



59 BELL TECHNOLOGY PARK

16305 N 56TH AVE | GLENDALE, AZ

OPUS CBRE



**±57,520 SF
FOR SALE OR LEASE**

**CLOSE PROXIMITY TO TSMC'S
SEMICONDUCTOR FACILITY**

GREAT MANUFACTURING BUILDING W/ 3,000 AMPS 277/480V POWER // READY FOR OCCUPANCY IN Q3 2026!

BUILDING SPECS



ADDRESS	16305 N 56th Ave Glendale, AZ
APN	200-50-215
SITE AREA	±5.61 Acres
BUILDING SIZE	±57,520 SF
CONSTRUCTION TYPE	Tilt panel with wood roof structure
CLEAR HEIGHT	20'
DIVISIBILITY	±11,504 SF & greater
CAP PARKING	82 stalls
TRUCK COURT	100% fenced/secured truck court area
ELECTRICAL	3,000 amps 277/480V 3 phase power
LIGHTING	LED lighting
DOCK HIGH DOORS	(5) 9'x10' doors with full dock leveler equipment package
DRIVE-IN DOORS	(10) 14'x16' oversized doors
ZONING	BP (Business Park) – industrial use permitted

LOCATION ADVANTAGE

101

2.5 MILES
to Loop 101

17

3.5 MILES
to I-17

3.5 MILES
to Peoria Sports Complex

15 MINUTES
to Deer Valley Airport





PROXIMITY TO TSMC

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. Pinnacle 7'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 data center 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)

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.

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."
JULY 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 \$65B. This new fab will operate 2nm or more advanced process technology and be operational by the end of the decade.
NOV 2024	The US Department of Commerce awarded TSMC up to \$6.6B in direct funding under the CHIPS Act. TSMC Arizona is investing more than \$5M representing on-the-job training hours and education tuition support for nearly 130 new apprentice employees.
JAN 2025	TSMC Arizona started high-volume semiconductor production on its N4 process technology with a yield rate comparable to its advanced fabs in Taiwan.
MAR 2025	TSMC plans to increase U.S. investment in advanced semiconductor manufacturing by \$100 billion with three new fabs, two advanced packaging facilities and an R&D center added to U.S. plans totaling \$165B.

*(Source - TSMC.com)



\$165 Billion
Investment in Arizona



\$32.9 Billion
Economic Output



20,000+
Construction Jobs



18,000+
Supplier Jobs



6,000+
High-Tech Jobs



**LEASING
CONTACT**

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

© 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. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

DEMOGRAPHICS WITHIN 30 MINUTES

POPULATION



2,169,037

2024

2,239,073

2029 Projection

INCOME



\$116,724

Average Household

\$82,840

Median Household

HOUSEHOLDS



823,519

2024

862,403

2029 Projection

WORKFORCE



68,370

Businesses

958,528

Employees

 **OPUS**

CBRE