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

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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

Zoning
A-1,
City of Phoenix

Access
Less than 1 mile
to I-17

Clear Height
Up to 16’

Parcels
149-11-028B,
149-11-029B

Secure Yard
Fully-fenced

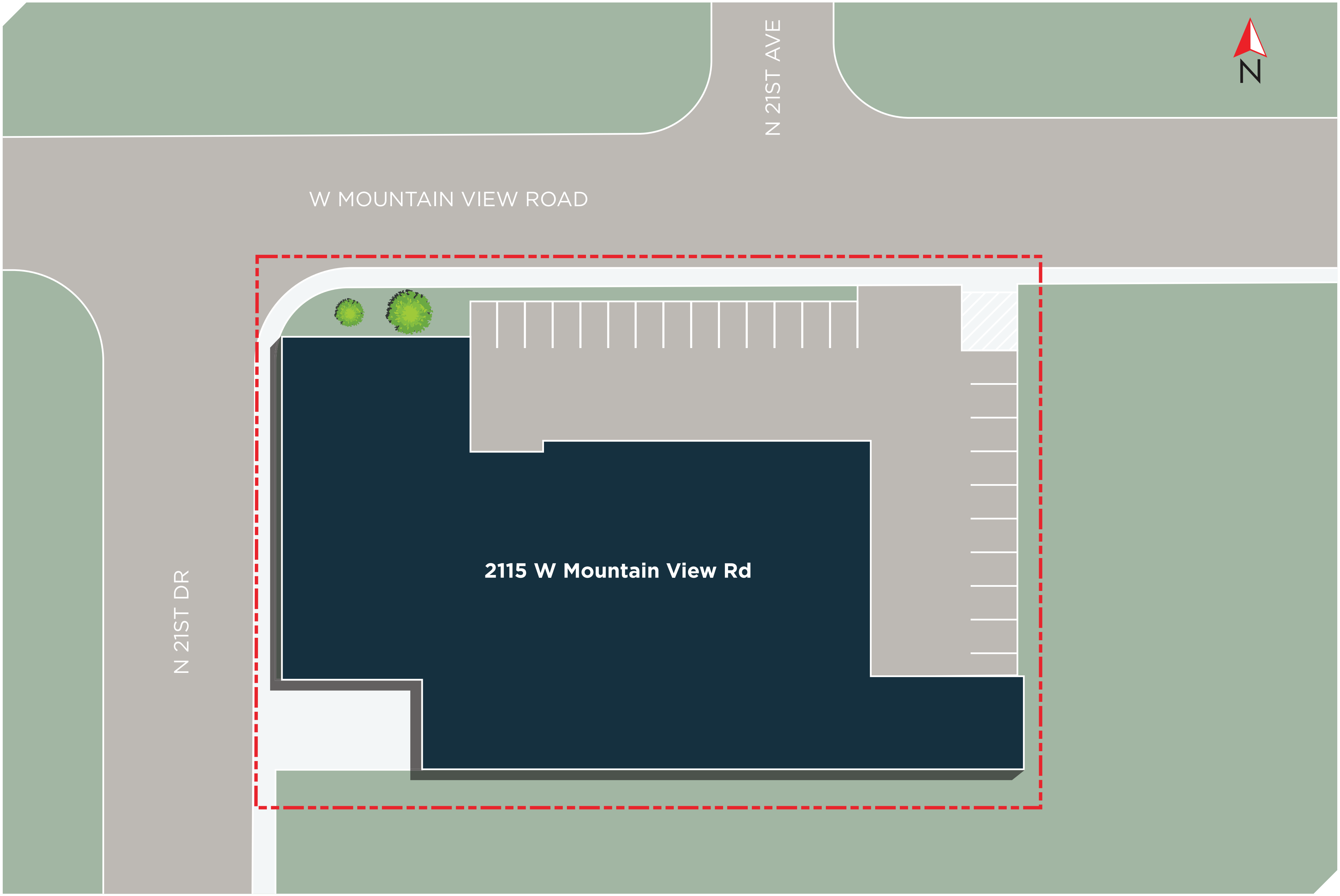
AREA MAP

74
CAREFREE
CAREFREE HWY.
tsmc
BLACK CANYON FWY.
CAVE CREEK RD.
SCOTTSDALE RD.
SCOTTSDALE
GRAND AVE.
AGUA FRIA FWY.
PIMA FWY.
BELL RD.
60
SUN CITY
PIESTEWA FWY.
2115 W Mountain View Rd
303
PEORIA
PEORIA AVE.
SHEA BLVD.
51
GLENDALE
PARADISE VALLEY
17
CENTRAL AVE.
101
COTTON LN.
101
CAMELBACK RD.
P H O E N I X
10
PAPAGO FWY.
Downtown
202

THE
OFFERING

- ±21,178 SF industrial building 100% available for new occupancy
- 1200a / 240v, 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


N 21ST AVE
N
W MOUNTAIN VIEW ROAD
N 21ST DR
2115 W Mountain View Rd


ARIZONA BILTMORE
EL RANCHO MARKETPLACE
Downtown Phoenix
ALICIA PARK
HONORHEALTH
MARICOPA COUNTY FLOOD CONTROL
Equipment Share
INTERSTATE
17
N 21st Ave
W Mountain View Rd


ARIZONA CARDINALS
METROCENTER REDEVELOPMENT
ROSE MOFFORD PARK
Banner Health
INTERSTATE 17
CAVE CREEK PARK - CHOLLA
N 21st Dr
N 21st Ave
W Mountain View Rd
Equipment Share

FLOOR PLAN

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**

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.

amazon
+777,000 SF
+1,780 Employees

charles SCHWAB
+171,000 SF
+600 Employees

Morgan Stanley
+75,000 SF
+200 Employees

Microsoft
+160 Employees

ADP
+225,000 SF
+1,000 Employees

wayfair
+67,000 SF
+50 Employees

DaVita
+75,000 SF
+482 Employees

FARMERS INSURANCE
+150,000 SF
+700 Employees

QUAKER
+580,000 SF
+50 Employees

Nationwide
+460,000 SF
+500 Employees

USAA®
+150,000 SF
+700 Employees

DOORDASH
+358,000 SF
+2,000 Employees

Allstate
+225,000 SF
+2,350 Employees

CVS/pharmacy
+258,000 SF
+825 Employees

THE HARTFORD
+100,000 SF
+337 Employees

DUTCH BROS Coffee
+136,000 SF
+600 Employees

VOYA FINANCIAL
+145,000 SF
+908 Employees

CARMAX
+60,000 SF
+450 Employees

wellcare™
+30,000 SF
+128 Employees

TSC TRACTOR SUPPLY CO
+650,000 SF
+267 Employees

Nationwide®
+240,000 SF
+1,357 Employees

REPUBLIC SERVICES
+85,000 SF
+350 Employees

Deloitte
+200,000 SF
+2,500 Employees

ZipRecruiter®
+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

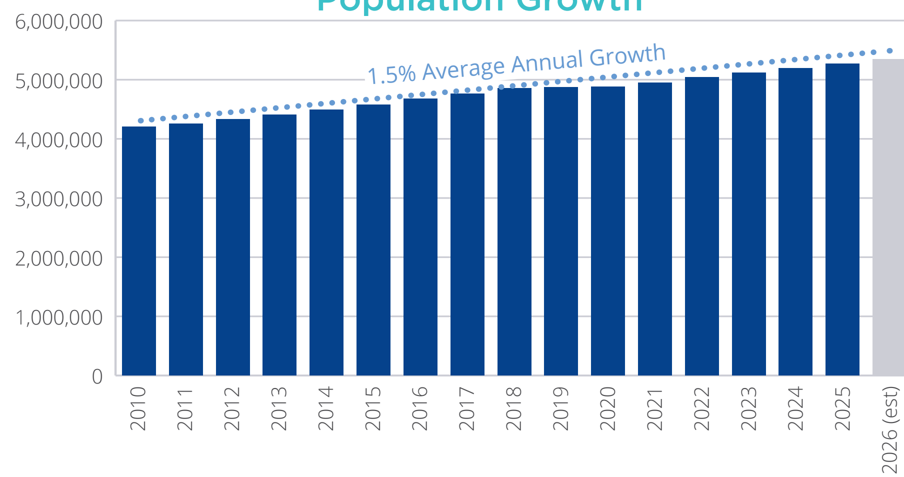
UnionBank
+42,000 SF
+785 Employees

GREATER PHOENIX
MARKET OVERVIEW

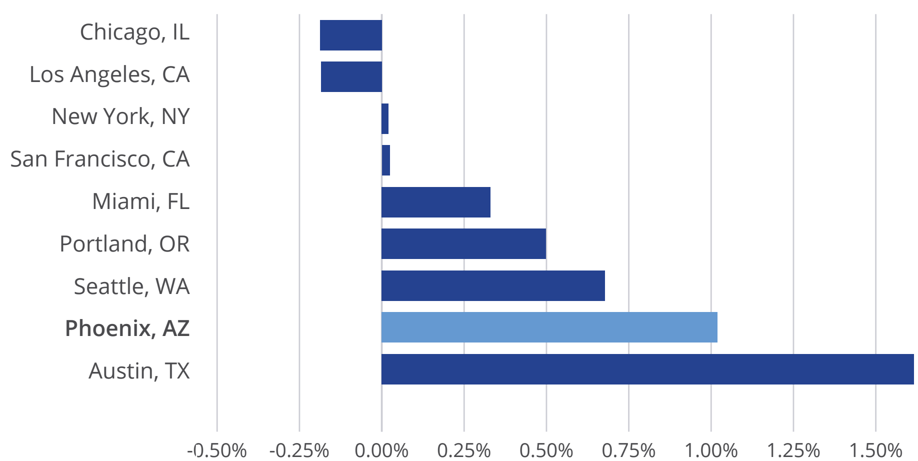
Population and Job Growth

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.

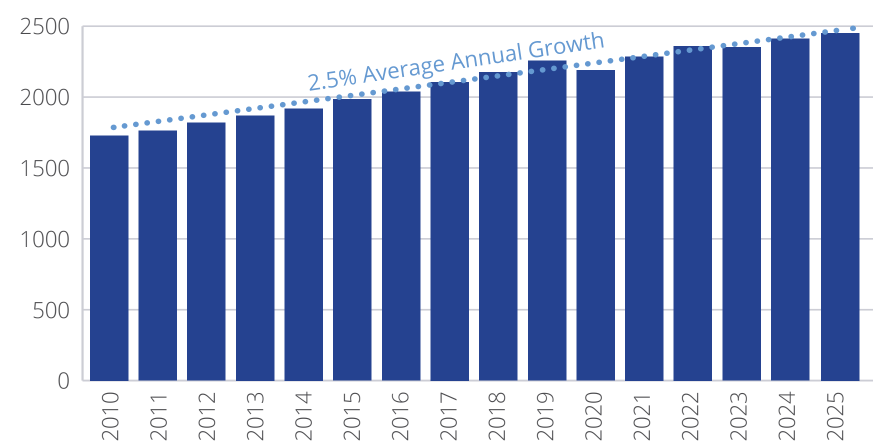
Population Growth



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.

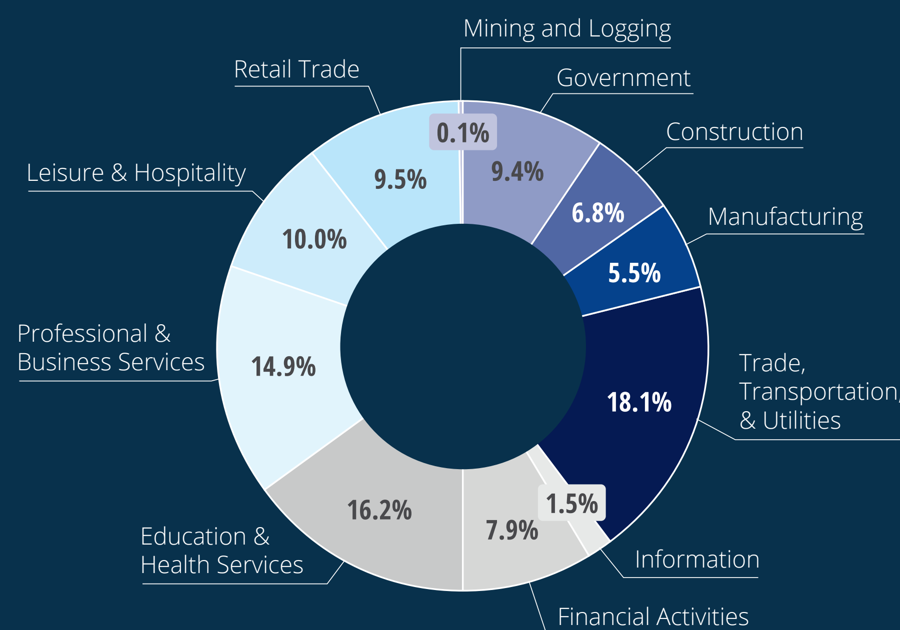
GROWTH RANKINGS

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%
Phoenix	250,730	0.87%
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%
Total	2,681,000	



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