



PINNACLE POINT

23655 & 23777 N 3rd Avenue | Phoenix, AZ

DEER VALLEY LOCATION

FOR LEASE

±155,379 SF Two Building Industrial Project | Under Construction! Delivering November 2026

For more information,
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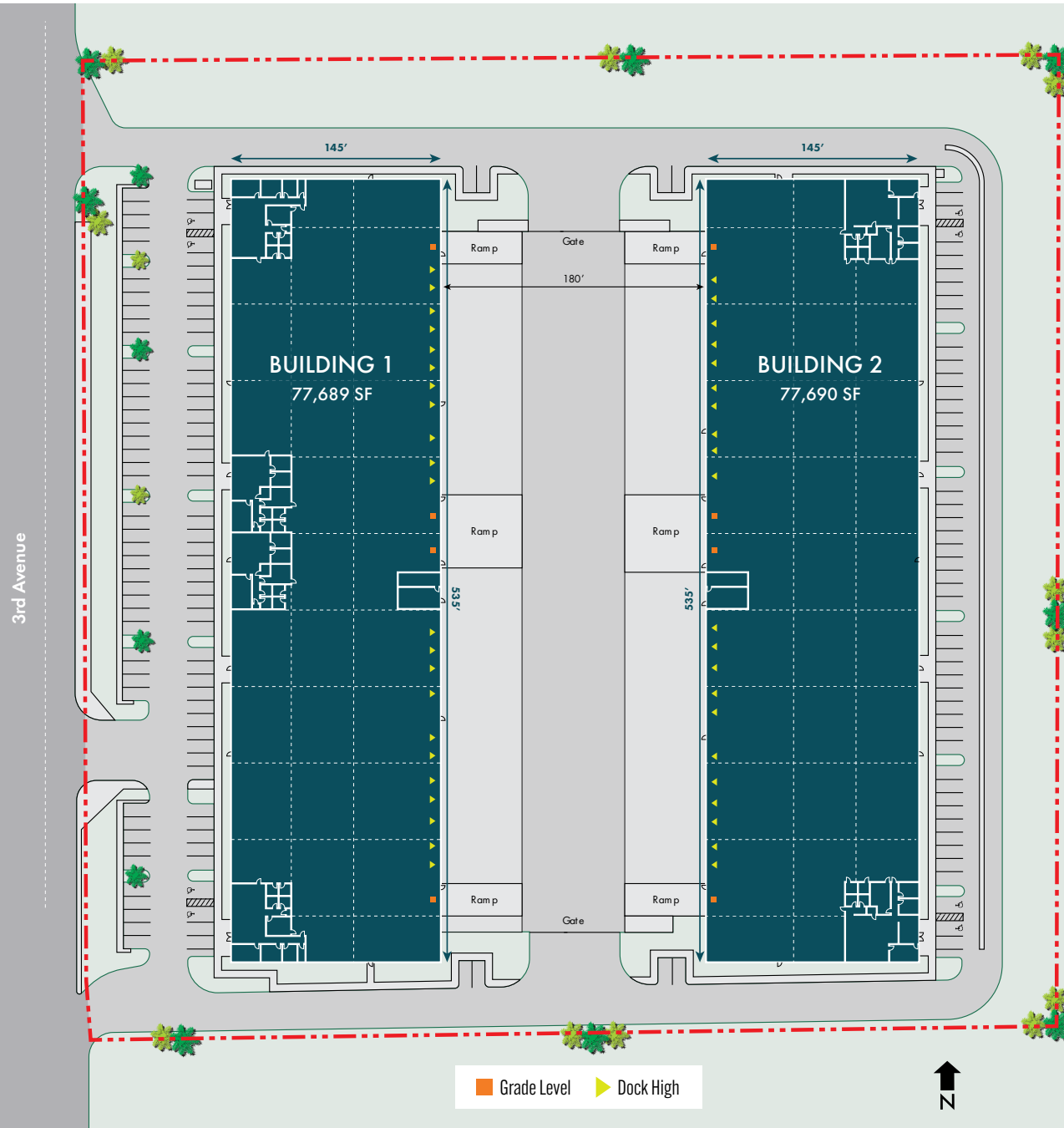
CBRE

BUILDING 1 | 23655 N. 3RD AVENUE

Building Size	±77,689 SF (Divisible to ±12,566 SF)
Spec Offices	±2,135 - 2,545 SF
Warehouse Cooling	100% HVAC
Lighting	LED Lighting
Clear Height	±32'
Dock High Doors	24 (9' x 10')
Grade Level Doors	4 (12' x 14')
Truck Court	100% Concrete, Fully Fenced/Secured
Truck Court Depth	180'
Building Dimensions	145' x 535'
Column Spacing	42.5' x 52' with a 60' Speed Bay
Sprinklers	ESFR Fire Sprinkler System
Power	3,000 Amps 277/480V 3 Phase

BUILDING 2 | 23777 N. 3RD AVENUE

Building Size	±77,690 SF (Divisible to ±12,567 SF)
Spec Offices	±2,938 SF
Warehouse Cooling	100% HVAC
Lighting	LED Lighting
Clear Height	±32'
Dock High Doors	24 (9' x 10')
Grade Level Doors	4 (12' x 14')
Truck Court	100% Concrete, Fully Fenced/Secured
Truck Court Depth	180'
Building Dimensions	144' x 535'
Column Spacing	42.5' x 52' with a 60' Speed Bay
Sprinklers	ESFR Fire Sprinkler System
Power	3,000 Amps 277/480V 3 Phase

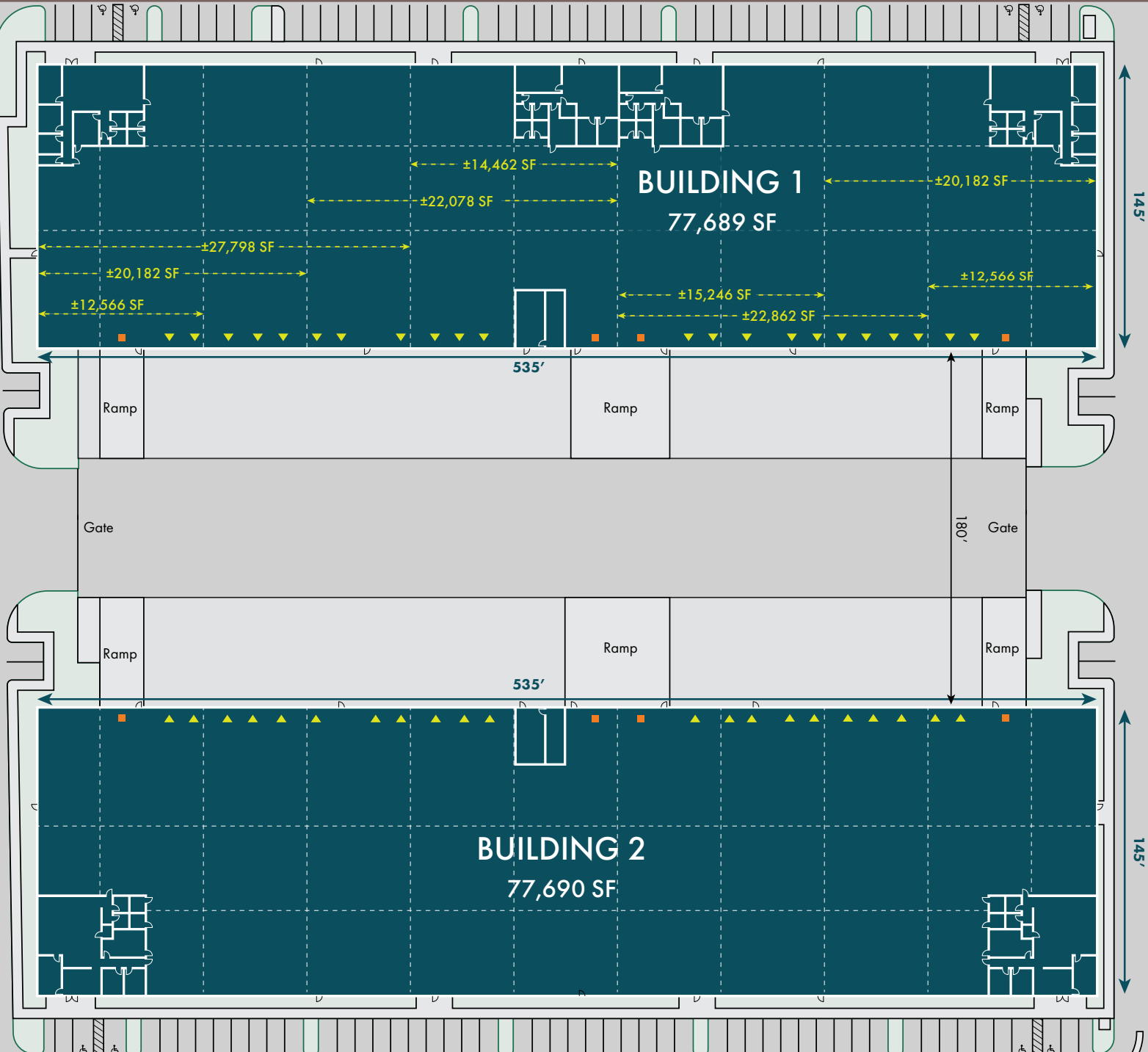


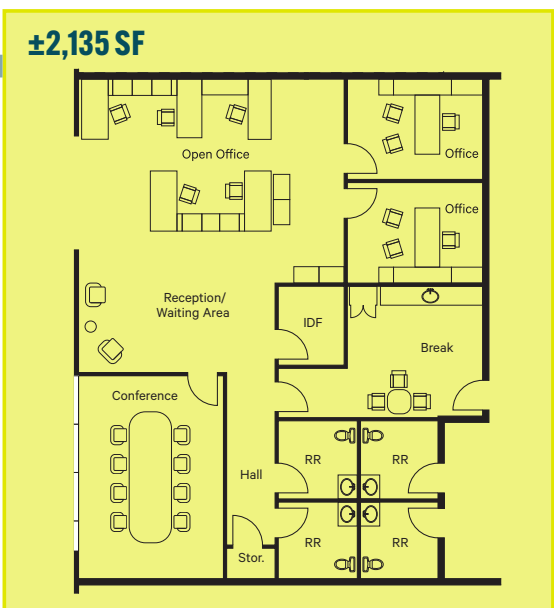
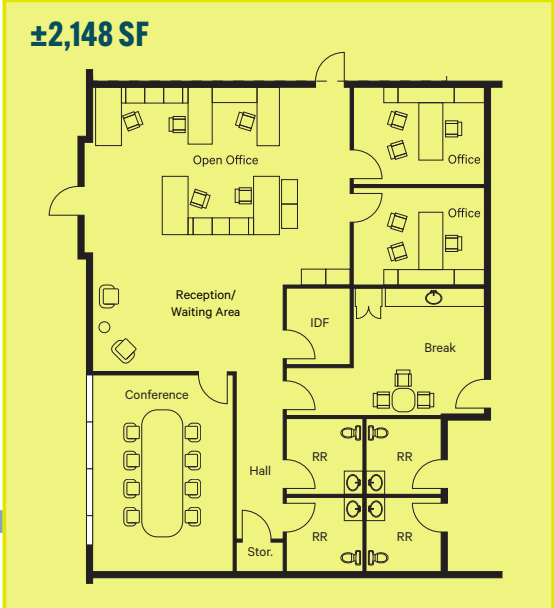
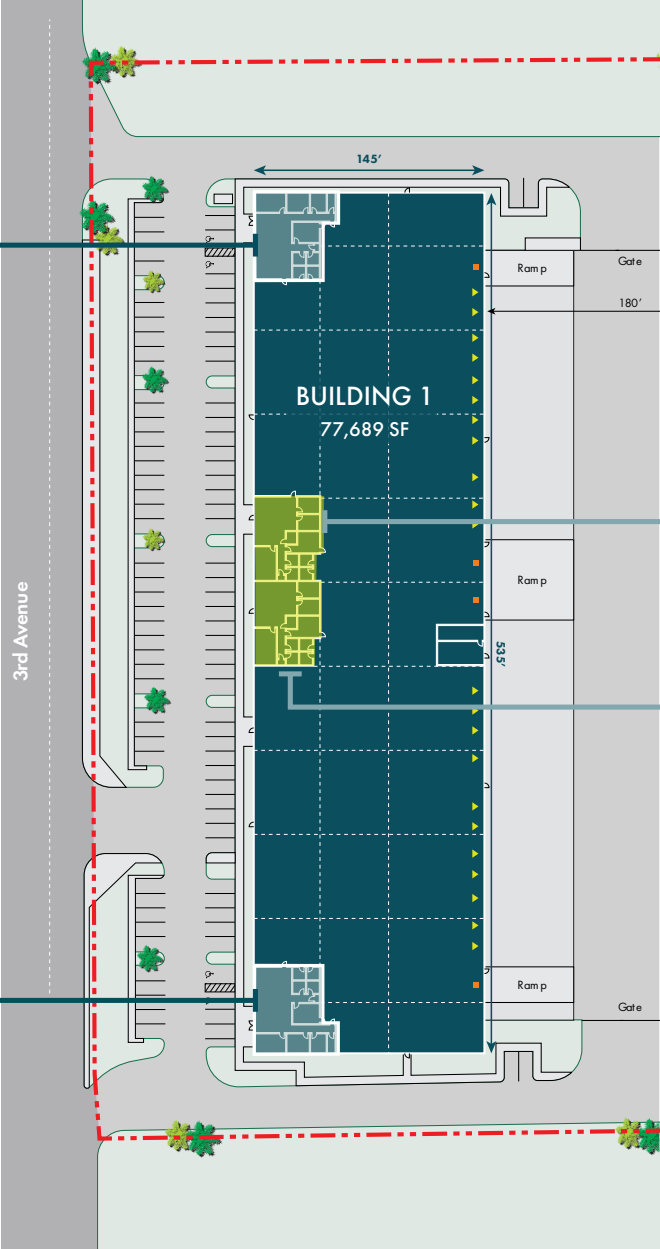
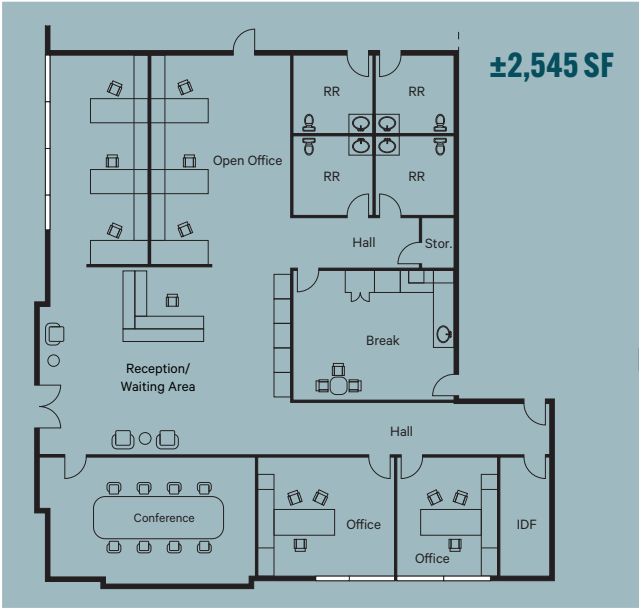
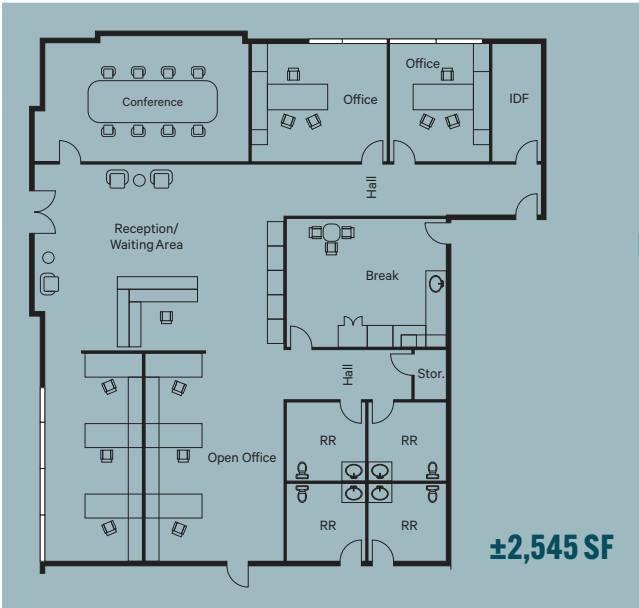
FOR LEASE

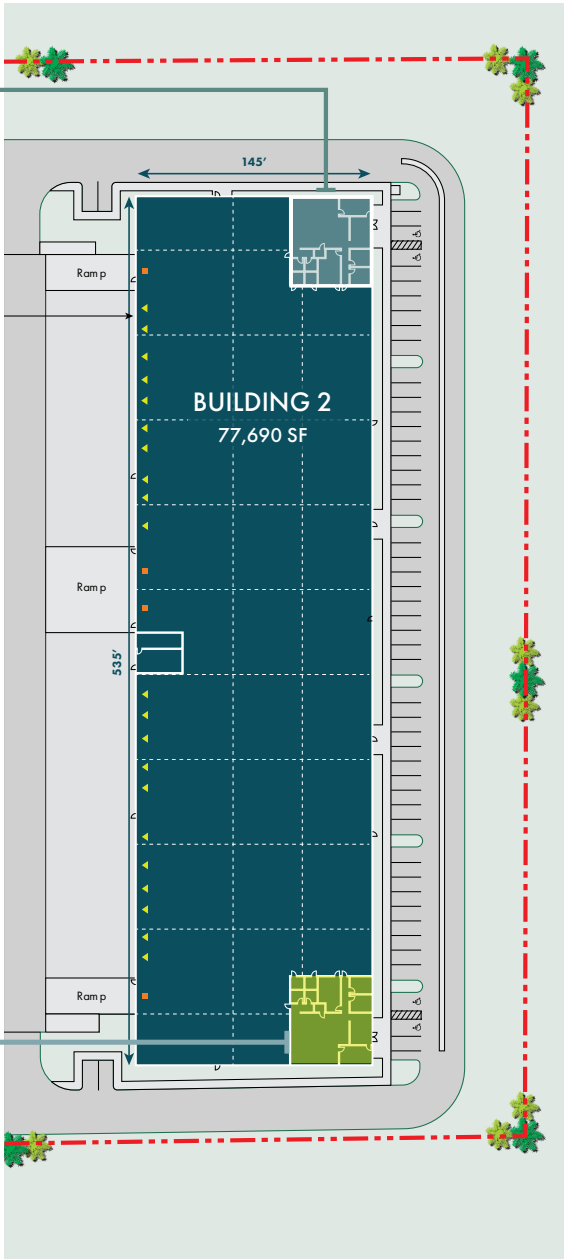
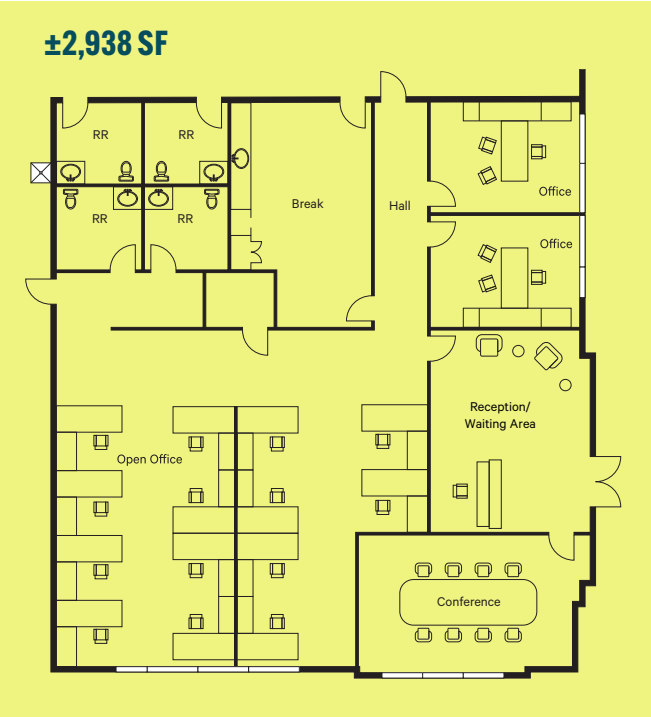
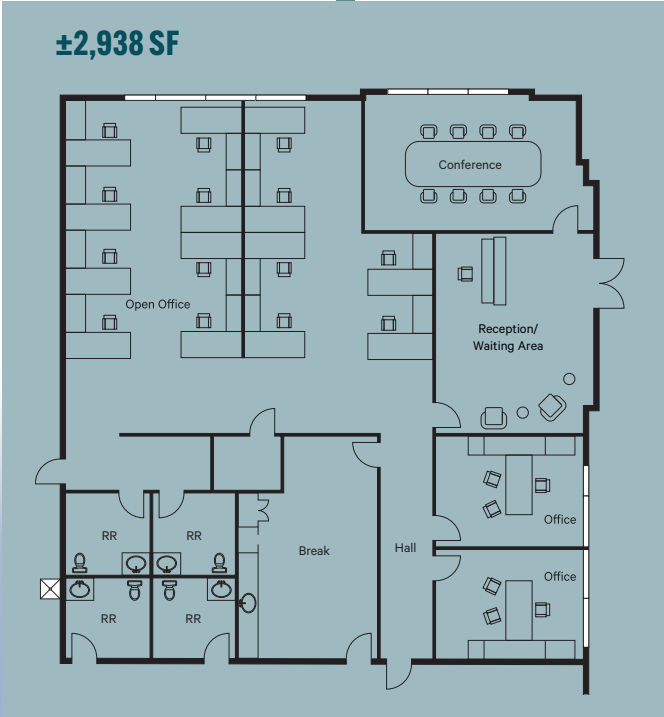
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DEMISING PLAN







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SITE OVERVIEW



PROPERTY DETAILS

Building 1: $\pm 77,689$ SF

Building 2: $\pm 77,690$ SF


 $\pm 155,379$ SF


2
Rear-Loading Buildings

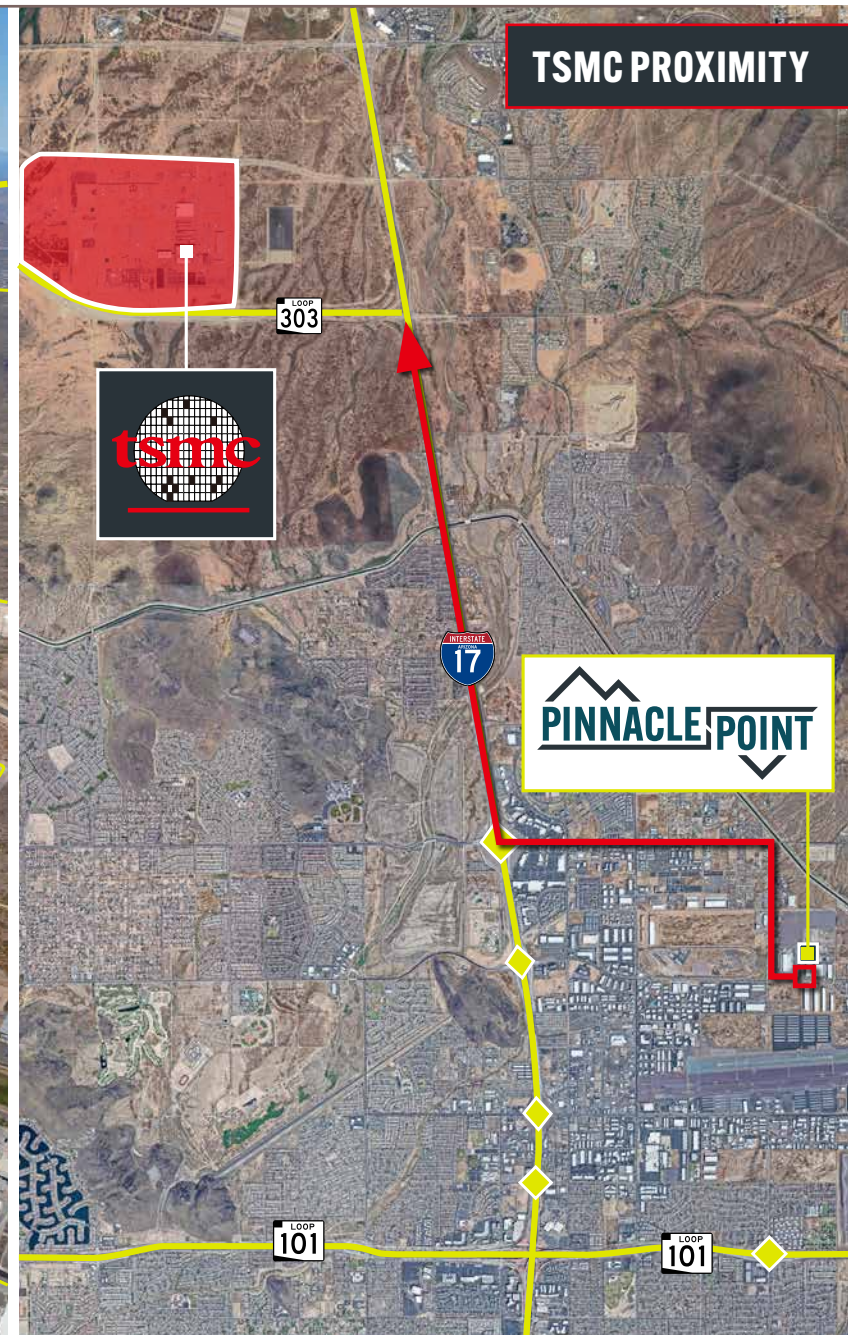

Immediate
Proximity to TSMC


27 Miles
to PHX Sky Harbor Airport

PROPERTY FEATURES

- Located in heart of Deer Valley
- 7.2 Miles from Taiwan Semiconductor Manufacturing Corporation's (TSMC) a \$165 Billion dollar chip manufacturing facility
- Immediate access to Loop 101, Loop 303, I-17, and SR-51 freeways providing convenient access to metropolitan Phoenix
- Abundance of nearby amenities: 13 retail centers including many restaurants & fast food options, shopping, entertainment, and multiple hospitality options nearby

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TSMC'S IMPACT IN DEER VALLEY & ARIZONA

TSMC's \$265 Billion investment in Arizona is transforming the Deer Valley area into a hub for semiconductor innovation, creating significant ripple effects throughout the local economy. With three state-of-the-art fabs planned for the region, TSMC will directly employ over 6,000 high-tech workers and support more than 20,000 construction jobs. The first plant will begin production in 2025, utilizing 4nm technology, and the second, expected by 2028, will manufacture advanced 3nm chips. These developments will accelerate Deer Valley's growth as a major player in the global semiconductor supply chain, driving demand for industrial land, attracting new businesses, and creating thousands of indirect jobs in manufacturing, logistics, and support services.



TSMC's investment is expected to boost the local economy, generating billions in economic output, personal income, and tax revenue. Strengthening the supply chain catalyzes Deer Valley's development as a key industrial corridor, making it a magnet for suppliers, manufacturers, and tech companies. Pinnacle Point's strategic location is set to benefit from TSMC's focus on innovation, sustainability, and infrastructure development, reinforcing Arizona's leadership in the global semiconductor market.

— *At full capacity, TSMC Arizona's three fabs would manufacture tens of millions of leading-edge chips that will power products like 5G/6G smartphones, autonomous vehicles, and AI data center servers. TSMC Arizona expects to begin high-volume production in their first fab in the US by the first half of 2025.*

— *\$6.6 Billion in direct CHIPS funding for 3 new fabs in Phoenix that will produce 4nm, 3nm, and 2nm chips - approximately \$5 Billion in loans - this funding will support TSMC's investment of more than \$65 Billion in three greenfield leading edge fabs in Phoenix, AZ, which will manufacture the world's most advanced semiconductors.*

— *According to the Greater Phoenix Economic Council (GPEC), there are more than 14,000 jobs in occupations relevant to semiconductors in the metro area and it is growing rapidly.*

*(Source - NIST.gov)

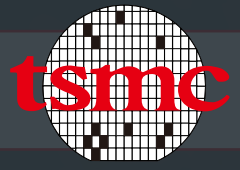
PROJECT TIMELINE

May 2020	TSMC first announced plans to invest \$12B in Phoenix, Arizona for an advanced semiconductor manufacturing fab.
Dec 2020	TSMC Arizona acquires 1,129 acres of land in north Phoenix.
Apr 2021	Construction of TSMC Arizona's first fab begins.
Jun 2022	TSMC celebrated placing the last beam on the Arizona fab - known in the construction industry as a "topping milestone."
Jul 2022	Structural construction of the first fab was completed.
Dec 2022	TSMC announced an increased investment to \$40B, and its commitment to a second fab.
Aug 2023	Arizona Governor Katie Hobbs signed a Workplace Safety Partnership Agreement as a voluntary step to implement more safety, health, and educational programs.
Jan 2024	TSMC Arizona achieved the "topping milestone" of its under-construction second semiconductor fab.
Feb 2024	TSMC Arizona has over 2,200 employees, and the hiring of engineers, technicians and business professionals is ongoing.
Apr 2024	TSMC announces plans to build a third fab in Phoenix, bringing the total investment to more than \$65B. This new fab will operate 2nm or more advanced process technology and be operational by the end of the decade.
Nov 2024	The US Department of Commerce awarded TSMC up to \$6.6B in direct funding under the CHIPS Act. TSMC Arizona is investing more than \$5M representing on-the-job training hours and education tuition support for nearly 130 new apprentice employees.
Jan 2025	TSMC Arizona started high-volume semiconductor production on its N4 process technology with a yield rate comparable to its advanced fabs in Taiwan.
Mar 2025	TSMC plans to increase U.S. investment in advanced semiconductor manufacturing by \$100 billion with three new fabs, two advanced packaging facilities and an R&D center added to U.S. plans totaling \$165B.
Jul 2026	TSMC plans to increase investment commitment to record \$265 Billion by announcing \$100 billion expansion for advanced semiconductor manufacturing and packaging facilities.

*(Source - TSMC.com)

ECONOMIC IMPACT

- Create more than 20,000 accumulated unique construction jobs and over 18,000 supplier and consumer indirect jobs.
- Create \$4.6B of personal income, plus an additional \$4.8B in indirect personal income for a total of \$9.3B.
- Create \$32.9B in economic output, with \$17.2B in direct economic output, and \$15.6B in indirect output.
- Generate an estimated \$1.2B in direct tax revenues plus \$195.1M in indirect tax revenues — for a total of \$1.4B in tax revenue to Arizona over a 13-year period.



\$265 Billion
Investment in Arizona



\$32.9 Billion
Economic Output



20,000+
Construction Jobs



18,000+
Supplier Jobs

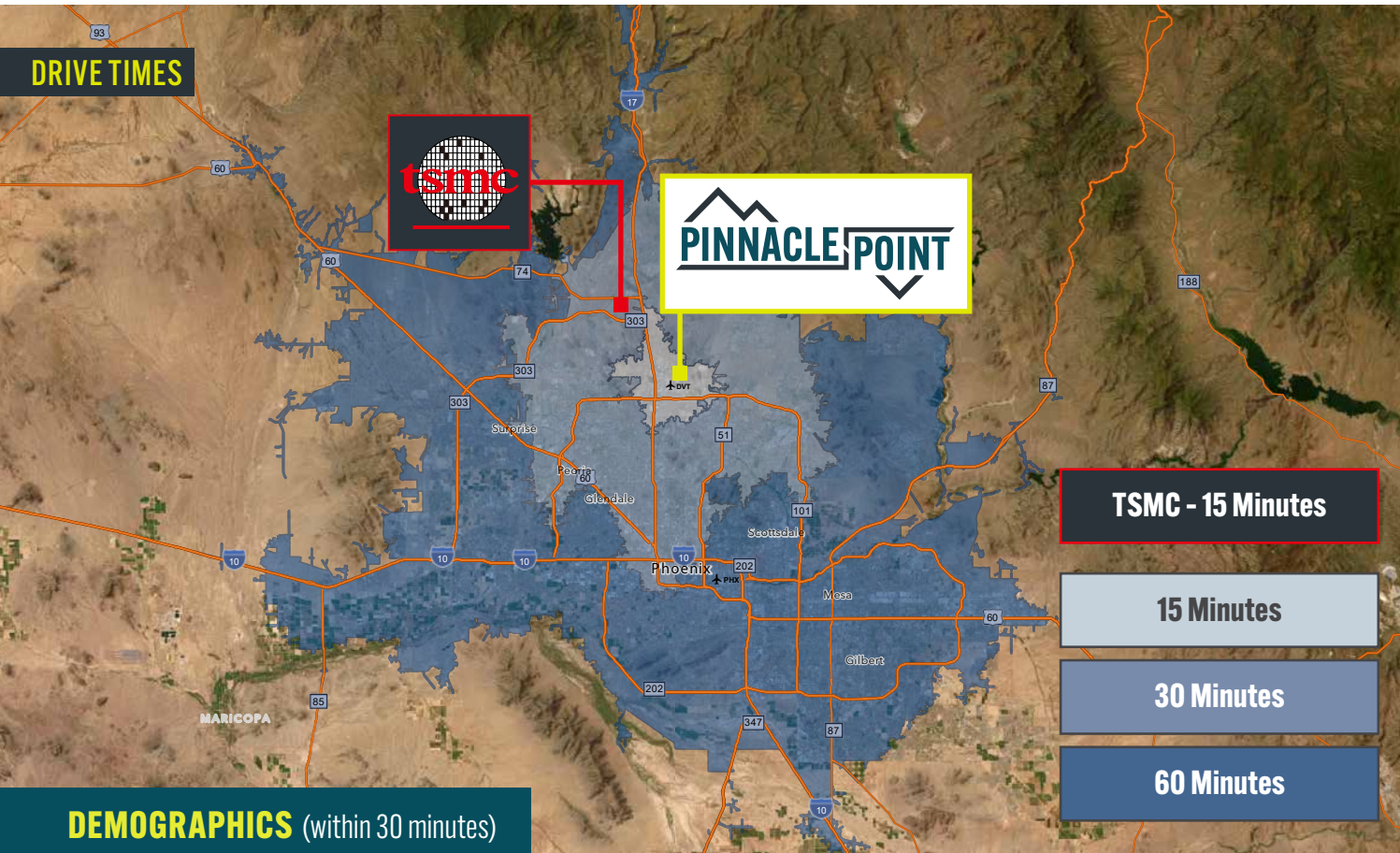


6,000+
High-Tech Jobs

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DRIVE TIMES



LOCATION OVERVIEW

Situated in Deer Valley, just 7.2 miles from TSMC's \$265 Billion semiconductor manufacturing facility, **Pinnacle Point** is ideally positioned in Phoenix's rapidly expanding industrial hub. The site offers connectivity to the Phoenix metropolitan area and immediate access to major highways, including Loop 101, Loop 303, I-17, and SR-51.

In addition to its strategic location, **Pinnacle Point** benefits from an array of nearby amenities, including 13 retail centers and a wide range of dining options.

DEMOGRAPHICS (within 30 minutes)


1,920,134
2025 POPULATION


1,169,014
DAYTIME EMPLOYEES


\$87,032
MEDIAN HH INCOME


762,571
NUMBER OF HH


69,081
NEARBY BUSINESSES


96.6%
EMPLOYMENT RATE

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