



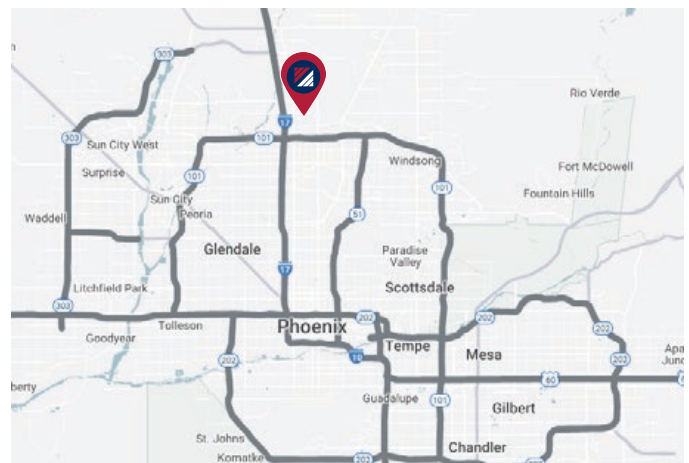
FOR LEASE

DESERT GATEWAY – 173,000 SF

909 W PINNACLE PEAK RD AND 1000 W VISTA BONITA DR. | PHOENIX | AZ

PROPERTY HIGHLIGHTS:

- Suite B 101-103: - ±28,199 SF
- 2,712 SF office
- Available 2.1.25
- Four (4) Dock High Doors (8'x10')
- Two (2) Grade Level Doors (12'x14')
- 32' Clear
- 166' Truck Court
- ESFR Fire Protection
- 1.6/1000 SF Parking
- EVAP Cooled Warehouse
- Secured and Fenced Courtyard
- NNN Expenses \$0.28 SF
- Adjacent to Fedex ground and Amazon.
- 166' Truck Court
- ESFR Fire Protection Secured and Fenced Truck Court
- End-Cap suite, CP/GCP Zoning



FOR MORE INFORMATION, PLEASE CONTACT:

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CONSTRUCTION PROGRESS



TSMC RENDERING



RENDERING #2

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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