



# 59 BELL TECHNOLOGY PARK

16305 N 56TH AVE | GLENDALE, AZ

OPUS CBRE



**±57,520 SF**  
**FOR SALE OR LEASE**

**CLOSE PROXIMITY TO TSMC'S  
SEMICONDUCTOR FACILITY**

**GREAT MANUFACTURING BUILDING W/ 3,000 AMPS 277/480V POWER // READY FOR OCCUPANCY IN Q3 2026!**



# LOCATION ADVANTAGE

101

2.5 MILES  
to Loop 101



3.5 MILES  
to I-17



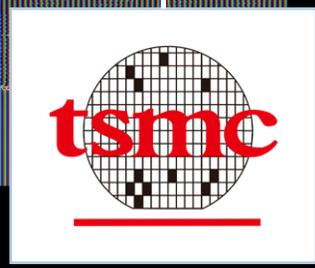
3.5 MILES  
to Peoria Sports Complex



15 MINUTES  
to Deer Valley Airport



303



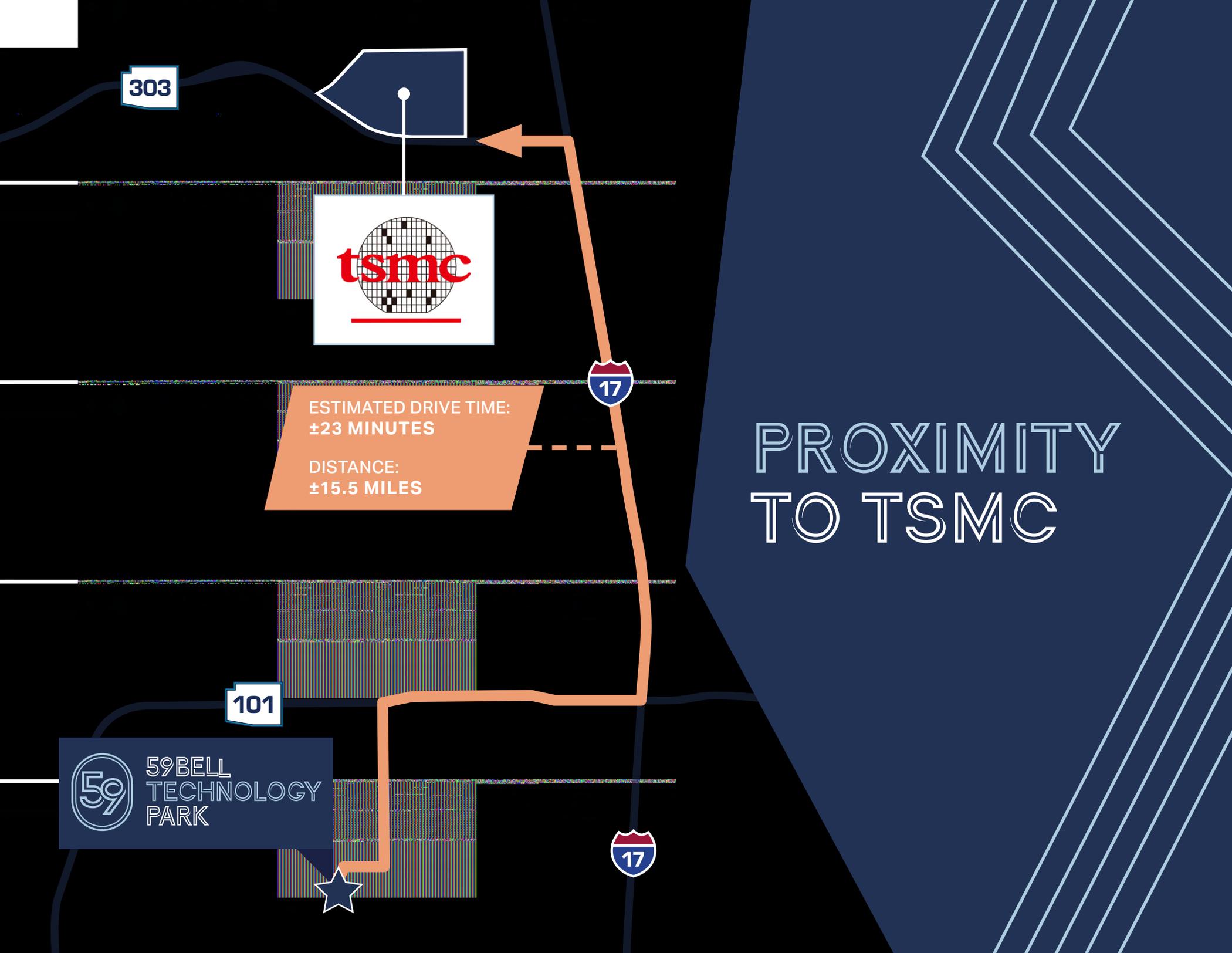
ESTIMATED DRIVE TIME:  
±23 MINUTES  
DISTANCE:  
±15.5 MILES

101

59  
59BELL  
TECHNOLOGY  
PARK



# PROXIMITY TO TSMC



# TSMC'S IMPACT IN DEER VALLEY & ARIZONA

TSMC's \$165 billion investment in Arizona is transforming the Deer Valley area into a hub for semiconductor innovation, creating significant ripple effects throughout the local economy. With three state-of-the-art fabs planned for the region, TSMC will directly employ over 6,000 high-tech workers and support more than 20,000 construction jobs. The first plant will begin production in 2025, utilizing 4nm technology, and the second, expected by 2028, will manufacture advanced 3nm chips. These developments will accelerate Deer Valley's growth as a major player in the global semiconductor supply chain, driving demand for industrial land, attracting new businesses, and creating thousands of indirect jobs in manufacturing, logistics, and support services.



TSMC's investment is expected to boost the local economy, generating billions in economic output, personal income, and tax revenue. Strengthening the supply chain catalyzes Deer Valley's development as a key industrial corridor, making it a magnet for suppliers, manufacturers, and tech companies. Pinnacle 7's strategic location is set to benefit from TSMC's focus on innovation, sustainability, and infrastructure development, reinforcing Arizona's leadership in the global semiconductor market.

— At full capacity, TSMC Arizona's three fabs would manufacture tens of millions of leading-edge chips that will power products like 5G/6G smartphones, autonomous vehicles, and AI data center servers. TSMC Arizona expects to begin high-volume production in their first fab in the US by the first half of 2025.

— \$6.6 Billion in direct CHIPS funding for 3 new fabs in Phoenix that will produce 4nm, 3nm, and 2nm chips – approximately \$5 Billion in loans – this funding will support TSMC's investment of more than \$65 Billion in three greenfield leading edge fabs in Phoenix, AZ, which will manufacture the world's most advanced semiconductors.

— According to the Greater Phoenix Economic Council (GPEC), there are more than 14,000 jobs in occupations relevant to semiconductors in the metro area and it is growing rapidly.

\*(Source – NIST.gov)

## PROJECT TIMELINE



\*(Source – TSMC.com)



**\$165 Billion**  
Investment in Arizona



**\$32.9 Billion**  
Economic Output



**20,000+**  
Construction Jobs



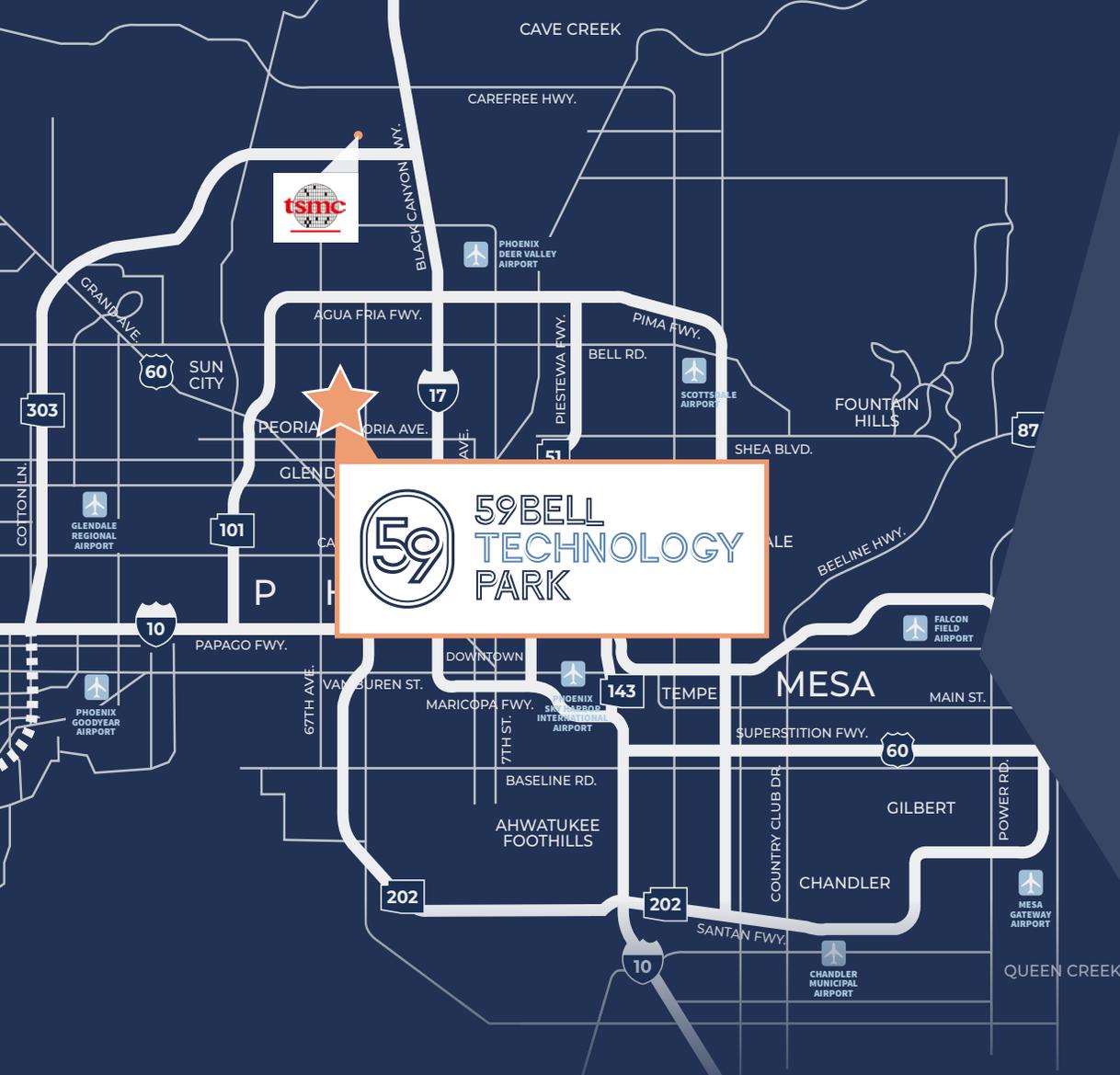
**18,000+**  
Supplier Jobs



**6,000+**  
High-Tech Jobs

## ECONOMIC IMPACT

- Create more than 20,000 accumulated unique construction jobs and over 18,000 supplier and consumer indirect jobs.
- Create \$4.6B of personal income, plus an additional \$4.8B in indirect personal income for a total of \$9.3B.
- Create \$32.9B in economic output, with \$17.2B in direct economic output, and \$15.6B in indirect output.
- Generate an estimated \$1.2B in direct tax revenues plus \$195.1M in indirect tax revenues — for a total of \$1.4B in tax revenue to Arizona over a 13-year period.



**59** BELL TECHNOLOGY PARK

# DEMOGRAPHICS WITHIN 30 MINUTES

## POPULATION

 **2,169,037** 2024      **2,239,073** 2029 Projection

## INCOME

 **\$116,724** Average Household      **\$82,840** Median Household

## HOUSEHOLDS

 **823,519** 2024      **862,403** 2029 Projection

## WORKFORCE

 **68,370** Businesses      **958,528** Employees

## LEASING CONTACT

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