



### PROPERTY HIGHLIGHTS

- 4.73 Acres
- Zoning: RU-43
- Frontage on Happy Valley Road
- Located minutes from I-17 & Loop 101 Freeways
- Close proximity to TSMC and Deer Valley Airport
- Minutes away from USAA's 6.5 million SF campus and Happy Valley Towne Center, an 800,000 SF Retail Center
- APN: 210-08-021

### FOR MORE INFORMATION PLEASE CONTACT:

**CHASE HEINEMANN**

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**SKIP CORLEY**

Executive Vice President

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# FOR LEASE 4.68 ACRES

**SWC HAPPY VALLEY ROAD & 13TH AVENUE  
DEER VALLEY, AZ 85085**



**SUBJECT PROPERTY**

**W. HAPPY VALLEY RD.**

**N. 15TH AVE.**

**N. 13TH AVE.**

**N. 11TH AVE.**

**N. 9TH AVE.**

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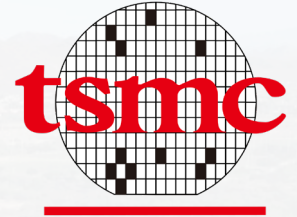
Executive Vice President

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### ABOUT TSMC

#### 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 \$12 billion investment. TSMC's new facility is near Interstate 17 and Loop 303, which the Taiwanese giant purchased back in December 2020.

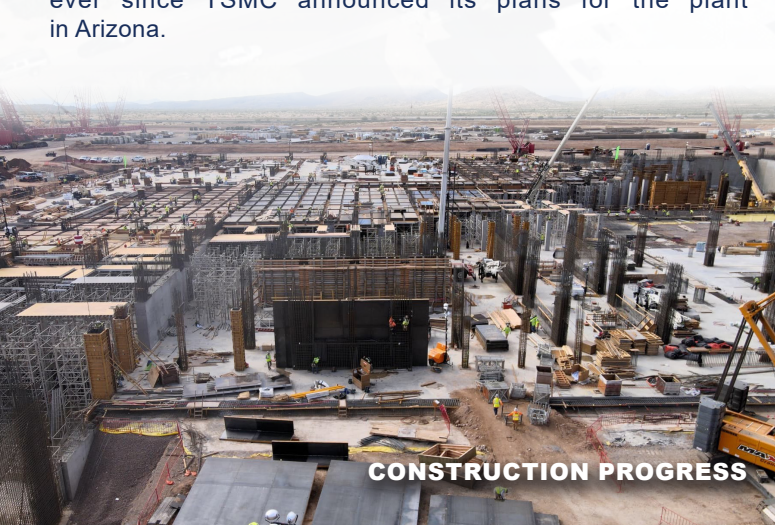
The new facility in Arizona should be operational by 2024. "Structural construction of the fabrication facility, called the fab, is nearing completion, and the office building has about half of its glasswork completed., there are currently 38 cranes working on the massive site".

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.



TSMC RENDERING



CONSTRUCTION PROGRESS



RENDERING #2

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