



59 BELL TECHNOLOGY PARK

16305 N 56TH AVE | GLENDALE, AZ

 OPUS 



±57,520 SF
FOR SALE OR LEASE

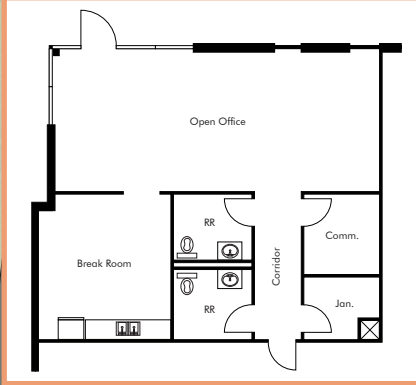
**CLOSE PROXIMITY TO TSMC'S
SEMICONDUCTOR FACILITY**

GREAT MANUFACTURING BUILDING W/ 3,000 AMPS 277/480V POWER // READY FOR OCCUPANCY IN Q3 2026!

BUILDING SPECS

SPEC OFFICE: ±1,228 SF

- Drive-In Doors
- ▲ Dock High Doors



W PARADISE LN

W BEVERLY LN

**16305
N 56TH AVE**



ADDRESS	16305 N 56th Ave Glendale, AZ
APN	200-50-215
SITE AREA	±5.61 Acres
BUILDING SIZE	±57,520 SF
SPEC OFFICE	±1,228 SF
CONSTRUCTION TYPE	Tilt panel with wood roof structure
CLEAR HEIGHT	20'
DIVISIBILITY	±11,504 SF & greater
CAR PARKING	77 stalls
TRUCK COURT	100% fenced/secured truck court area
ELECTRICAL	3,000 amps 277/480V 3 phase power
LIGHTING	LED lighting
DOCK HIGH DOORS	(4) 9'x10' doors with full dock leveler equipment package
DRIVE-IN DOORS	(8) 14'x16' oversized doors
ZONING	BP (Business Park) – industrial use permitted

LOCATION ADVANTAGE

101

2.5 MILES
to Loop 101



3.5 MILES
to I-17



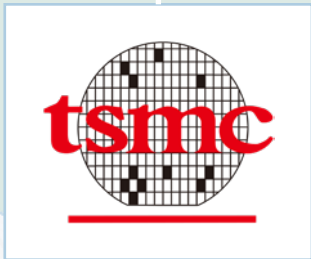
3.5 MILES
to Peoria Sports Complex



15 MINUTES
to Deer Valley Airport



303



ESTIMATED DRIVE TIME:
±23 MINUTES

DISTANCE:
±15.5 MILES

101



59BELL
TECHNOLOGY
PARK



PROXIMITY TO TSMC

TSMC'S IMPACT IN DEER VALLEY & ARIZONA

TSMC's \$165 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 7'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



*(Source – TSMC.com)



\$165 Billion
Investment in Arizona



\$32.9 Billion
Economic Output



20,000+
Construction Jobs



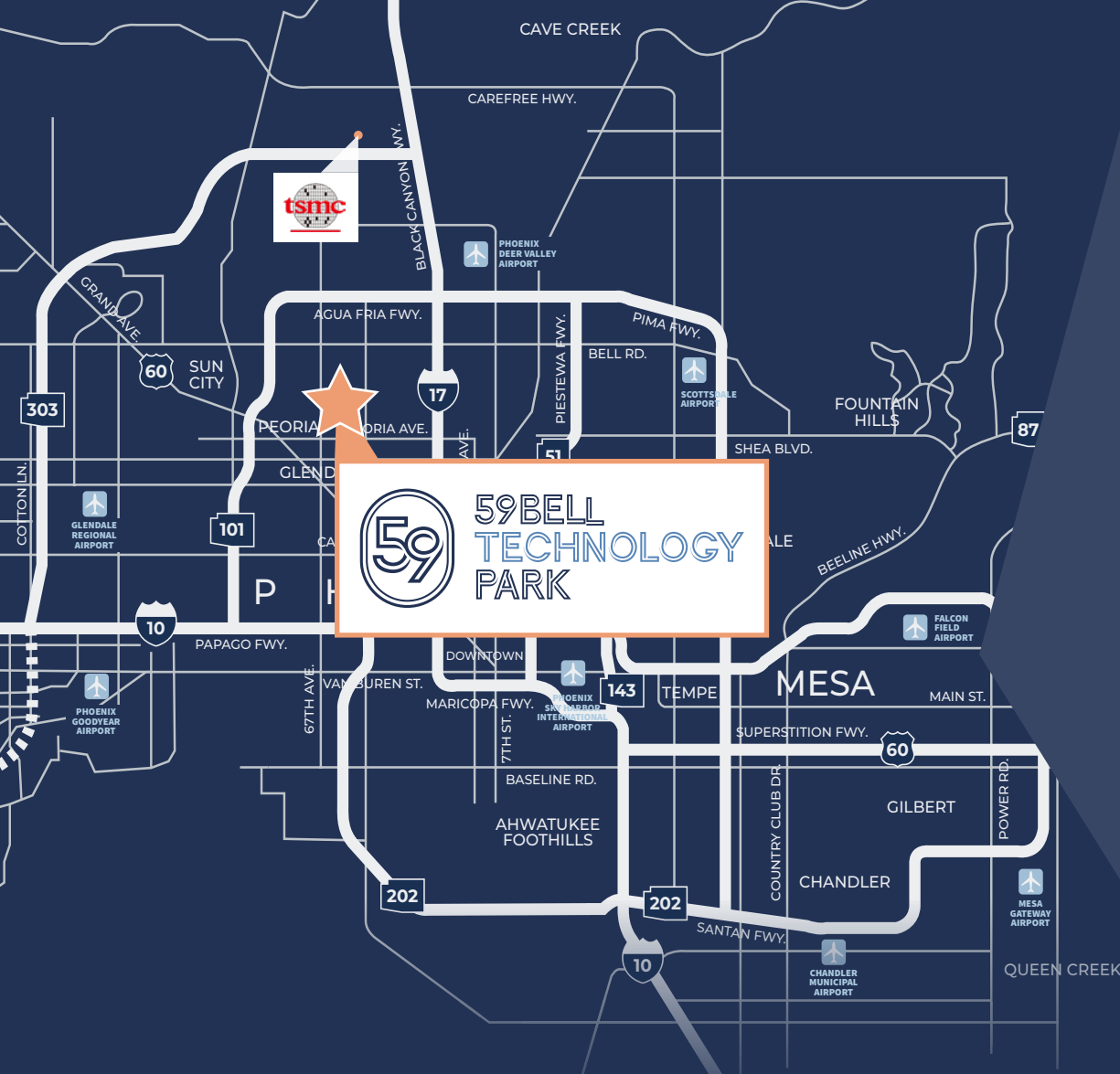
18,000+
Supplier Jobs



6,000+
High-Tech Jobs

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.



59 BELL TECHNOLOGY PARK

DEMOGRAPHICS WITHIN 30 MINUTES

POPULATION

2,169,037 2024 **2,239,073** 2029 Projection

INCOME

\$116,724 Average Household **\$82,840** Median Household

HOUSEHOLDS

823,519 2024 **862,403** 2029 Projection

WORKFORCE

68,370 Businesses **958,528** Employees

LEASING CONTACT

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