

# Metro North- Deer Valley Submarket

TSMC Under Construction

## Build-To-Suit Opportunity

- ◆ Metro North located at the SWC of the I-17 & Thunderbird Road
- ◆ Two Proposed Buildings in size range between 50,000 S.F. to 200,000 S.F.
- ◆ Easy access to substantial utilities including water, sewer and electric
- ◆ I-17 Freeway Interchange access with traffic signaled/site entry
- ◆ 15 minutes from Taiwan Semiconductor Manufacturing Company (completion 2024)
- ◆ Existing zoning allows Commerce Park/Business Park/A1 uses under PUD
- ◆ Clear Height: 28' to 36'
- ◆ 100% AC Availability



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LOOP  
101

LOOP  
101

LOWE'S

WHATAGRAPHER

QT

COWTOWN  
BOOTS

BEST  
BUY

HOME  
DEPOT

Wendy's

W Thunderbird Rd  
13454

13610

13450

INTERSTATE  
ARIZONA  
17

4.25± AC

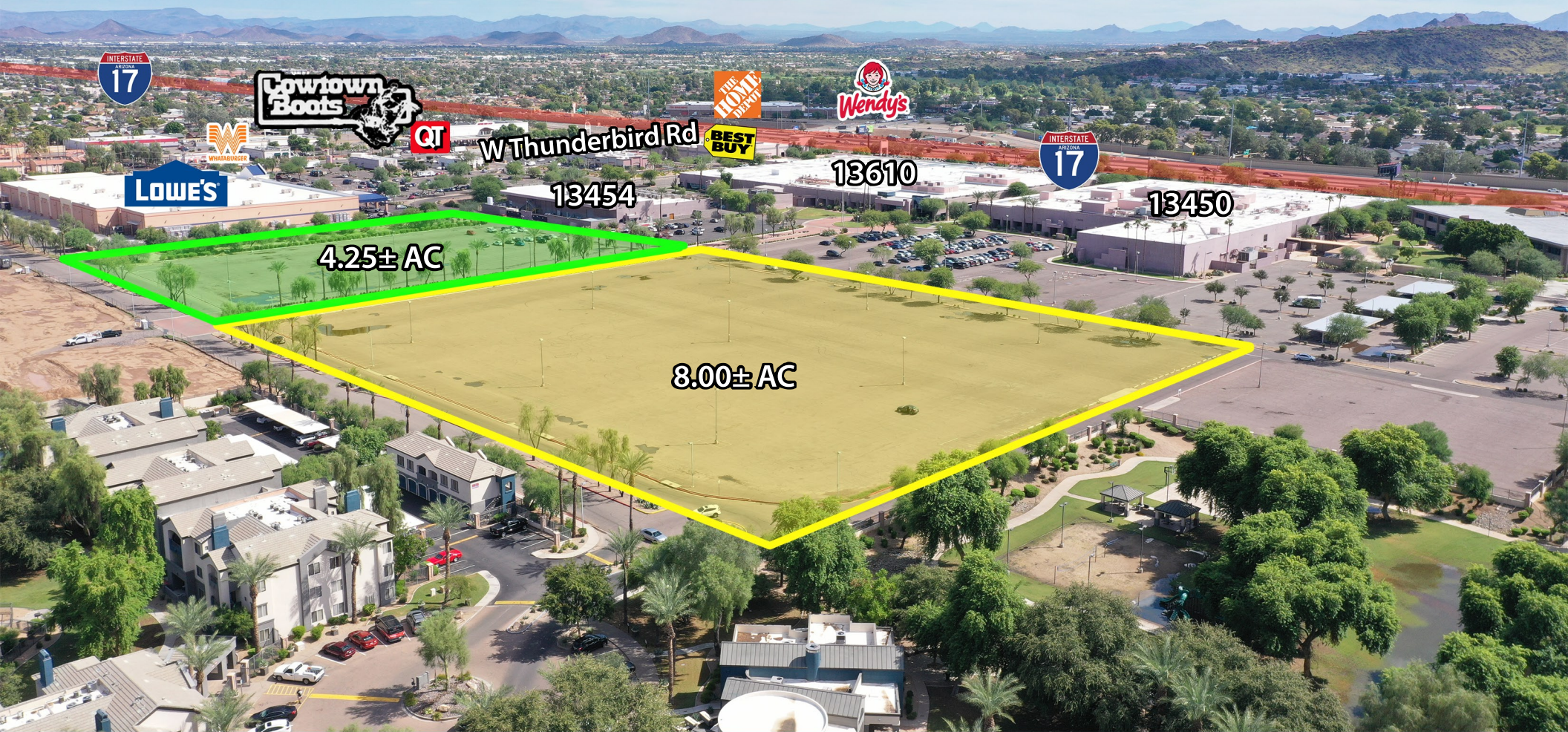
8.00± AC

W Sweetwater Ave





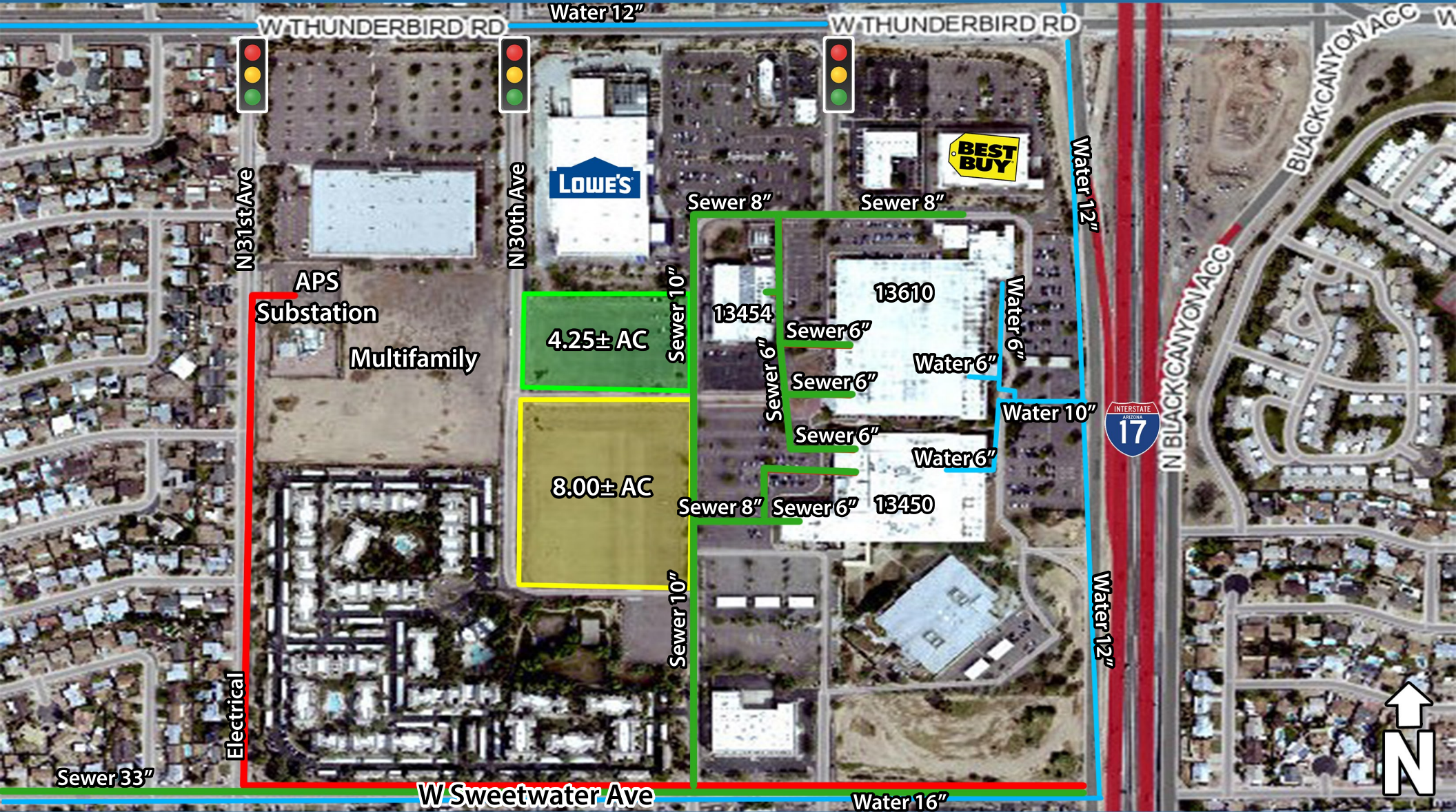
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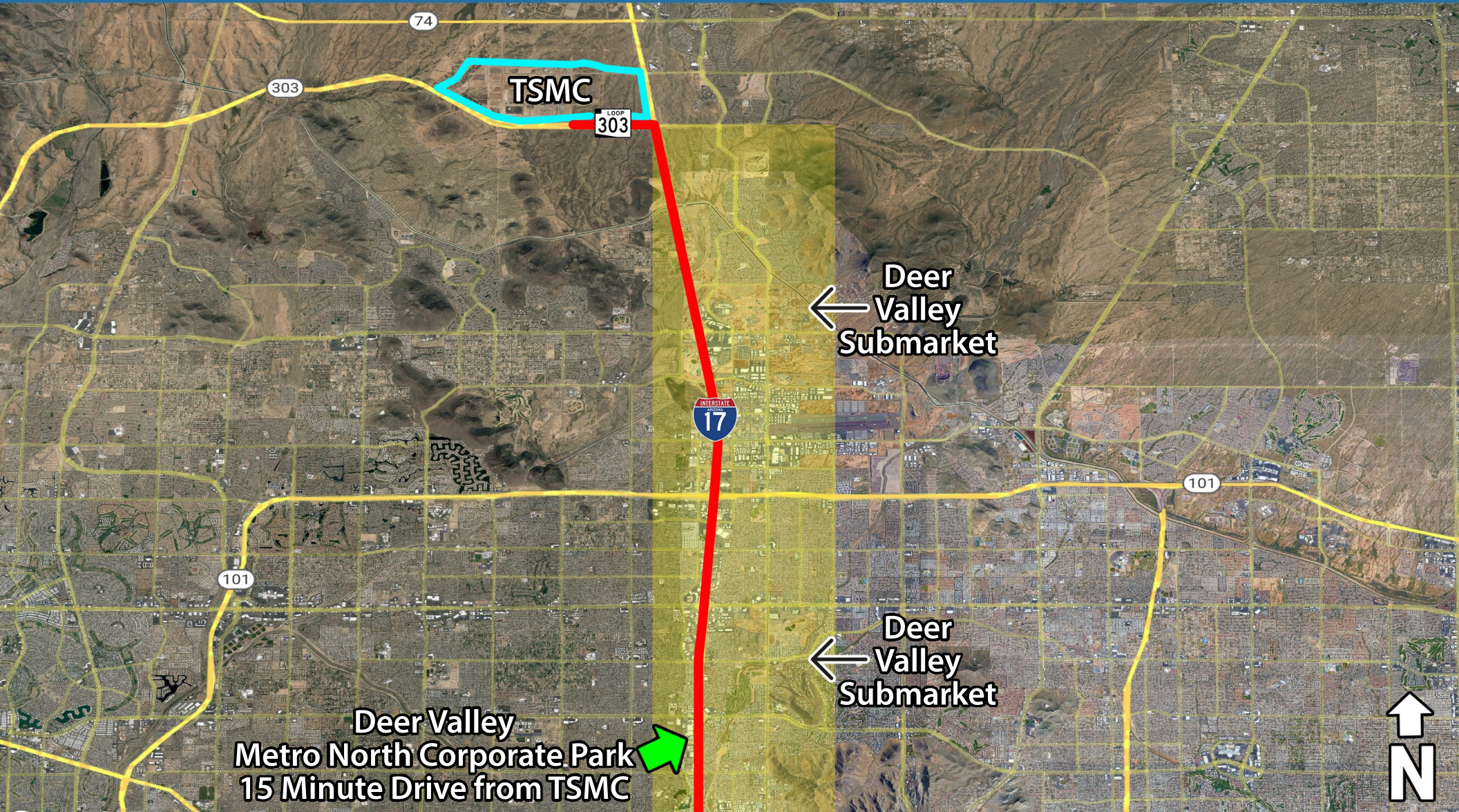
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## Deer Valley Submarket





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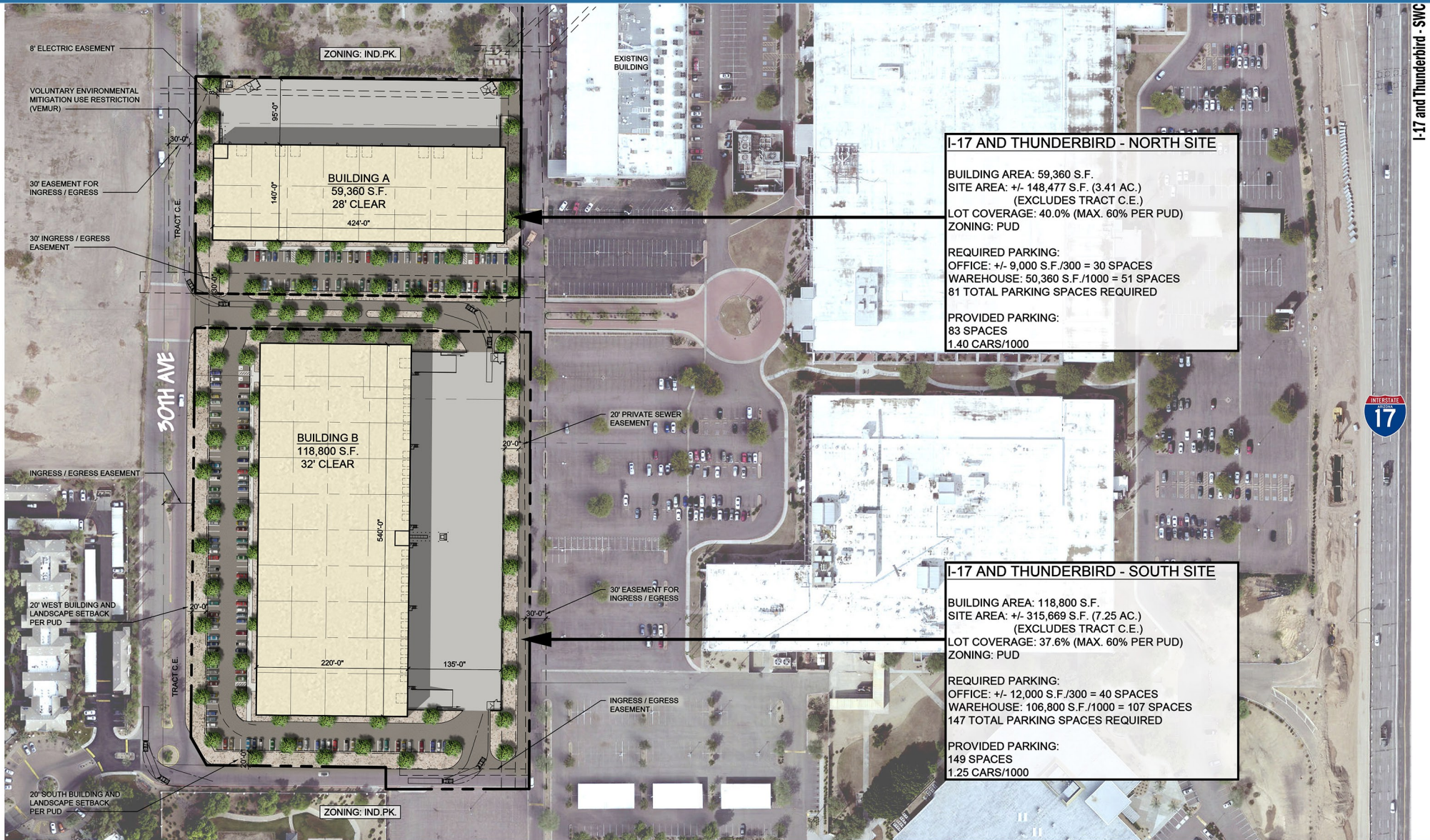








# Preliminary Site Plan- Option B





# Preliminary Site Plan- Option C

