



**±13,200 SF OF BUILDINGS ON ±0.80 ACRES AVAILABLE FOR SALE IN DEER VALLEY**  
22001 N BLACK CANYON HWY, PHOENIX AZ 85027



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### PROPERTY OVERVIEW

22001 N Black Canyon Hwy, Phoenix AZ 85027

**±0.80 AC (34,809 SF)**

Site Size

**C-3 (City of Phoenix)**

Zoning

### PROPERTY HIGHLIGHTS

- ±6,000 SF Warehouse
- ±1,700 SF Office Buildings
- ±5,500 SF Enclosed Canopy Structures
- Frontage on I-17 / Black Canyon Freeway
- Three (3) grade level doors (One 24' x 12') (Two (12' x 16')
- 15' clear height
- Asphalt paved
- Eight (8) storage containers









Taiwan Semiconductor Manufacturing Company is set to put \$40B into their second facility to be built in North Phoenix, Arizona. TSMC is one of the top 10 most valuable companies in the world and has their hand in creating key components for things from cell phones, to F-35 fighter jets and hold a current market value of over \$550B.

TSMC has plans to begin operations in 2027 and will provide over 4,500 jobs directly and nearly 10,000 supply-chain related positions. Prior to opening it's doors, TSMC has created 21,000 job positions in construction alone.

