



# Industrial Flex Warehouse Louise Dr. close to TSMC



2837 W. Louise Dr, Phoenix, AZ

# PROPERTY OVERVIEW

## The Asset at a Glance

### Asset Type

Industrial Warehouse –  
New Construction (2024)

### Size & Lot

42,168 SF on 3.64 acres,  
Zoned  
Commercial/Industrial

### Market

Phoenix Industrial Market  
Deer Valley/Pinnacle Park  
Submarket

### Purchase Price

\$7,533,360 · Seller: AZ  
West Deer Valley LP



# DEAL STRUCTURE

»» Key terms are summarized below with clear emphasis on timing and deposit requirements.

## Earnest Money

**\$75,000** refundable under specified conditions

## Due Diligence

**45-day** feasibility period

**60-day** financing contingency

## Close of Escrow

**15 days** after the Due Diligence Period ends



# LOCATION & INFRASTRUCTURE ADVANTAGES



## Prime Access

Direct access to **I-17 & Loop 101**

25 min from Sky Harbor International Airport

## Air Freight

Deer Valley Airport nearby for air-freight connectivity and business travel

## First-Gen Space

**2024 new construction** minimal upfront capital needed for tenant improvements

# ECONOMIC TAILWINDS THE TSMC EFFECT ON PHOENIX

» Large-scale semiconductor investment is accelerating industrial demand across North Phoenix.

**\$65B**

**TSMC Investment**

Largest FDI in U.S. history driving industrial demand across North Phoenix

**\$6K**

**Direct Mfg. Jobs**

Plus 20,000 construction jobs projected at the TSMC campus

**\$2B**

**Direct Mfg. Jobs**

Advanced chip packaging plant nearby reinforcing the semiconductor supply chain

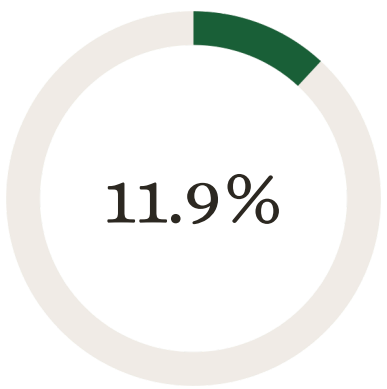


» The CHIPS Act and semiconductor boom are creating sustained demand for logistics and manufacturing space directly benefiting **2837 W. Louise Dr.**

# MARKET FUNDAMENTALS

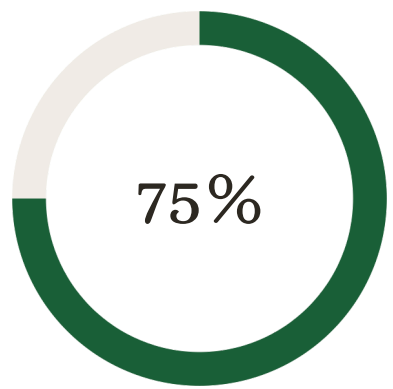
## Landlord-Favorable Conditions

» Rents reached \$1.08 psf in Q2 2025 and continue to rise as new supply tightens. Maricopa County ranks among the top U.S. counties for population growth (2023–2024), fueling sustained demand for industrial space.



**Vacancy Rate**

Down significantly – reflecting rising demand



**Supply Drop**

Construction deliveries fell 75% YoY in Q2 2025



Phoenix Industrial Market · Q2 2025

☉ Tightening supply + rising rents = strong rent growth outlook for 2837 W. Louise Dr.

# INVESTMENT OPPORTUNITIES

## Value-Add & Cash Flow Potential

- » Three clear paths support both near - term income and long-term upside.



### Flexible Use

Manufacturing, assembly, and distribution-ready design

### Long-Term Leases

10-20 year terms with rent escalations for inflation-hedged income

### Refinancing Upside

Post-stabilization refinancing can unlock partial or full return of investor capital

# RISK MANAGEMENT & EXIT STRATEGIES

## De-Risked with Clear Exits

- » Strong fundamentals support a disciplined hold strategy, with multiple paths to liquidity once the asset is stabilized.

### Why It's De-Risked

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#### New Construction

Minimizes deferred maintenance and capital expenditure risks

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#### Tenant Diversification

Multiple industrial business types reduce revenue concentration risk



# RISK MANAGEMENT & EXIT STRATEGIES

## Exit Options

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### Sale to Income Buyers

Once the property is stabilized post-lease-up

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### Recapitalization

Refinancing to return investor capital and enhance equity multiple

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### Hold for Yield

Cash-out options available during the hold period



# Ready to Invest?

Suitable for income-focused investors seeking high short-term yield, comfortable with construction-related risk, and seeking defined timelines.



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