

FOR SALE

21205 & 21225 N 9TH PLACE

PHOENIX, AZ 85024

*Two Proposed Turn-Key Industrial Buildings:
±16,424 SF & ±18,512 SF, Totaling ±34,936 SF,
A-1 Zoning*



REPRESENTATIVE IMAGE

DEVELOPMENT BY

GNNEM
WE ALL WIN TOGETHER

EXCLUSIVELY LISTED BY

km Kidder
Mathews

21205 & 21225 N 9TH PL

NEW FREE STANDING INDUSTRIAL DEVELOPMENT

Located near the intersection of 7th St & Deer Valley Rd in the premier Spectrum Ridge Development, these properties offer a strategic location for a variety of users and include customizable interiors. With the highly versatile A-1 zoning and large fenced yards, these turn-key properties will be the first newly constructed buildings available for sale to an owner/occupant in over 8 years.

PROPERTY FEATURES

	21225	21205
BUILDING SIZE	±16,424 SF	±18,512 SF
LAND SIZE	±1.045 AC	±1.161 AC
YARD SPACE	±19,100 SF	±20,400 SF
OFFICE SPACE	±1,856 SF	±1,856 SF
PARKING	21 Spaces	26 Spaces
GRADE LEVEL DOORS	(3) 16' x 16'	(3) 16' x 16'
ZONING	A-1 (Light Industrial)	
CLEAR HEIGHT	20'	
SPRINKLERS	Yes	
COOLING	100% A/C	
LIGHTING	LED	
POWER	1000 Amps, 277/480V, 3 Phase	
ROOF TYPE	Hybrid with R30 Insulation	
CONSTRUCTION	Masonry	

SITE PLAN



±16,424 SF

LOT 36

±18,512 SF

LOT 37

CONTACT
BROKER

SALE PRICE

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STRATEGIC DEER VALLEY LOCATION

In the premier Spectrum Ridge
Development

Close to major north-south corridors like
7th Street & Cave Creek Rd

Convenient and fast freeway access to Loop
101 & I-17

Easy regional connectivity for employees,
customers, and logistics

Next to Deer Valley Airport

3 MIN
DRIVE TO LOOP 101

7 MIN
DRIVE TO I-17

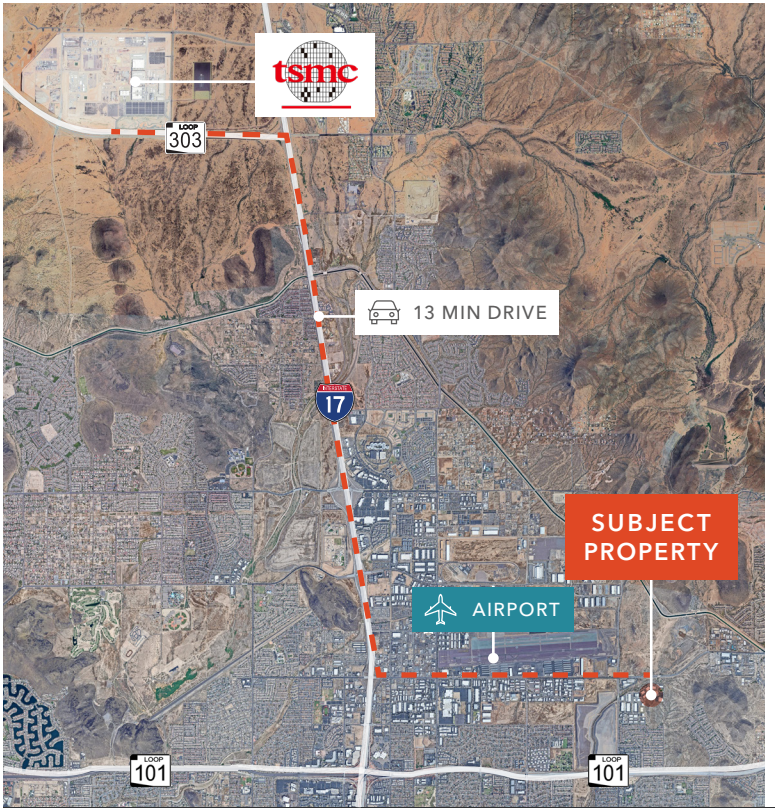




The \$165B TSMC project is accelerating growth in an already thriving area.

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 opened for 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, Sun Chemical, UIS and MIC are already establishing operations near TSMC’s facilities, contributing to the region’s economic development.



TSMC INVESTMENT	\$165B	TSMC CAMPUS SIZE	±1,130 AC
HIGH-WAGE JOBS CREATED	6,000+	ECONOMIC IMPACT	\$38B
CONSTRUCTION JOBS GENERATED	20,000+	HALO VISTA MIXED-USE DEVELOPMENT	\$7B



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*For more information on
this property, please contact*

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

CHASE GIANNI
Associate
602.513.5138
chase.gianni@kidder.com

KIDDER.COM

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