

MANUFACTURING BUILDING FOR LEASE

*A ±64,905 SF Manufacturing
Building with I-17 Freeway
Frontage Available For Lease*

18008 N BLACK CANYON HWY,
PHOENIX, AZ

±64,905 SF Manufacturing / Flex Building in Deer
Valley Market

Heavy Electrical Service / In Excess of 4,000 Amps

Freestanding Building with Approx ±12,000 SF of
Office Space

Air Conditioned Facility

3 Grade-Level Doors with Doublewide Truckwell

7.18 AC Site featuring in Excess of 200 Parking
Spaces

Clear Heights ±14'-16'

Built 1985, Renovated 2007

Zoning: I-P, City of Phoenix

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PETE KLEES 602.513.5139 | pete.klees@kidder.com

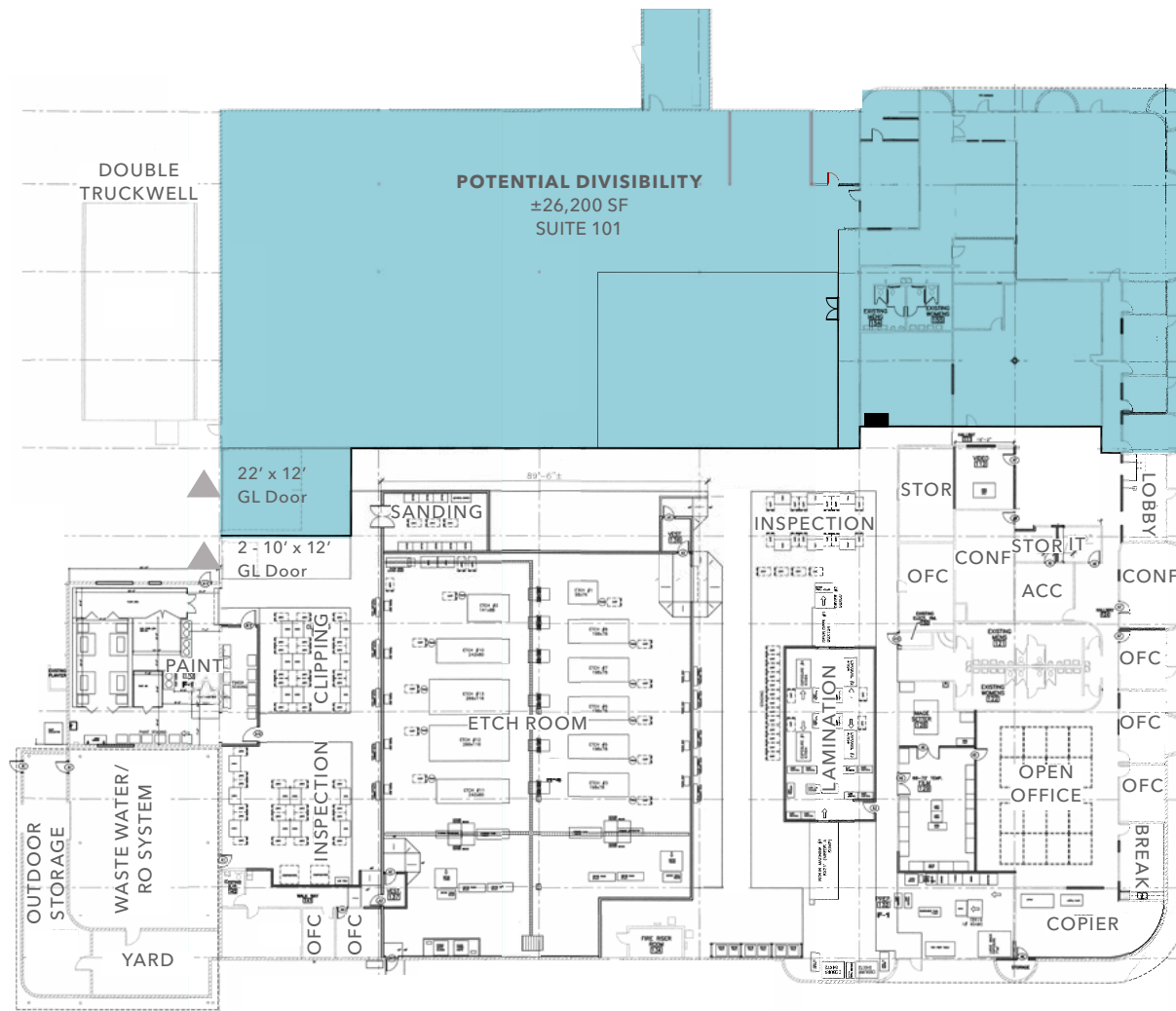
MIKE CIOSEK, SIOR 602.513.5135 | mike.ciosek@kidder.com

ERIC BELL, SIOR 602.513.5151 | eric.bell@kidder.com

CHASE GIANNI 602.513.5138 | chase.gianni@kidder.com

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SITE PLAN



AVAILABLE FOR LEASE



ABOUT TSMC

Taiwan Semiconductor Manufacturing Company (TSMC) is significantly expanding its presence in Phoenix, Arizona, with plans totaling over \$165 billion in investments. The company is constructing multiple semiconductor fabrication plants (fabs) in the region, aiming to produce advanced chips, including 4-nanometer and 3-nanometer technologies. The first fab is on track to begin production in the first half of 2025, with subsequent fabs expected to follow in 2027 and 2028.

This expansion positions Phoenix as a critical hub for semiconductor manufacturing, with TSMC's investment being the largest foreign direct investment in U.S. history. The initiative is anticipated to create thousands of jobs, both directly within TSMC and through a network of suppliers and related businesses. Local suppliers, such as Amkor Technology and Sun Chemical, are already establishing operations near TSMC's facilities, contributing to the region's economic development.

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ERIC BELL, SIOR
Executive Vice President
602.513.5151
eric.bell@kidder.com

MIKE CIOSEK, SIOR
Executive Vice President
602.513.5135
mike.ciosek@kidder.com

PETE KLEES
Senior Vice President
602.513.5139
pete.klees@kidder.com

CHASE GIANNI
Associate
602.513.5138
chase.gianni@kidder.com

KIDDER.COM

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