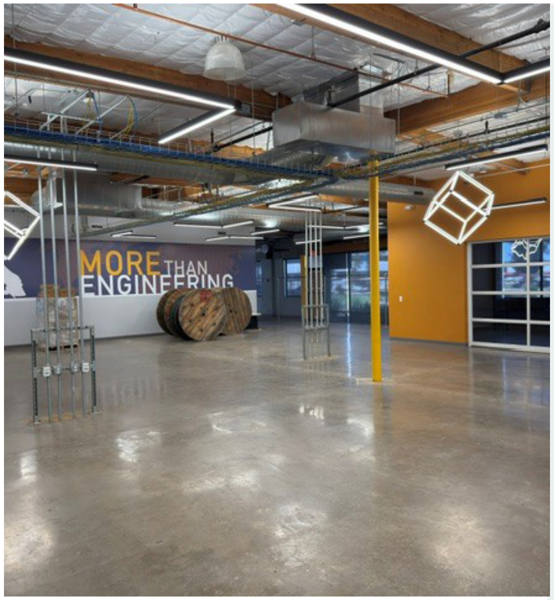
FOR SALE

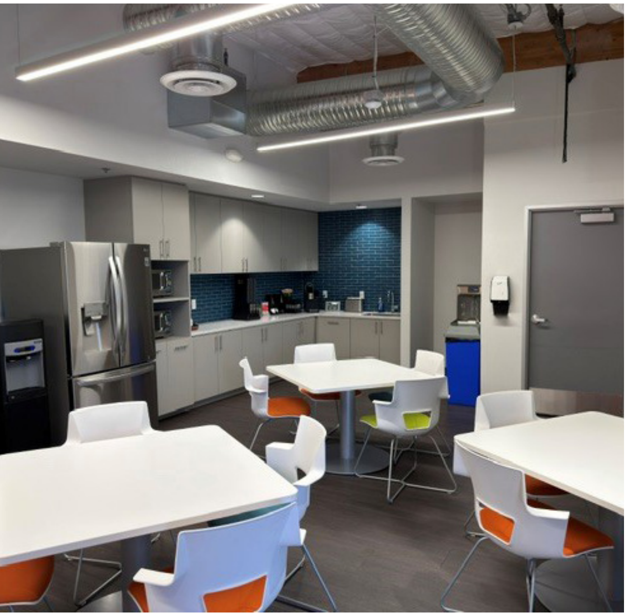
2410 W ROYAL PALM ROAD

±16,762 SF Free-Standing Office/ Flex Building with Covered Parking

PHOENIX, AZ 85021

km Kidder Mathews

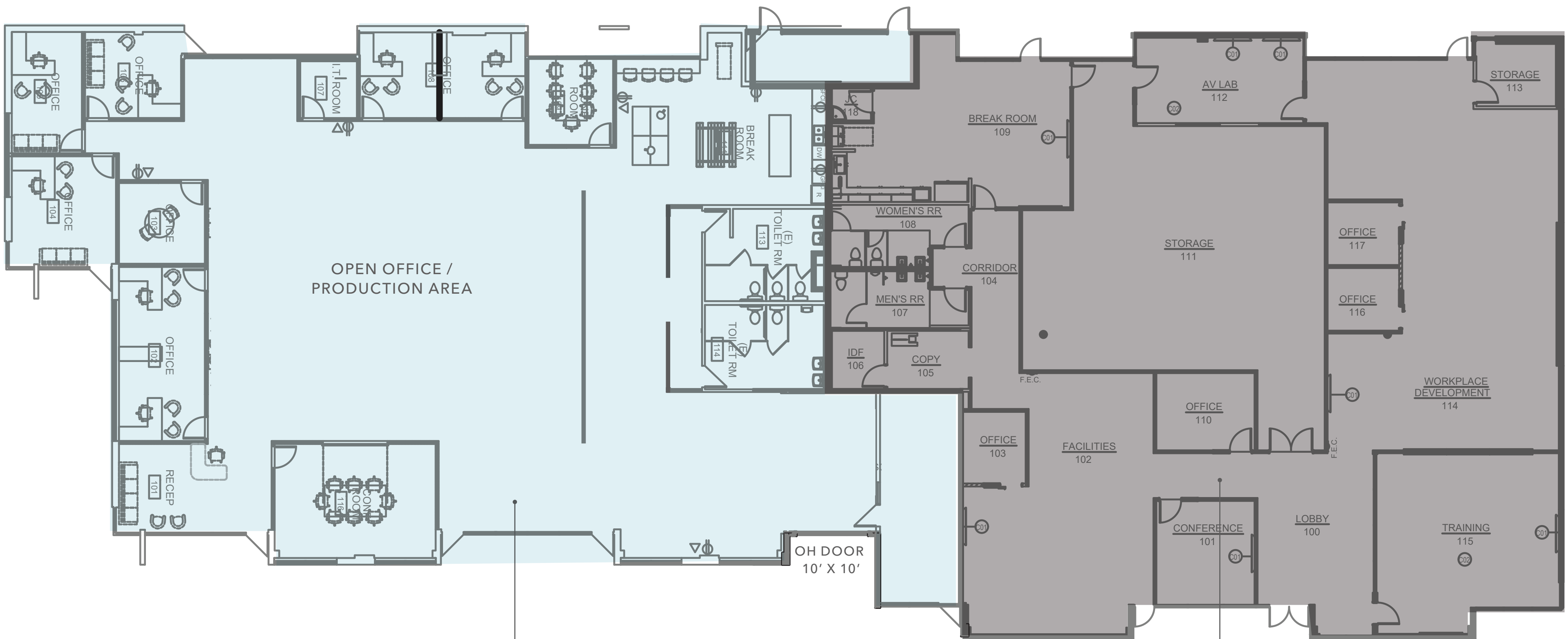




PROPERTY SUMMARY

TOTAL SIZE	±16,762 SF
SUITE A	±8,543 SF - Vacant for Owner/User
SUITE B	±8,219 SF - Leased thru 9/30/27
PARKING	65 total (30 covered); 4:1,000
LOT SIZE	±1.60 AC (±69,957 SF)
LOADING	10'x10' OH Door
ZONING	Industrial Park, City of Phoenix
YEAR BUILT	1984 Renovated in 2019
COURTYARD	Private Secured
PRICING	Contact Broker

FLOOR PLAN



SUITE A
±8,543 SF
VACANT

SUITE B
±8,219 SF
TENANT OCCUPIED

±16,762 SF
TOTAL AVAILABLE

±1.60 AC
LOT SIZE

CONVENIENT & FAST ACCESS TO I -17 FREEWAY

- Business Park location
- Major redevelopments in the area
- 65 parking spaces with 30 covered
- Easy regional connectivity for employees, customers, and logistics
- Close proximity to US Postal Service
- 4 miles from Grand Canyon University

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

2410 W ROYAL PALM RD

For more information on this property, please contact

ERIC BELL, SIOR
Executive Vice President
602.513.5151
eric.bell@kidder.com

MIKE CIOSEK, SIOR
Executive Vice President
602.513.5135
mike.ciosek@kidder.com

CHASE GIANNI
Associate
602.513.5138
chase.gianni@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

km Kidder Mathews