



±14,577 SF INDUSTRIAL BUILDING ON ±0.98 ACRES AVAILABLE FOR SALE IN DEER VALLEY
2031 W LONE CACTUS DR. PHOENIX, AZ 85027



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PROPERTY OVERVIEW

±14,577 SF

Total Building Size

±0.98 AC

Site Size

IND. PK - City of Phoenix

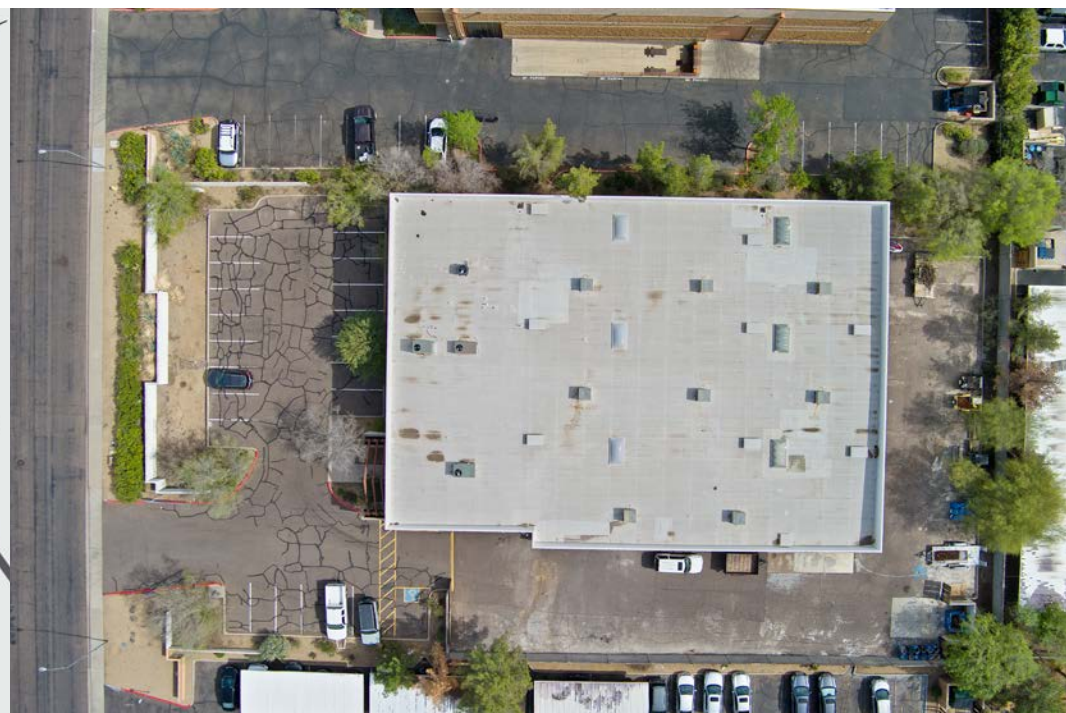
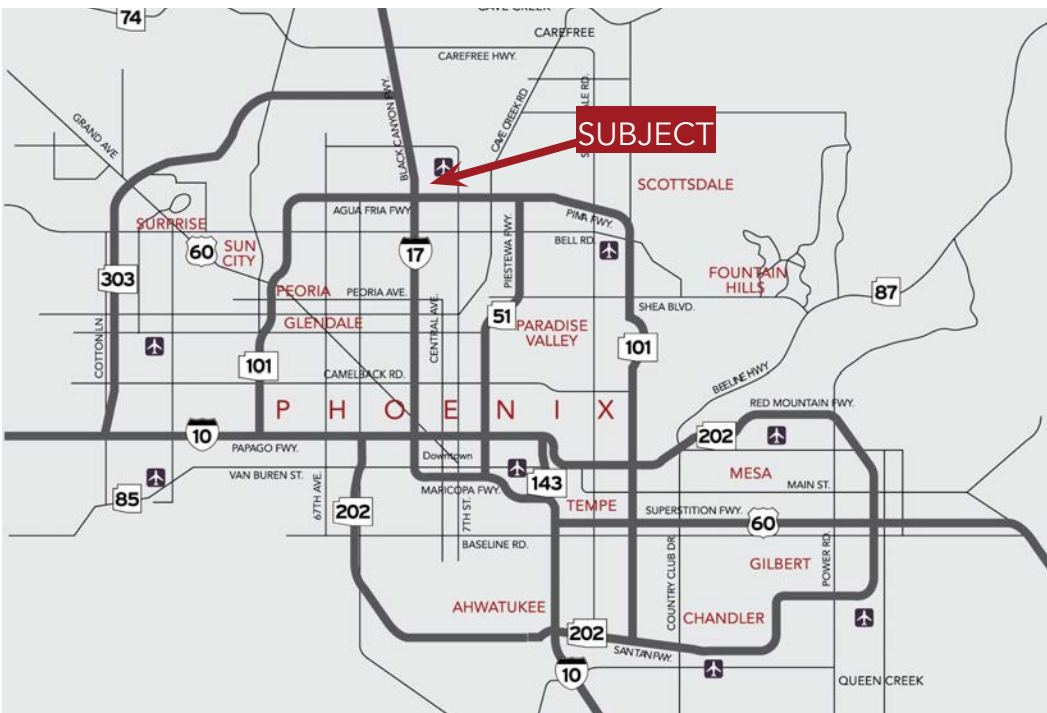
Zoning

\$5,100,000

Sales Price

PROPERTY HIGHLIGHTS

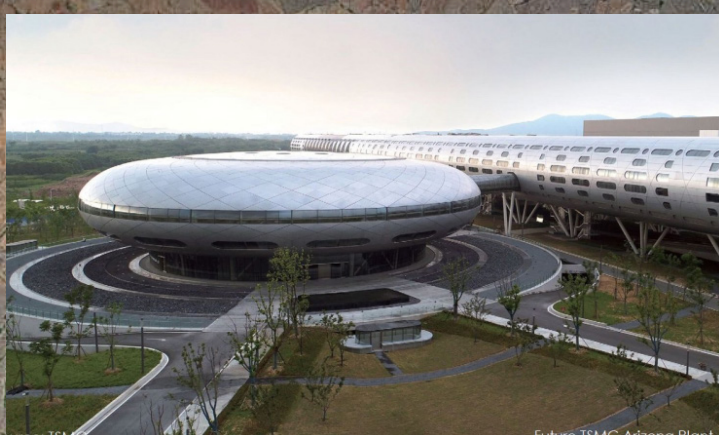
- 14,577 Total SF (10,000 SF Warehouse | 4,577 SF Office)
 - » Nine (9) Private Offices
 - » Conference Room
 - » Two (2) Grade Level Doors (20' x 14')
 - » 16' Clear Height
- Heavy Power - 800 AMPS, 3 Phase
- Fully Paved and Secured Yard
- Easy Access to I-17 and Loop 101
- Less than 15 Minutes to TSMC Plant

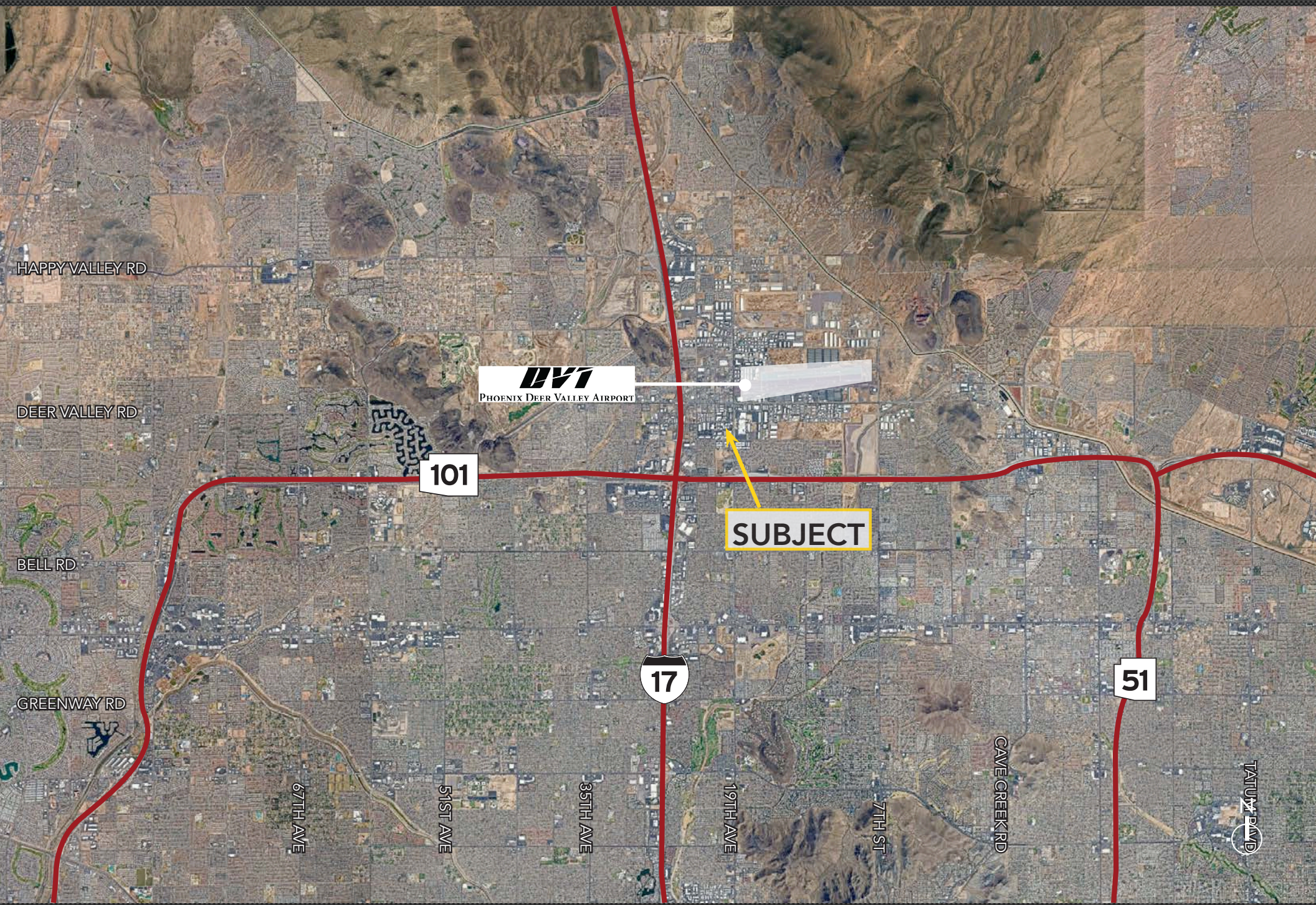




Taiwan Semiconductor Manufacturing Company (TSMC) is investing \$165 billion into its growing campus in North Phoenix, Arizona — the largest single foreign direct investment in U.S. history. As one of the top 10 most valuable companies in the world with a market cap exceeding \$550B, TSMC is the backbone 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.





DVT
PHOENIX DEER VALLEY AIRPORT

SUBJECT

101

17

51

HAPPY VALLEY RD

DEER VALLEY RD

BELL RD

GREENWAY RD

67TH AVE

51ST AVE

35TH AVE

19TH AVE

7TH ST

CAVE CREEK RD

TATUM BLVD



DISCLAIMER:

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