



AVAILABLE FOR LEASE

23045 N 15th Avenue | Phoenix, AZ 85027

Single Tenant Industrial Building in Deer Valley

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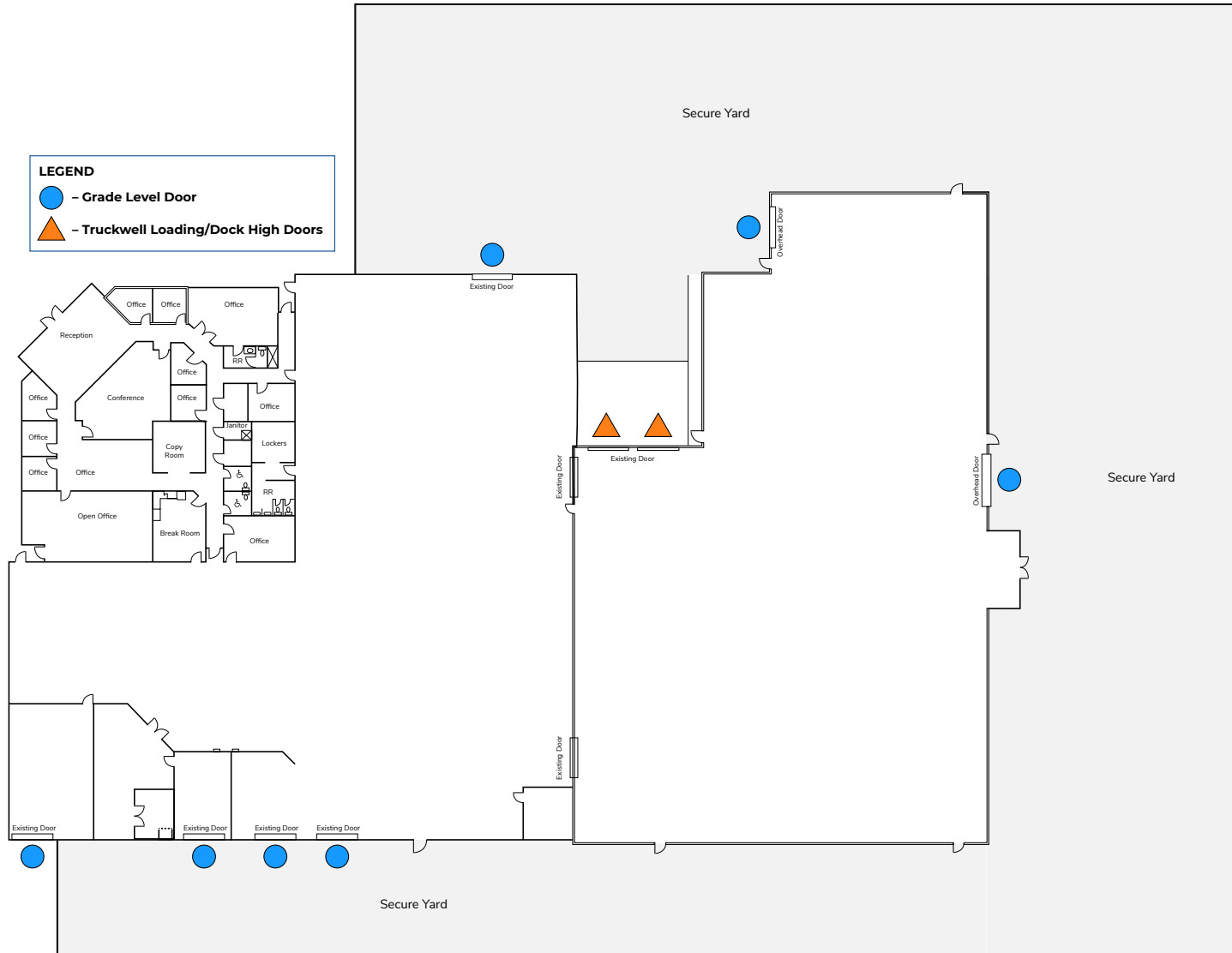
Nick Anderson

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PROPERTY DETAILS

±48,113 SF

available space

±6,000 SF

built-out office space

21'-25'6"

clear height

7

grade level doors

Six (6) 12'x12'

One (1) 16'x12'

2

dock high doors

2000

amps, 277/480v

3 phase power

47

parking spaces on a

2.72 acre secure site

Secured

gated yard area

CP/GCP

zoning

For more information, please contact:

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New Renovations



Brand New
HVAC Units
in the Office



Brand New
EVAP Units in the
Warehouse



Recently
Resurfaced
Roof



Recently
Resurfaced
Gated Yard Area



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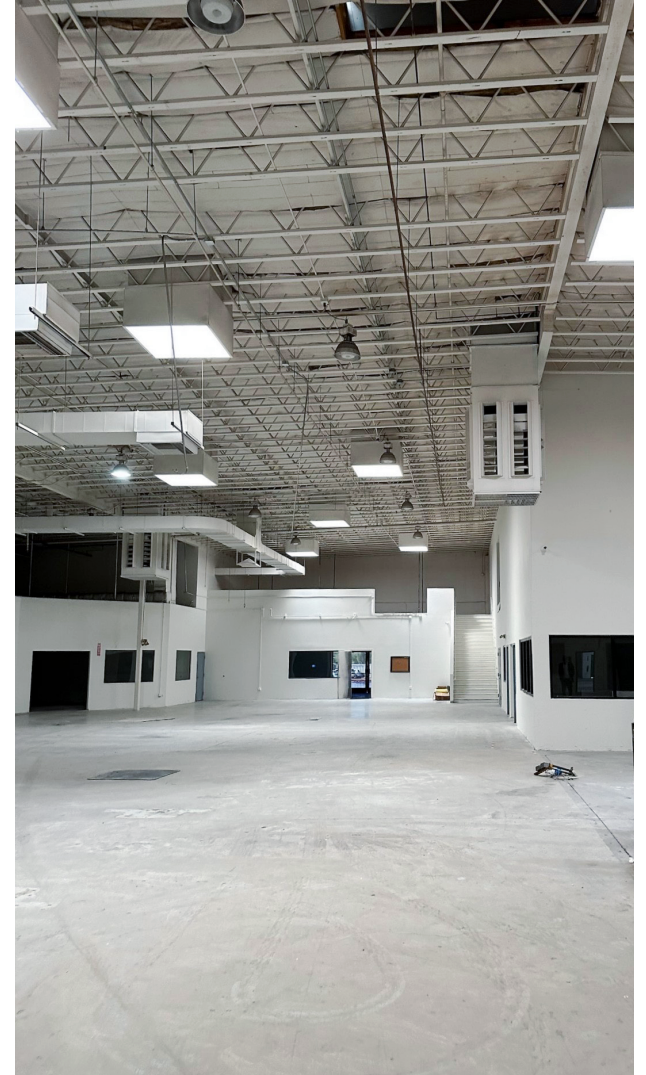
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Location Overview

Located just under 9 miles from Taiwan Semiconductor Manufacturing Corporation's (TSMC) \$40 billion project set to launch in 2025, a \$12 billion chip manufacturing facility is taking shape.

TSMC, aiming to be the greenest semiconductor facility in the U.S., is driving next generation high-performance and low-power computing.

TSMC has already hired 2,000 of the planned ±4,500 employees, solidifying their commitment to technology, job creation, and sustainability.

TSMC's presence sparked extreme growth with 27 related companies making their move to the valley since their arrival.

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