

# Agave Commerce Center

W Cactus Rd & N Dysart Rd  
Surprise, AZ 85379

Build to Suit Opportunity



RENDERING IS SHOWN FOR ILLUSTRATION PURPOSES

Owned and Developed by:

 PANATTONI®

# Property Description

Two-building class A industrial facility for lease or sale. Excellent freeway access with nearby retail, consumer services, restaurants and entertainment options.

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DETAILED SITE PLAN](#)

## Project Highlights:

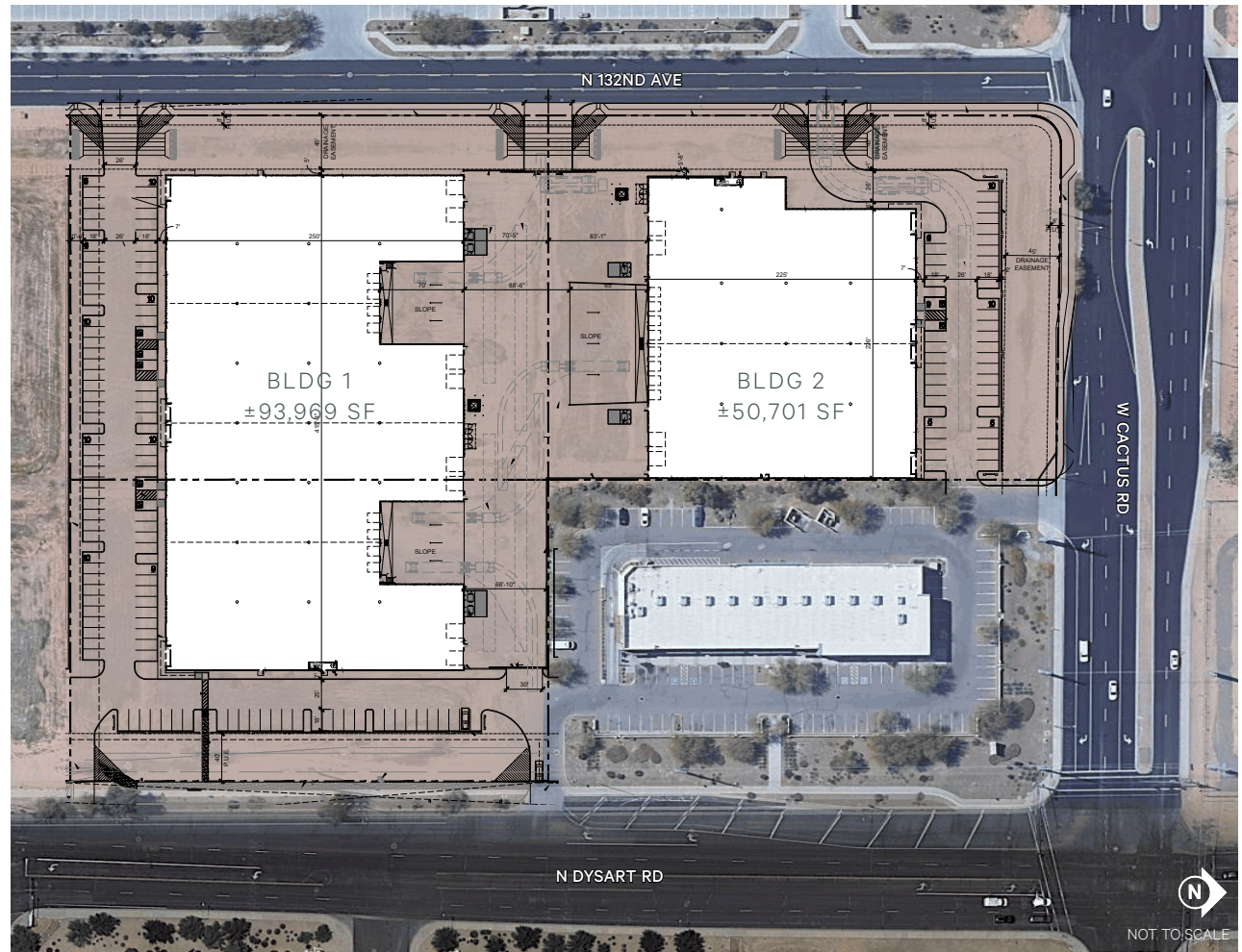
Total SF: ±144,670 SF  
 Site Area: ±8.1 Acres  
 Zoning: BP, City of Surprise

## Project Details:

Optional Gated Truck Court  
 ±32' Clear Height  
 ESFR Sprinkler System  
 R30 Insulation  
 LED Lighting

	BUILDING 1	BUILDING 2
<b>Total SF</b>	93,969	50,701
<b>Office SF</b>	5,000	2,500
<b>Warehouse SF</b>	88,969	48,201
<b>Min. Divisibility</b>	TBD	TBD
<b>Dimensions</b>	250'x415'	225'x226'
<b>Dock Doors</b>	8	8
<b>Grade Level Doors</b>	8	4
<b>Power</b>	2,000a	1,200a
<b>Parking Spaces</b>	110	45
<b>Parking Ratio</b>	1.17/1,000	.87/1,000

ALL MEASUREMENTS ARE APPROXIMATE



# Area Overview

W Cactus Rd & N Dysart Rd  
 Surprise, AZ 85379



WALMART  
 COSTCO

CHEVROLET  
 KIA  
 FORD  
 TOYOTA  
 NISSAN  
 CHRYSLER  
 JEEP  
 DODGE  
 RAM  
 HYUNDAI  
 SUBARU

W WADDELL RD  
 AUTOZONE

W CACTUS RD

FRY'S FOOD  
 UPS  
 SONIC  
 CHASE  
 WELLS FARGO  
 CAFE RIO  
 NATIVE GRILL  
 MARCO'S PIZZA  
 FREDDYS

SAFEWAY  
 US BANK  
 ROSATIS  
 TACO BELL  
 WALGREENS  
 PAPA JOHNS  
 FITNESS ONE  
 AMC THEATER  
 UPTOWN ALLEY

amazon

SEACA PACKAGING

TRIMACO  
 CRESCENT CROWN

WALMART  
 AUTOZONE  
 McDONALDS  
 ANYTIME FITNESS  
 SUNBANK  
 BURGER KING

Subject Site

60

WALGREENS  
 SHELL

**FREeway ACCESS FROM SITE**

- ±3 miles to US 60
- ±4 miles to Loop 303
- ±6 miles to Loop 101
- ±13 miles to I-10
- ±30 minutes to PHX

KOHL'S

Ball

Red Bull

WHITE CLAW  
 HARD SELTZER

CRI  
 Cives Steel Company  
 cavco

W PEORIA AVE

W OLIVE AVE

PUMA

Microsoft

AVANTI  
 EPCOR

NORTHERN PKY

Nestle

Rinker  
 MATERIALS  
 A QUORTEL COMPANY

W NORTHERN AVE

NORTHERN PKY - UNDER CONSTRUCTION

NOT TO SCALE



