

PINNACLE POINT

23655 & 23777 N 3rd Avenue | Phoenix, AZ

DEER VALLEY LOCATION

FOR LEASE



±155,150 SF Two Building Industrial Project | Under Construction! Delivering Q3 2026

For more information,
please contact:

JAMES COHN
james.cohn@cbre.com
+1 602 635 0624

CBRE

FOR LEASE

23655 & 23777 N 3rd Avenue | Phoenix, AZ

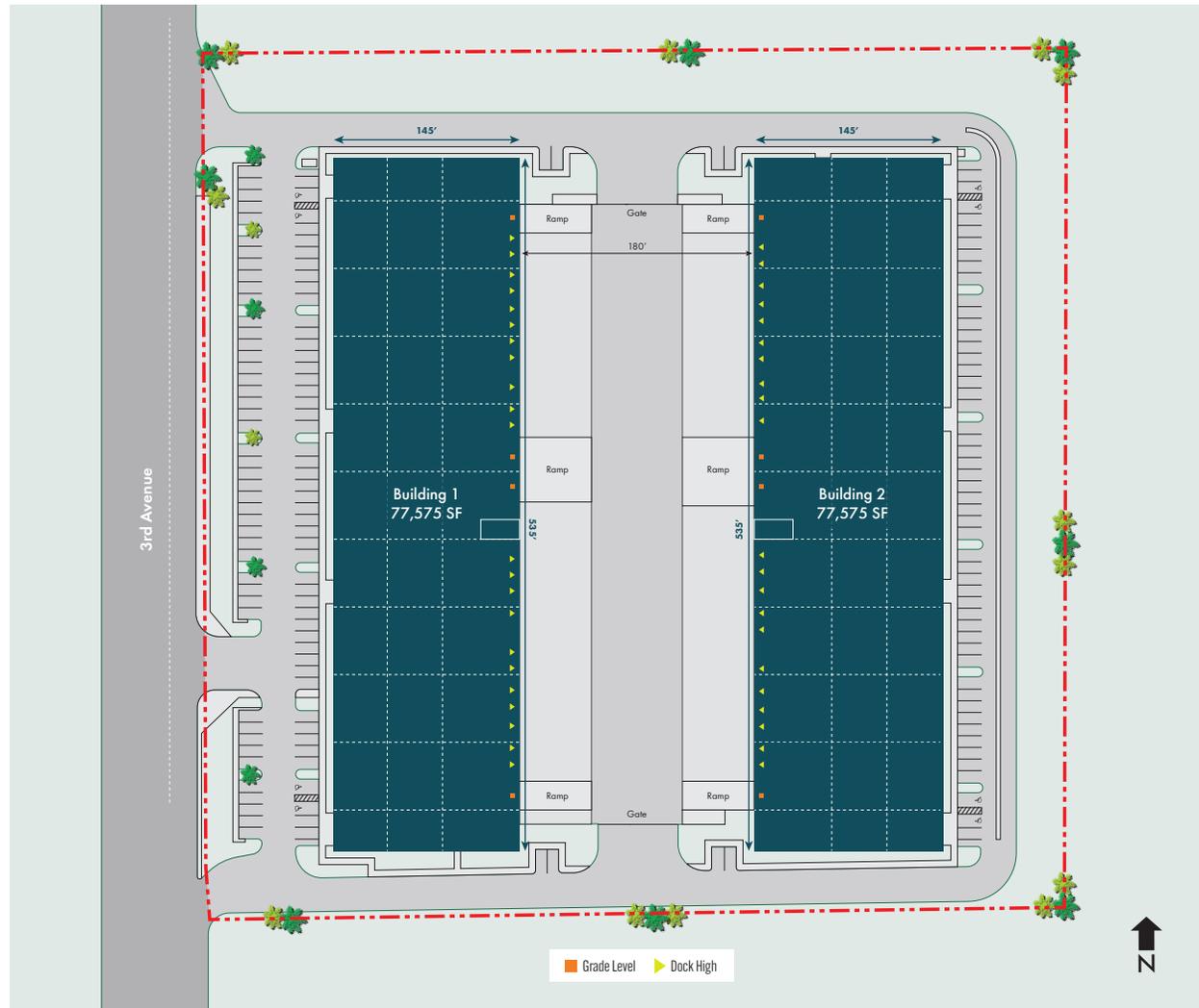


BUILDING 1 | 23655 N. 3RD AVE

Size	±77,575 SF
Clear Height	±32'
Dock High Doors	24 (9' x 10')
Grade Level Doors	4 (12' x 14')
Truck Court	100% Concrete, Fully Fenced/Secured
Truck Court Depth	180'
Building Dimensions	145' x 535'
Column Spacing	42.5' x 52' with a 60' Speed Bay
Sprinklers	ESFR Fire Sprinkler System
Power	3,000 Amps 277/480V 3 Phase

BUILDING 2 | 23777 N. 3RD AVE

Size	±77,575 SF
Clear Height	±32'
Dock High Doors	24 (9' x 10')
Grade Level Doors	4 (12' x 14')
Truck Court	100% Concrete, Fully Fenced/Secured
Truck Court Depth	180'
Building Dimensions	144' x 535'
Column Spacing	42.5' x 52' with a 60' Speed Bay
Sprinklers	ESFR Fire Sprinkler System
Power	3,000 Amps 277/480V 3 Phase



For more information,
please contact:

JAMES COHN
james.cohn@cbre.com
+1 602 635 0624

CBRE

SITE OVERVIEW



PROPERTY DETAILS

Building 1: ±77,575 SF

Building 2: ±77,575 SF


±155,150 SF


2
Rear-Loading Buildings


Immediate
Proximity to TSMC


27 Miles
to PHX Sky Harbor Airport

PROPERTY FEATURES

- Located in heart of Deer Valley
- 7.2 Miles from Taiwan Semiconductor Manufacturing Corporation's (TSMC) a \$165 billion dollar chip manufacturing facility
- Immediate access to Loop 101, Loop 303, I-17, and SR-51 freeways providing convenient access to metropolitan Phoenix
- Abundance of nearby amenities: 13 retail centers including many restaurants & fast food options, shopping, entertainment, and multiple hospitality options nearby

For more information,
please contact:

JAMES COHN
james.cohn@cbre.com
+1 602 635 0624

FOR LEASE | 23655 & 23777 N 3rd Avenue | Phoenix, AZ

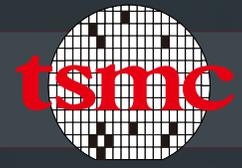


For more information,
please contact:

JAMES COHN
james.cohn@cbre.com
+1 602 635 0624

CBRE

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. Precision Point'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 datacenter 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

- May 2020** TSMC first announced plans to invest \$12B in Phoenix, Arizona for an advanced semiconductor manufacturing fab.
- Dec 2020** TSMC Arizona acquires 1,129 acres of land in north Phoenix.
- Apr 2021** Construction of TSMC Arizona's first fab begins.
- Jun 2022** TSMC celebrated placing the last beam on the Arizona fab - known in the construction industry as a "topping milestone."
- Jul 2022** Structural construction of the first fab was completed.
- Dec 2022** TSMC announced an increased investment to \$40B, and its commitment to a second fab.
- Aug 2023** Arizona Governor Katie Hobbs signed a Workplace Safety Partnership Agreement as a voluntary step to implement more safety, health, and educational programs.
- Jan 2024** TSMC Arizona achieved the "topping milestone" of its under-construction second semiconductor fab.
- Feb 2024** TSMC Arizona has over 2,200 employees, and the hiring of engineers, technicians and business professionals is ongoing.
- Apr 2024** TSMC announces plans to build a third fab in Phoenix, bringing the total investment to more than \$165B. This new fab will operate 2nm or more advanced process technology and be operational by the end of the decade.

*(Source - TSMC.com)

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.



\$165 billion
Investment in Arizona



\$32.9 billion
Economic Output



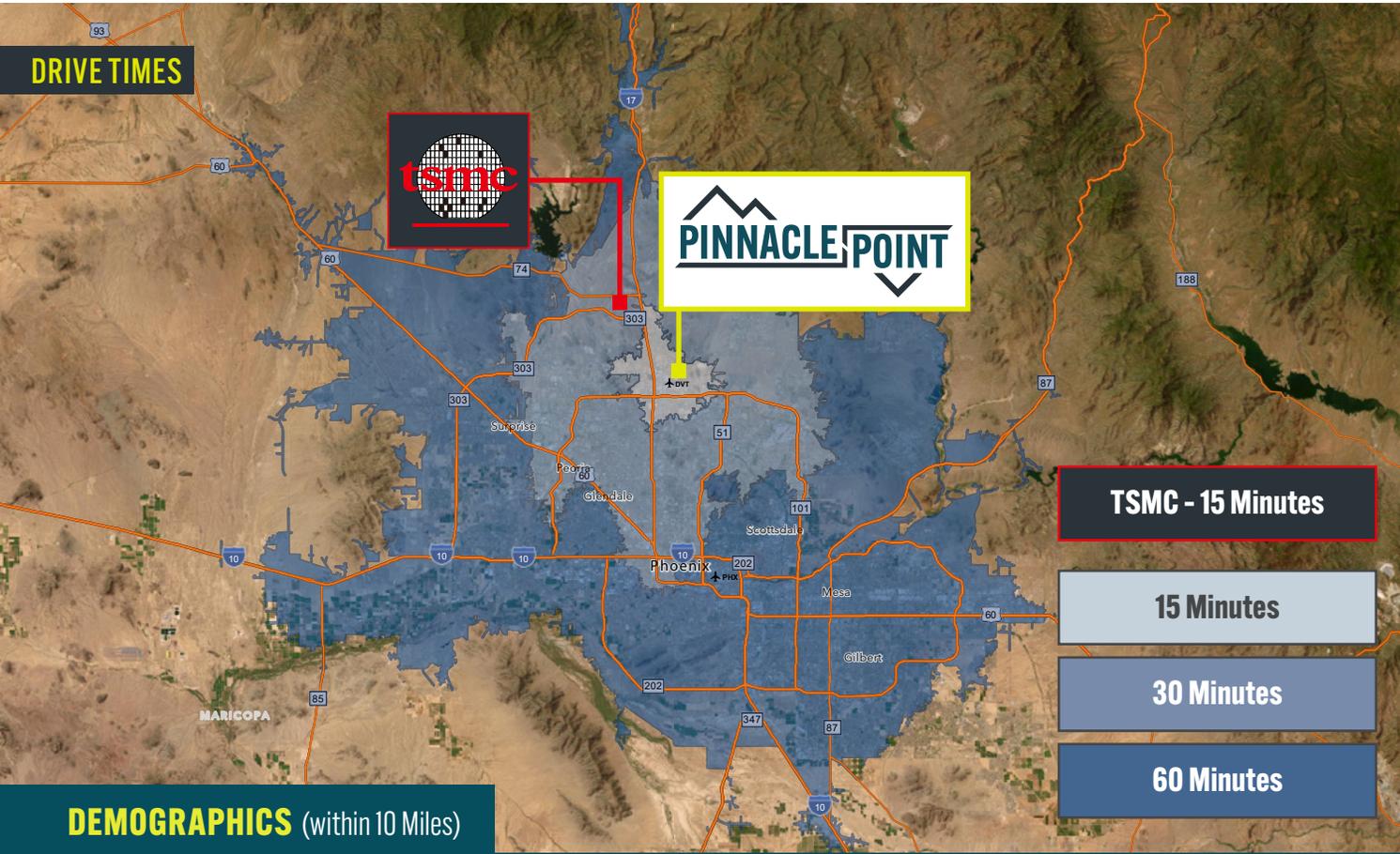
20,000+
Construction Jobs



18,000+
Supplier Jobs



6,000+
High-Tech Jobs



LOCATION OVERVIEW

Situated in Deer Valley, just 7.2 miles from TSMC’s \$165 billion semiconductor manufacturing facility, **Pinnacle Point** is ideally positioned in Phoenix’s rapidly expanding industrial hub. The site offers connectivity to the Phoenix metropolitan area and immediate access to major highways, including Loop 101, Loop 303, I-17, and SR-51.

In addition to its strategic location, **Pinnacle Point** benefits from an array of nearby amenities, including 13 retail centers and a wide range of dining options.

- TSMC - 15 Minutes**
- 15 Minutes
- 30 Minutes
- 60 Minutes

DEMOGRAPHICS (within 10 Miles)

 729,457 2024 POPULATION	 245,814 DAYTIME EMPLOYEES	 \$83,553 MEDIAN HH INCOME	 285,770 NUMBER OF HH	 32,537 NEARBY BUSINESSES	 \$10,174,117,680 CONSUMER SPENDING
---------------------------------------	---	---	------------------------------------	--	--

For more information, please contact:

JAMES COHN
 james.cohn@cbre.com
 +1 602 635 0624

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.