavy Power providing abundant power
- Multiple loading access points including 2 loading docks and 5 drive-in grade level doors
- Ample parking boasting 24 covered parking spaces
- EVAP cooled warehouse and A/C cooled office
- Close proximity to I-17 freeway providing connectivity throughout Phoenix and north to TSMC
- Phoenix's industrial market continues to tighten with Q1 2026 vacancy falling to 9.2%, a 50 bps decrease QOQ and 200 bps decrease YOY
- Q1 2026 marked the fourth consecutive quarterly decline in vacancy as tenant demand continues to outpace new deliveries

# SITE PLAN





ARIZONA  
BILTMORE

EL RANCHO  
MARKETPLACE

*Downtown Phoenix*

ALICIA  
PARK

← HONORHEALTH

MARICOPA COUNTY  
FLOOD CONTROL

Equipment  
Share

INTERSTATE  
17 →

W Mountain View Rd

N 21st Ave



METROCENTER  
REDEVELOPMENT

ROSE  
MOFFORD PARK



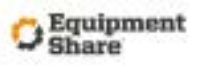
CAVE CREEK  
PARK - CHOLLA



N 21st Ave

N 21st Dr

W Mountain View Rd



# FLOOR PLAN

- Roll-Up Door
- ▲ Dock Door



TOTAL: 21178 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# METROCENTER MALL REDEVELOPMENT

- Concord Wilshire Capital, TLG Investment Partners, and CDS International Holdings acquired **Phoenix's Metrocenter Mall**
- The developers are **partnering with Hines**, an international real estate firm.
- The new development, named **The Metropolitan**, will include:
  - **Pet-friendly parks**, greenspaces, and an amphitheater
  - Pedestrian and bicycle **pathways**
  - A walkable **retail promenade** with shops and restaurants
  - Immersive **water features**
  - The project **includes the Valley Metro Thelda Williams Transit Center** with Metro Light Rail services
- The Metropolitan aims to be a new **epicenter of activity** and connectivity in Phoenix

**\$850 Million  
Investment**

**64.2 Acres  
of Land**

**2,600 Multifamily Units  
Under Development**

**150k SF of Commercial  
and Retail Space**

**4,100 Surface and Garage-  
Deck Parking Spaces**



Metro Center Mall Redevelopment





# LIGHT RAIL EXPANSION

- The **Northwest Extension Phase II** light rail project opened on January 27, 2024
- Extends the **Valley Metro Rail** system by 1.6 miles, totaling 30 miles
- Adds three new stations, including the system's first elevated station and a rail-only bridge over the **I-17**
- Includes a **four-story parking garage** and a multi-modal transit center
- Provides direct connectivity to **Downtown Phoenix, Phoenix Sky Harbor International Airport, ASU**, and more
- Expected to drive further community investment, **economic growth**, and support for local businesses
- The light rail has spurred **over \$17 billion in public and private investment** since 2008, with an additional \$2.1 billion in planned development
- The **City of Phoenix** invested approximately \$150 million into this extension

Completed  
2 years ahead  
of schedule

Expected to serve 1,400 new  
daily riders, adding to the  
existing 32,000 daily riders.

# AREA OVERVIEW





# TAIWAN SEMICONDUCTOR MANUFACTURING COMPANY (TSMC)

- **Investment Expansion:** On March 4, 2025, TSMC announced an additional \$100 billion investment in advanced semiconductor manufacturing in the United States.
- **Total Investment:** This expansion brings TSMC's total investment in the U.S. to \$165 billion, building on the ongoing \$65 billion investment in Phoenix, Arizona.
- **New Facilities:** The expansion includes plans for three new fabrication plants, two advanced packaging facilities, and a major R&D center.
- **Economic Impact:** This project is the largest single foreign direct investment in U.S. history, expected to drive more than \$200 billion of indirect economic output in Arizona and across the United States over the next decade.
- **Job Creation:** TSMC's expanded investment is expected to support 40,000 construction jobs over the next four years and create tens of thousands of high-paying, high-tech jobs in advanced chip manufacturing and R&D.
- **Semiconductor Value:** The expansion aims to create hundreds of billions of dollars in semiconductor value for AI and other cutting-edge applications.
- **Current Operations:** TSMC's Arizona fab currently employs more than 3,000 people on 1,100 acres of land and has been in volume production since late 2024.
- **Additional U.S. Sites:** In addition to its Phoenix site, TSMC operates a fab in Camas, Washington, and design service centers in Austin, Texas, and San Jose, California.

# TOP COMPANIES IN PHOENIX

Since 2015, a myriad of Fortune 500 Companies & Banks, along with companies of rising notoriety have expanded into Phoenix across a variety of industries and business sectors.



+777,000 SF  
+1,780 Employees



+171,000 SF  
+600 Employees

Morgan Stanley

+75,000 SF  
+200 Employees



+160 Employees



+225,000 SF  
+1,000 Employees



+67,000 SF  
+50 Employees



+75,000 SF  
+482 Employees



+150,000 SF  
+700 Employees



+580,000 SF  
+50 Employees

## Nationwide

+460,000 SF  
+500 Employees



+150,000 SF  
+700 Employees



+358,000 SF  
+2,000 Employees

## Allstate

+225,000 SF  
+2,350 Employees

## CVS/pharmacy

+258,000 SF  
+825 Employees



+100,000 SF  
+337 Employees



+136,000 SF  
+600 Employees



+145,000 SF  
+908 Employees

## CARmax

+60,000 SF  
+450 Employees

## wellcare™

+30,000 SF  
+128 Employees



+650,000 SF  
+267 Employees



+240,000 SF  
+1,357 Employees



+85,000 SF  
+350 Employees

## Deloitte

+200,000 SF  
+2,500 Employees



+90,000 SF  
+200 Employees

## JP MORGAN

+800,000 SF  
+3,000 Employees

## XPOLogistics

+640,000 SF  
+145 Employees



## NORTHERN TRUST

+150,000 SF  
+1,000 Employees



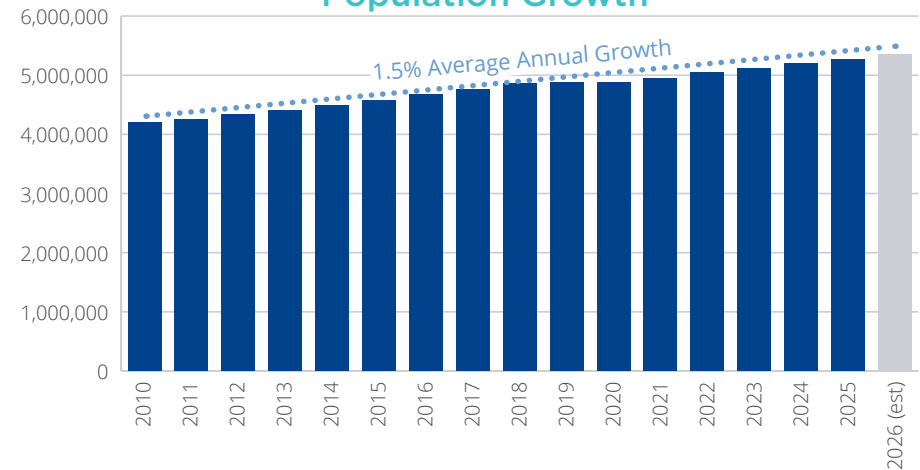
+42,000 SF  
+785 Employees

# GREATER PHOENIX MARKET OVERVIEW

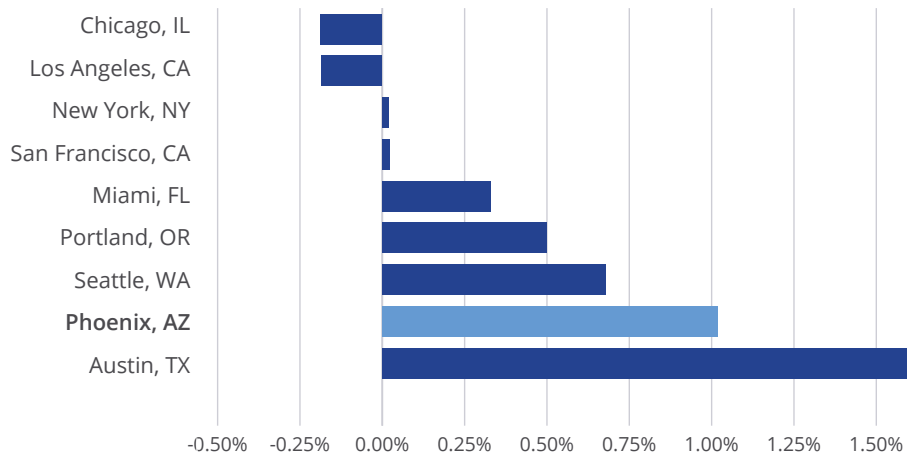
## Population and Job Growth

Phoenix's economy is predicated on population growth. Net migration is the driving force behind the population growing at more than twice the national average, one of the fastest rates in the country. More than two-thirds of Phoenix's population growth is attributed to new residents from outside the metro. Many people, and companies, decide to set roots in Phoenix for its low cost of living and doing business, housing affordability, and expanding opportunities.

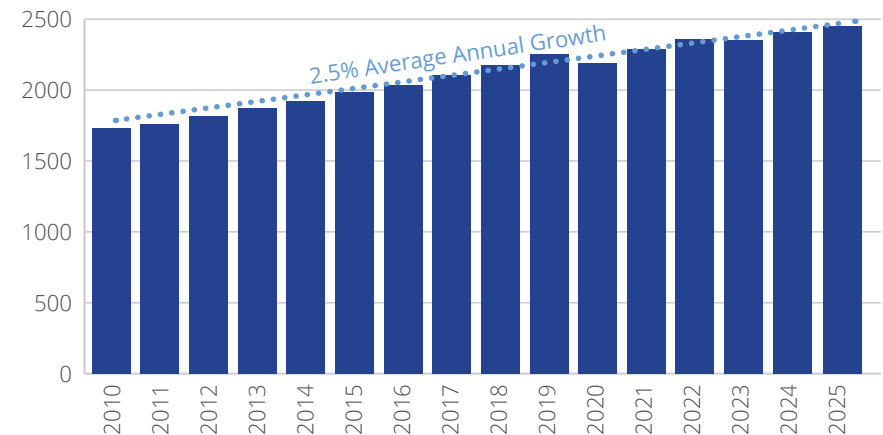
### Population Growth



### Annual Growth 2021 - 2026



### Number of Non-Farm Jobs



Sources: ESRI, Bureau of Labor Statistics, US Census, Colliers' Research

# STRONG JOB GROWTH

The retention of young education talent from the state's top universities, as well as the relocation of major corporations has reinforced Phoenix as a very stable job market. Phoenix continues to maintain employment growth with an increase of 1.36% as of December 2025.

## GROWTH RANKINGS

Metro Area	Total Non Farm Jobs	YOY % Change
Seattle	150,710	-0.13%
Las Vegas	115,540	-0.76%
Denver	165,020	0.13%
San Francisco	244,520	-0.52%
Los Angeles	635,910	-0.07%
San Diego	158,410	0.35%
<b>Phoenix</b>	<b>250,730</b>	<b>0.87%</b>
Chicago	385,630	0.75%
Salt Lake City	85,060	1.83%



**0.87%**

Job Growth

Dec 24 - Dec 25

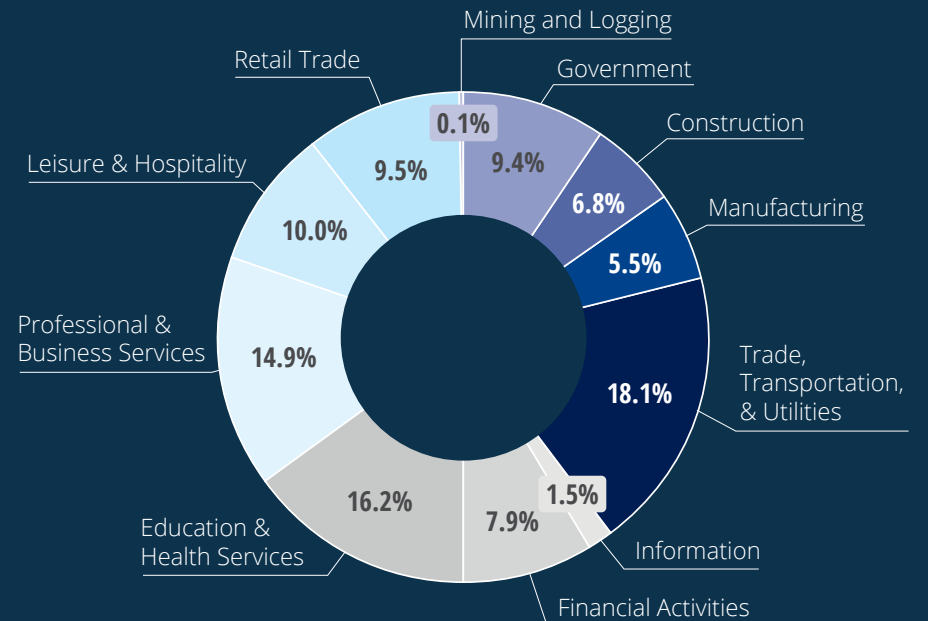


**21,700**

Jobs Added

Dec 24 - Dec 25

Industry	# Jobs	% Jobs
Mining and Logging	4,000	0.1%
Information	39,500	1.5%
Construction	181,700	6.8%
Manufacturing	148,600	5.5%
Financial Activities	213,100	7.9%
Leisure and Hospitality	269,100	10.0%
Government	253,200	9.4%
Retail Trade	254,700	9.5%
Education and Health Services	433,900	16.2%
Professional and Business Services	399,200	14.9%
Trade, Transportation, and Utilities	484,000	18.1%
<b>Total</b>	<b>2,681,000</b>	





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