

FOR SALE

# 21205 & 21225 N 9TH PLACE

PHOENIX, AZ 85024

*Two Proposed Turn-Key Industrial Buildings:  
±16,424 SF & ±18,512 SF, Totaling ±34,936 SF,  
A-1 Zoning*



REPRESENTATIVE IMAGE

DEVELOPMENT BY

**GNNEM**  
WE ALL WIN TOGETHER

EXCLUSIVELY LISTED BY

**km** Kidder  
Mathews

21205 & 21225 N 9TH PL



# NEW FREE STANDING INDUSTRIAL DEVELOPMENT

*Located near the intersection of 7th St & Deer Valley Rd in the premier Spectrum Ridge Development, these properties offer a strategic location for a variety of users and include customizable interiors. With the highly versatile A-1 zoning and large fenced yards, these turn-key properties will be the first newly constructed buildings available for sale to an owner/occupant in over 10 years.*

## PROPERTY FEATURES

	21225	21205
BUILDING SIZE	±16,424 SF	±18,512 SF
LAND SIZE	±1.045 AC	±1.161 AC
YARD SPACE	±19,100 SF	±20,400 SF
OFFICE SPACE	±1,856 SF	±1,856 SF
PARKING	21 Spaces	26 Spaces
GRADE LEVEL DOORS	(3) 16' x 16'	(3) 16' x 16'
ZONING	A-1 (Light Industrial)	
CLEAR HEIGHT	20'	
SPRINKLERS	Yes	
COOLING	100% A/C	
LIGHTING	LED	
POWER	1000 Amps, 277/480V, 3 Phase	
ROOF TYPE	Hybrid with R30 Insulation	
CONSTRUCTION	Masonry	

# SITE PLAN



*±16,424 SF*

LOT 36

*±18,512 SF*

LOT 37

*CONTACT  
BROKER*

SALE PRICE

# STRATEGIC DEER VALLEY LOCATION

In the premier Spectrum Ridge  
Development

Close to major north-south corridors like  
7th Street & Cave Creek Rd

Convenient and fast freeway access to Loop  
101 & I-17

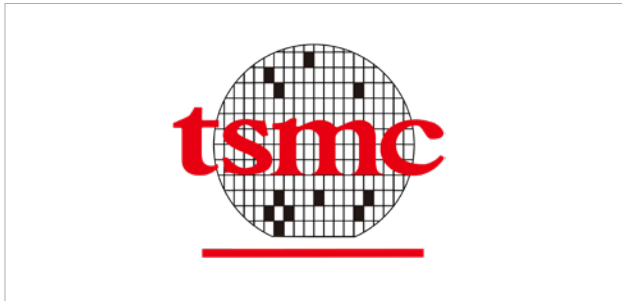
Easy regional connectivity for employees,  
customers, and logistics

Next to Deer Valley Airport

**3 MIN**  
DRIVE TO LOOP 101

**7 MIN**  
DRIVE TO I-17





*The \$165B TSMC project is accelerating growth in an already thriving area.*

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 opened for 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, Sun Chemical, UIS and MIC are already establishing operations near TSMC's facilities, contributing to the region's economic development.



TSMC INVESTMENT	<b>\$165B</b>	TSMC CAMPUS SIZE	<b>±1,130 AC</b>
HIGH-WAGE JOBS CREATED	<b>6,000+</b>	ECONOMIC IMPACT	<b>\$38B</b>
CONSTRUCTION JOBS GENERATED	<b>20,000+</b>	HALO VISTA MIXED-USE DEVELOPMENT	<b>\$7B</b>



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*For more information on this property, please contact*

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