

100% Air Conditioned | Immediate Occupancy SWC I-17 & Thunderbird

TSMC Under Construction
First Phase Opens 2024

Metro North Manufacturing/Assembly

IMMEDIATE OCCUPANCY AVAILABLE

- 150,000- 300,000 S.F. ± with Clear Heights up to 19'
- 100% AC with office and restroom/break room improvements in place
- Dock access available
- I-17 Freeway Interchange access with traffic signaled/site entries
- Minutes from the Taiwan Semiconductor Manufacturing Company (completion 2024)
- Existing zoning allows A1 uses under PUD
- Substantial Electrical Power: 23 Mega Watt Sub Station On Site

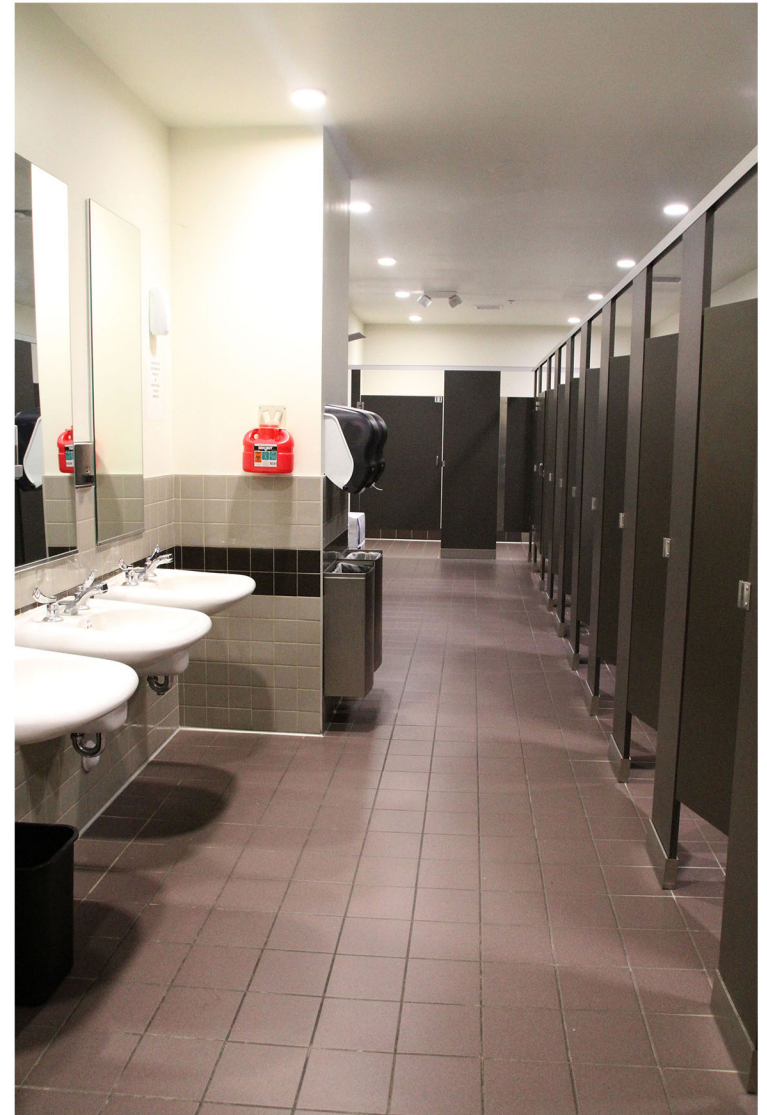
13610 N. Black Canyon Highway Manufacturing/Assembly



Executive Office/Lobby



Break Room & Bathrooms



Warehouse Space



30' X 60'

COLUMN SPACING

Ground Level West Entrance



Metro North Manufacturing/Assembly Deer Valley Submarket

