

# MANUFACTURING BUILDING FOR LEASE

*A ±64,905 SF Manufacturing  
Building with I-17 Freeway  
Frontage Available For Lease*

18008 N BLACK CANYON HWY,  
PHOENIX, AZ

±64,905 SF Manufacturing / Flex Building in Deer  
Valley Market

Divisible down to ±26,200 SF (north side)

Heavy Electrical Service / In Excess of 4,000 Amps

Freestanding Building with Approx ±12,000 SF of  
Office Space

Air Conditioned Facility

3 Grade-Level Doors with Doublewide Truckwell

7.18 AC Site featuring in Excess of 200 Parking  
Spaces

Clear Heights ±14'-16'

Built 1985, Renovated 2007

Zoning: I-P, City of Phoenix

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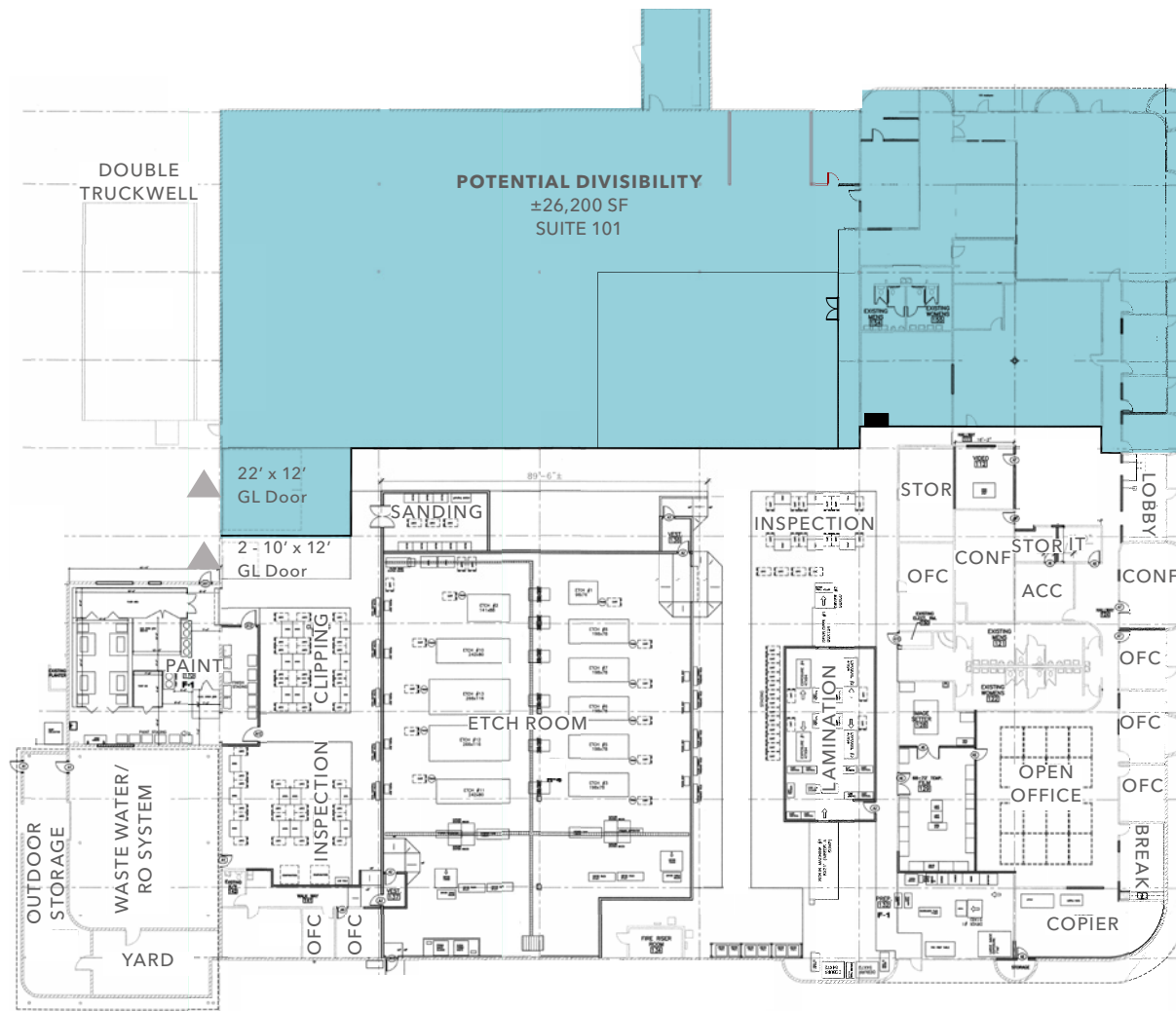
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## SITE PLAN



AVAILABLE FOR LEASE



## ABOUT TSMC

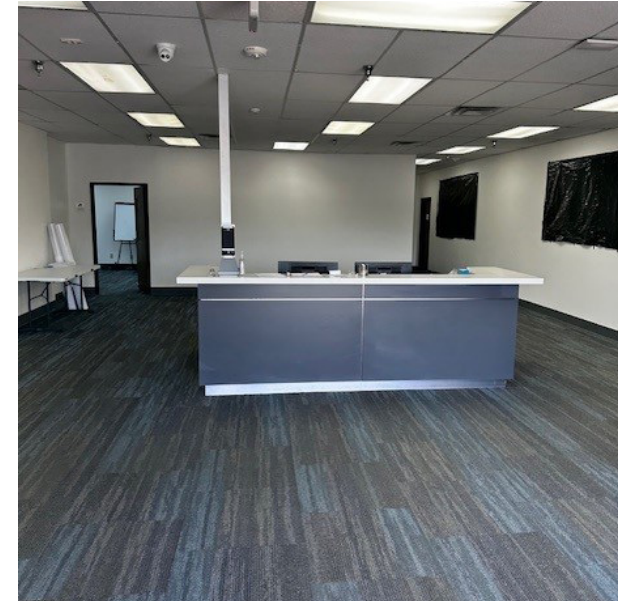
Taiwan Semiconductor Manufacturing Company (TSMC) is significantly expanding its presence in Phoenix, Arizona, with plans totaling over \$165 billion in investments. The company is constructing multiple semiconductor fabrication plants (fabs) in the region, aiming to produce advanced chips, including 4-nanometer and 3-nanometer technologies. The first fab is on track to begin 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 and Sun Chemical, are already establishing operations near TSMC's facilities, contributing to the region's economic development.

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