

PHOENIX

What's that industrial development in north Phoenix near TSMC?

**Shawn Raymundo**

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Location: 2402 W. Beardsley Road, on the northeast corner of Loop 101 and Interstate 17 in north Phoenix.

Description: A large industrial park being built in Phoenix's Deer Valley community looks to play a pivotal role in the state's growing microchip industry.

The Phoenix-based real estate firm ViaWest Group is behind the roughly 808,000-square-foot project called ReDiscover Logistics Park.

It'll replace and revitalize the nearly 44-acre office park known as Deer Valley Innovation Park.

The company boasted that ReDiscover will also be "strategically positioned" near the Taiwan Semiconductor Manufacturing Company's multibillion-dollar campus that's just a 15-minute drive up I-17.

That means it will "meet rising demand from suppliers, advanced manufacturers, and distribution operations supporting Arizona's expanding semiconductor ecosystem," ViaWest said in a news release.

When complete, ReDiscover will comprise four industrial buildings, ranging from about 189,000 square feet to 212,000 square feet. The buildings will be 32 to 36 feet tall, be designed to have "flexible configurations" for a variety of

manufacturing, logistics and distribution uses, and have steel roof decks pre-engineered for solar panels.

There will also be space for 980 parking spots and 200-foot truck courts for loading and maneuvering.

History: The Deer Valley Innovation Park previously housed Discover Financial Services' office and call center.

Last September, ViaWest and Barings LLC, an asset management firm, spent \$60 million to buy the property from Verde Investments. That's the development firm owned by billionaire [Ernest Garcia II, the richest man in Arizona](#).

Shortly after, the existing building was demolished.

ViaWest, Barings and Willmeng Construction broke ground on their ReDiscover project in December.

When will the work be done? The companies expect the park to open during the first quarter of 2027.

Is there something under construction you'd like to tell us about or find out more about? Contact the reporter. Shawn Raymundo covers Phoenix and the East Valley city of Scottsdale. Reach him at atsraymundo@gannett.com or follow him on X @ShawnzyTsunami.