

30,793 SF SPEC BUILDING FOR BTS OR LEASE

SWC 15TH AVENUE & PINNACLE PEAK RD



Q3 2025 DELIVERY



PROPERTY HIGHLIGHTS

- 30,793 SF Spec Building with Pinnacle Peak Rd Frontage
- 1.9 Acres CP/GCP
- 24' clear height
- Dock & Grade Level Doors
- 35 Vehicle Parking Spaces
- ESFR Fire Sprinklers
- 277/480v 3-phase power

LOCATION FEATURES

- Less than 6 miles from the \$65 billion state-of-the-art Taiwan Semiconductor Manufacturing Plant
- Adjacent to Deer Valley Airport
- Access to 3 Full Diamond Interchanges on I-17 and 2 Full Diamond Interchanges on Loop 101 Freeway
- Major Employers include Honeywell, American Express, Honeywell, COX, USAA, FedEx, Amazon, Discover Financial Services, Honor Health, Gore, and PetSmart

FOR MORE INFORMATION PLEASE CONTACT:

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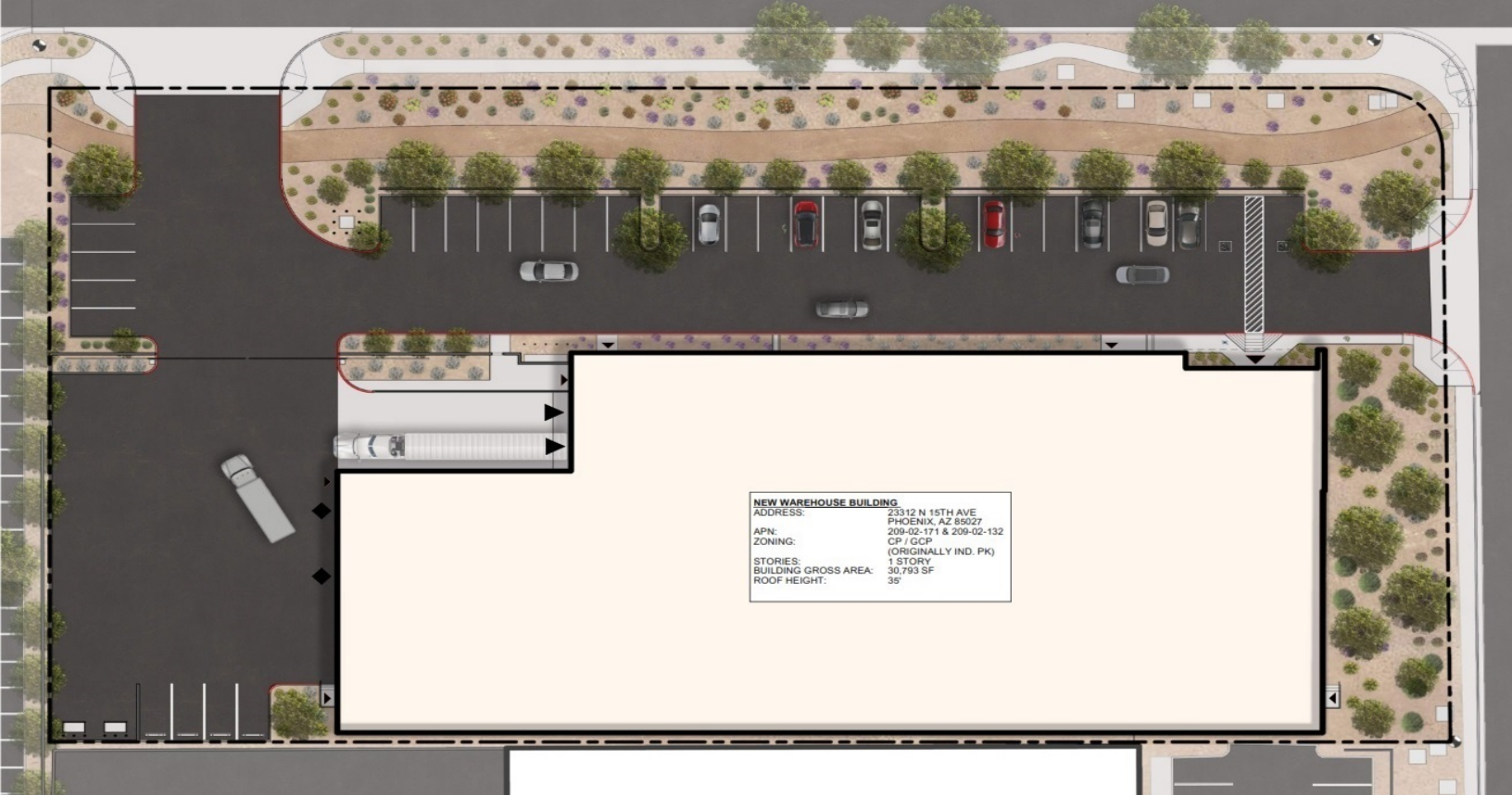
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INSIDE TSMC, THE TAIWANESE CHIPMAKING GIANT THAT'S BUILDING A NEW PLANT IN PHOENIX



Taiwan Semiconductor Manufacturing Co. (TSMC) is building the massive chip-making facility on a large 1129 acres of land, with an even larger \$65 billion investment. TSMC's new facility is near Interstate 17 and Loop 303, which the Taiwanese giant purchased back in December 2020.

The new facility in Arizona should be operational by 2024. "Structural construction of the fabrication facility, called the fab, is nearing completion, and the office building has about half of its glasswork completed., there are currently 38 cranes working on the massive site".

TSMC is training around 500 employees from Arizona, over in Taiwan right now where TSMC has its feet firmly planted. But in 2023, TSMC is expected to have over 2000 people working in the Arizona plant.

Another positive for the US is that the existing semiconductor industry in Arizona has pulled the attention of other semiconductor industry companies to focus on Arizona, ever since TSMC announced its plans for the plant in Arizona.



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