



±8,451 SF SHOP AND OFFICE BUILDING ON ±3.40 ACRES AVAILABLE FOR LEASE
1856 E DEER VALLEY DR PHOENIX, AZ 85024



E DEER VALLEY RD - ±22,300 VPD

***INGRESS/EGRESS**

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PROPERTY OVERVIEW

±8,451 SF

Total Building SF

±3.40 AC

Site Size

A-1, City of Phoenix

Zoning

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.



PROPERTY HIGHLIGHTS

- Within 12 Miles of TSMC Plant
- Rare Deer Valley IOS Site
- Block Wall Perimeter
- Heavy Power
- Easy Access to Loop 101
- Security System in Place Throughout Site

BUILDING 1:

- ±6,051 SF Shop Building
- ±1,500 SF Office
- 18' Clear Height
- Two (2) Grade Level Doors
- 800 AMPS, 3 Phase, 480V

BUILDING 2:

- ±1,221 SF Shop
- Three (3) Grade Level Doors
- 12' Clear Height

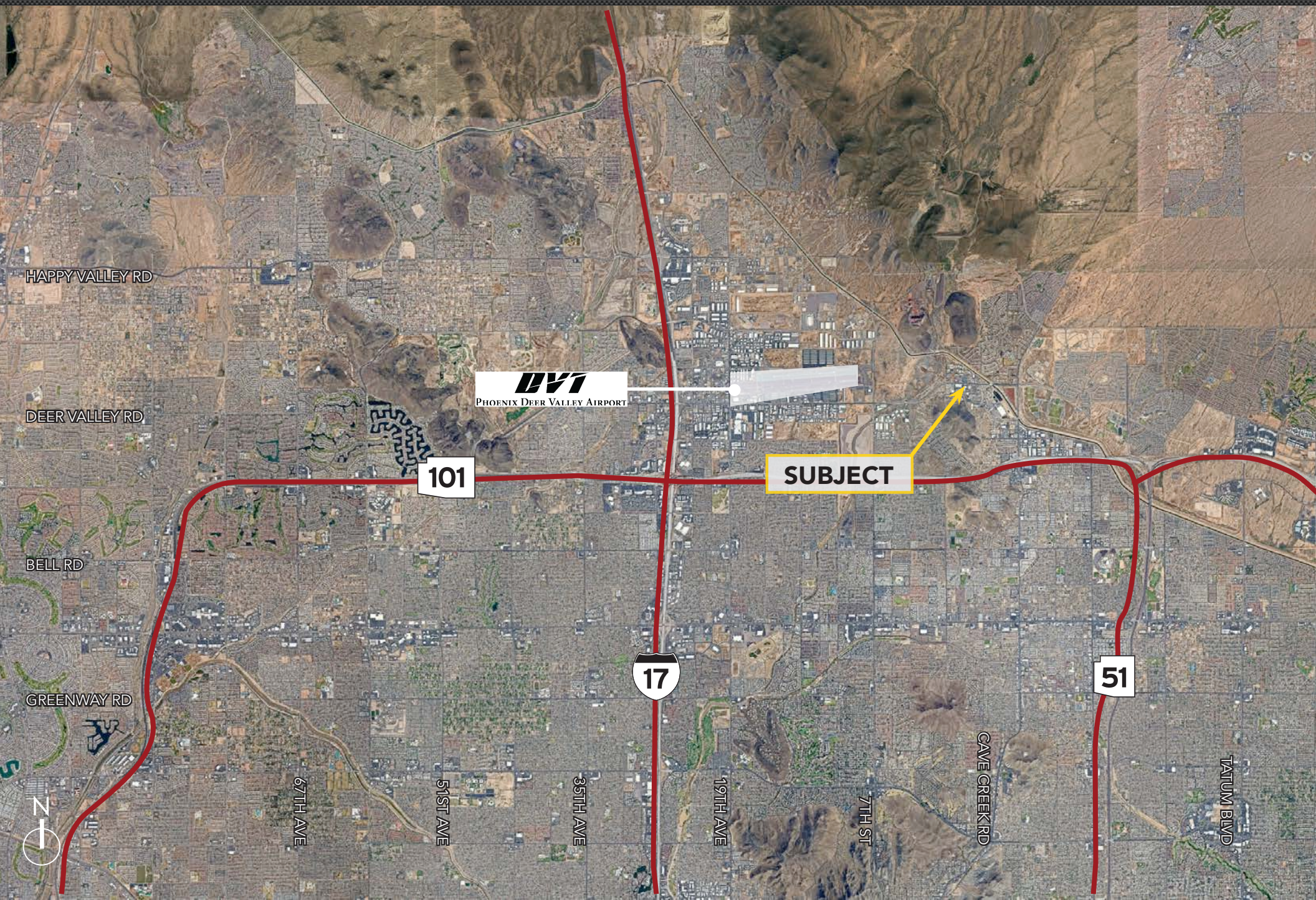
BUILDING 3:

- ±2,761 SF Pavillion (Can be Demo'd to Expand Yard Space)
- 10' Clear Height

CANOPY:

- ±2,935 SF
- 12' Clear Height
- Truckwell





Taiwan Semiconductor Manufacturing Company (TSMC) is investing \$165 billion into its growing campus in North Phoenix, Arizona — the largest single foreign direct investment in U.S. history. As one of the top 10 most valuable companies in the world with a market cap exceeding \$550B, TSMC is the backbone of the global semiconductor industry, manufacturing critical chips found in everything from smartphones and AI servers to F-35 fighter jets.

TSMC's second facility is now fully constructed, with equipment installation underway and high-volume production targeted for the second half of 2027. The full Arizona campus will eventually span six fabrication plants, two advanced packaging facilities, and a dedicated R&D center — forming what TSMC calls a "gigafab cluster." The expansion is expected to create over 40,000 construction jobs, tens of thousands of permanent high-tech positions, and more than 10,000 supply-chain related roles across the region.

