

FOR SALE
11860 N DYSART ROAD
SURPRISE, ARIZONA 85374



FEATURES

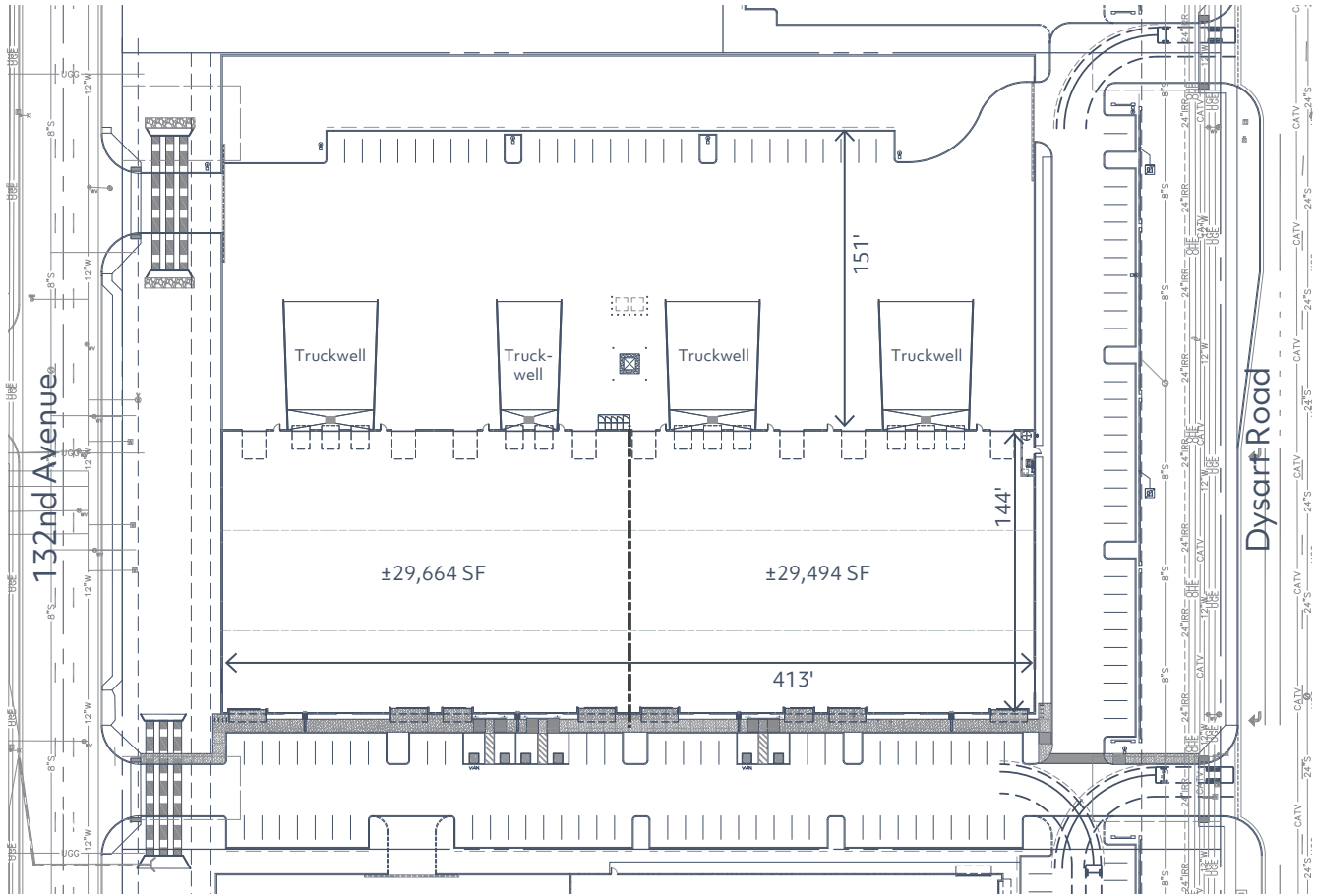
- 59,352 SF Warehouse/Distribution Building
- Lot Size: 5.7 AC
- 24' Clear Height
- (11) 9' x 10' Dock Doors
- (8) 12' x 14' Grade Level Doors
- Single Tenant Building
- Divisible to ±30,000 SF
- Office: Build to Suit
- ESFR Fire Sprinklers
- 1600 Amps 480/277 V (Expandable)
- R-38 Insulation in Roof
- Fenced Truck Court
- 2.3/1,000 Parking
- PAD Zoning
- Price: \$13,354,200.00 (\$225.00/SF)

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