

**DELIVERS Q4 2024**



# SKYWAY BUSINESS PARK

13820 W RIOGLASS SOLAR ROAD | SURPRISE, AZ

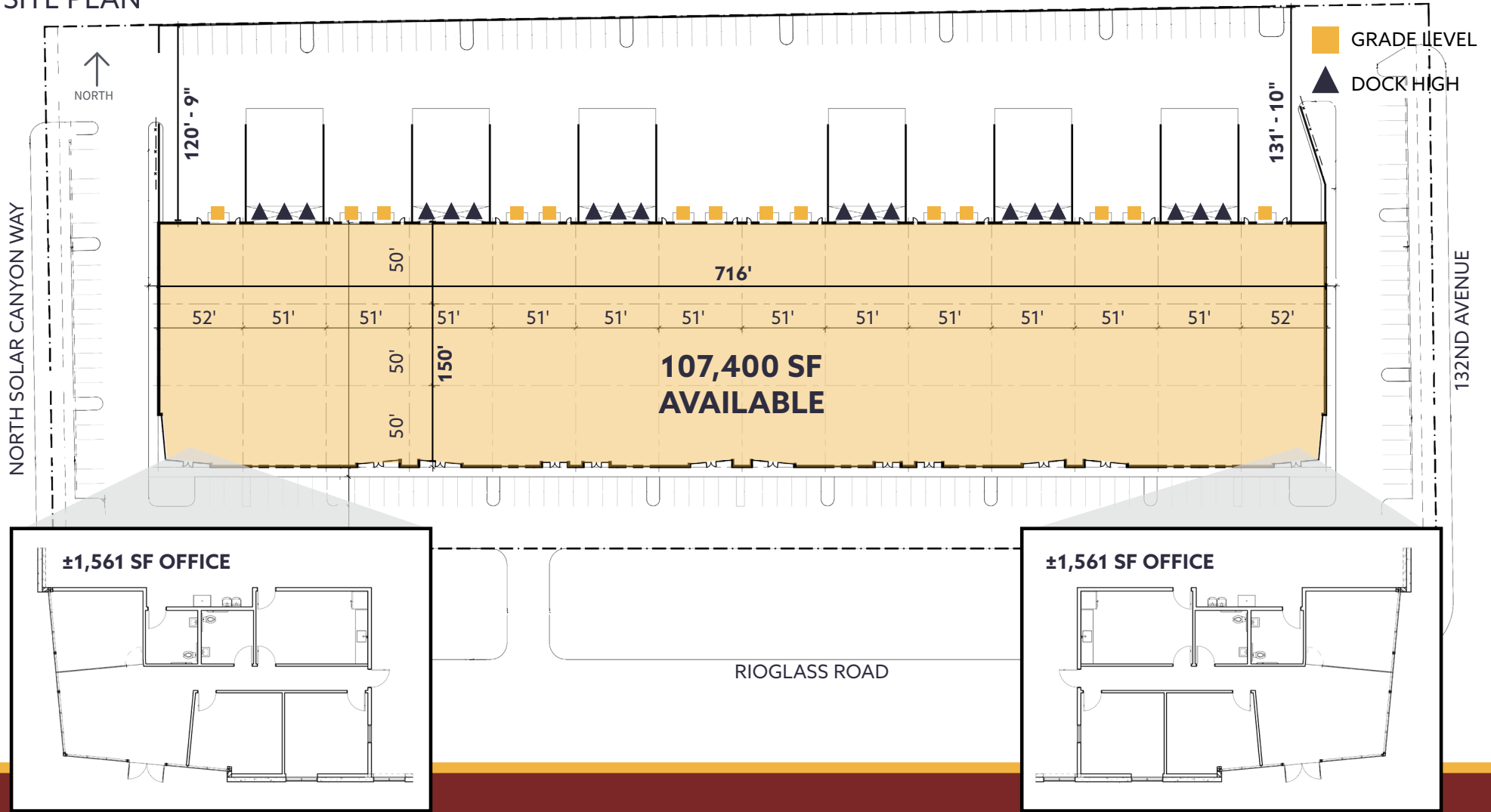
**107,400 SF (DIVISIBLE TO 30,000 SF)**

**AVAILABLE FOR LEASE**



Jones Lang LaSalle Americas, Inc. License #: CO508577000

# SITE PLAN



## PROPERTY FEATURES

- Building size: ±107,400 SF
- Available: ±107,400 SF (divisible to 30,000 SF)
- Office suites: ±1,561 SF each
- Building dimensions: 150' x 716'
- Clear height: ±30'
- (18) 9' x 10' dock high doors
- (14) 12' x 14' grade level doors
- Dock levelers (every other door)
- 198 auto parking spaces
- ESFR K-25 fire sprinkler system
- R-24 roof insulation
- 60 mil TPO roof membrane
- Floor thickness: 6" (4000 PSI)
- 131' full concrete truck court
- Motorized rolling truck court gates
- Power: 3000A, 480/277V, 3 phase (APS)
- LED site and building lighting
- 100% air conditioned
- Industrial park zoning
- Professional business park environment
- Located less than 5 miles between Loop 303 and Loop 101
- Corporate neighbors include: Southwest Products, Expeditors, IRIS, Crescent Crown Distribution, Microsoft, Red Bull, White Claw, and Ball



### Area Demographics

<b>30-minute drive time radius:</b>	<b>Education:</b>	<b>Population Growth:</b>
2023 Population: 159,973 2023 Median Age: 38.3 2023 Median Household Income: \$84,017	2023 Civilian Workforce: 66,376 Unemployment Rate: 3.6%	5-Year Historical Population Growth: 16.3% 5-Year Projected Population Growth: 5.9%

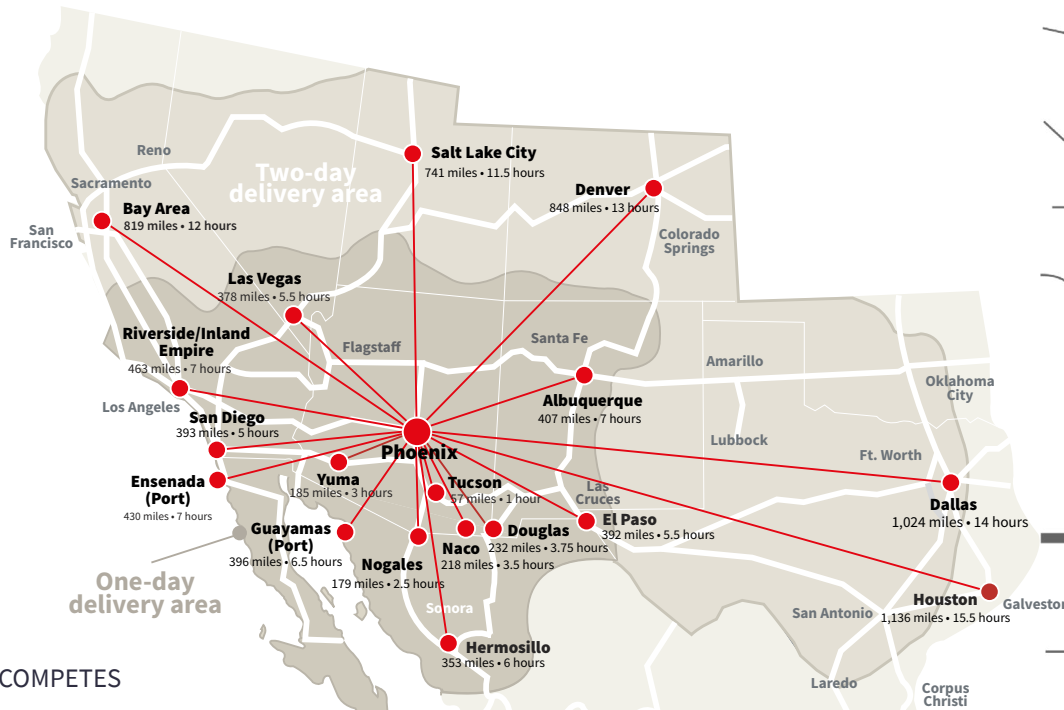
## SKYWAY BUSINESS PARK

(2.5 miles)

(6.5 miles)

(4.5 miles)

Affordable new subdivisions (Under \$300,000)



ARIZONA COMPETES

- Quality jobs income tax credits
- Job training reimbursable grants
- R&D tax credit
- Qualified facility tax incentives
- Renewable energy tax program
- 100% electable sales factor for multi-state corporations
- 30% reduction in corporate income tax rate
- Improved accelerated depreciation schedule

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THE WEST VALLEY

**1.7 million** people live in the West Valley

**40%** of Phoenix residents live west of I-17

**\$96,038** is the average annual income for households in the West Valley

**62%** of the West Valley population is workforce age

**74%** of the West Valley workforce commutes

outside of the region to work in other parts of Maricopa County

**34%** of the manufacturing workers in Maricopa County live in the West Valley, yet only 23% of the jobs are located here



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