

DELIVERY Q2 2025



## PROPERTY FEATURES

- Flexible design for single or multiple tenants
- Dry TYCO Quell fire suppression
- Freezer temperature capable throughout

## INDUSTRIAL COLD STORAGE

1000 N. Summit Way  
Surprise, AZ

FOR LEASE ±208,076 SF

**DIVISIBLE TO ±36,000 SF**

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**An i3 Development**  
MAKING A DIRECT DIFFERENCE.  
EVERY PERSON. EVERY PROJECT.



# SITE PLAN

Total SF Available ±208,076 SF

Potential Office 3,000 SF (x2)

Dock Doors 27 (vertical dock levels)  
2 ramp to grade doors

Ceiling Heights 46' 3"

Column Spacing ±60' x ±60'

Speed Bay ±60'

Truck Court Depth ±130'

Gated Truck Court 185' deep

Building Dimensions ±300' x ±676'

Trailer Parking 41 spaces

Auto Parking 364 spaces

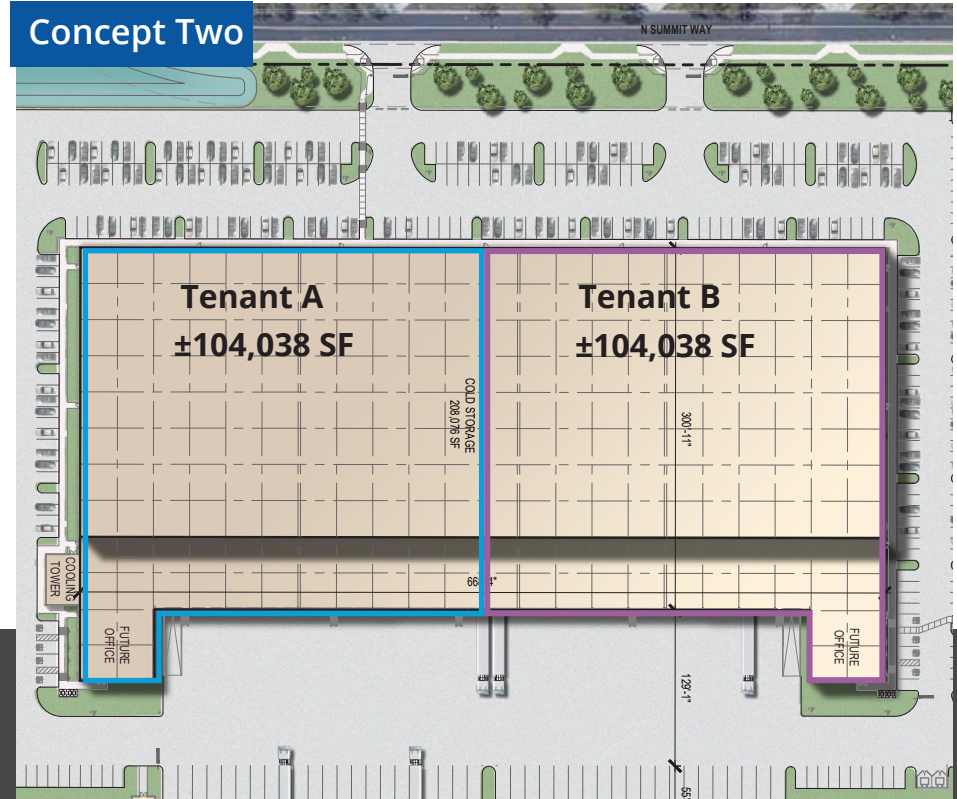
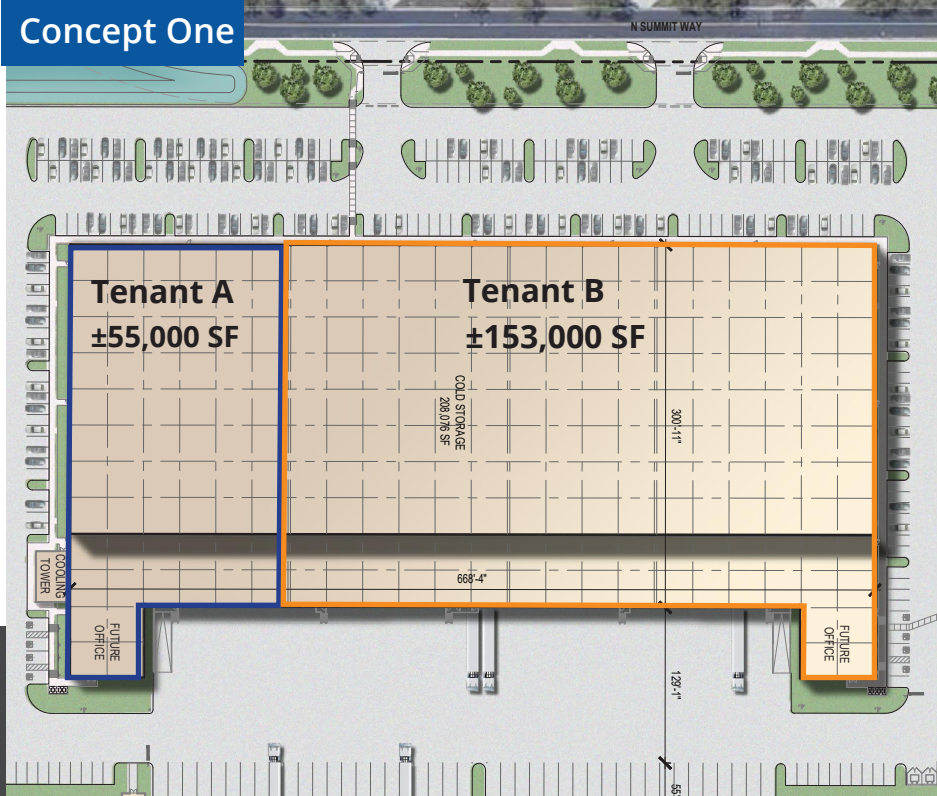
Power 3000 Amps

- Dry TYCO Quell fire suppression
- Flexible design for single or multiple tenants
- Multiple points of ingress and egress



# CONCEPTUAL DEMISING PLAN

The building is designed to accommodate users down to the  $\pm 50,000$  SF range. The below plans are conceptual and demising walls can be moved for **smaller** or **larger** requirements.



## Concept One

	SUITE A	SUITE B
Total SF	$\pm 55,000$	$\pm 153,000$
Cold Storage SF	$\pm 42,000$	$\pm 122,000$
Cold Dock SF	$\pm 10,800$	$\pm 28,000$
Office SF	$\pm 3,000$	$\pm 3,000$

## Concept Two

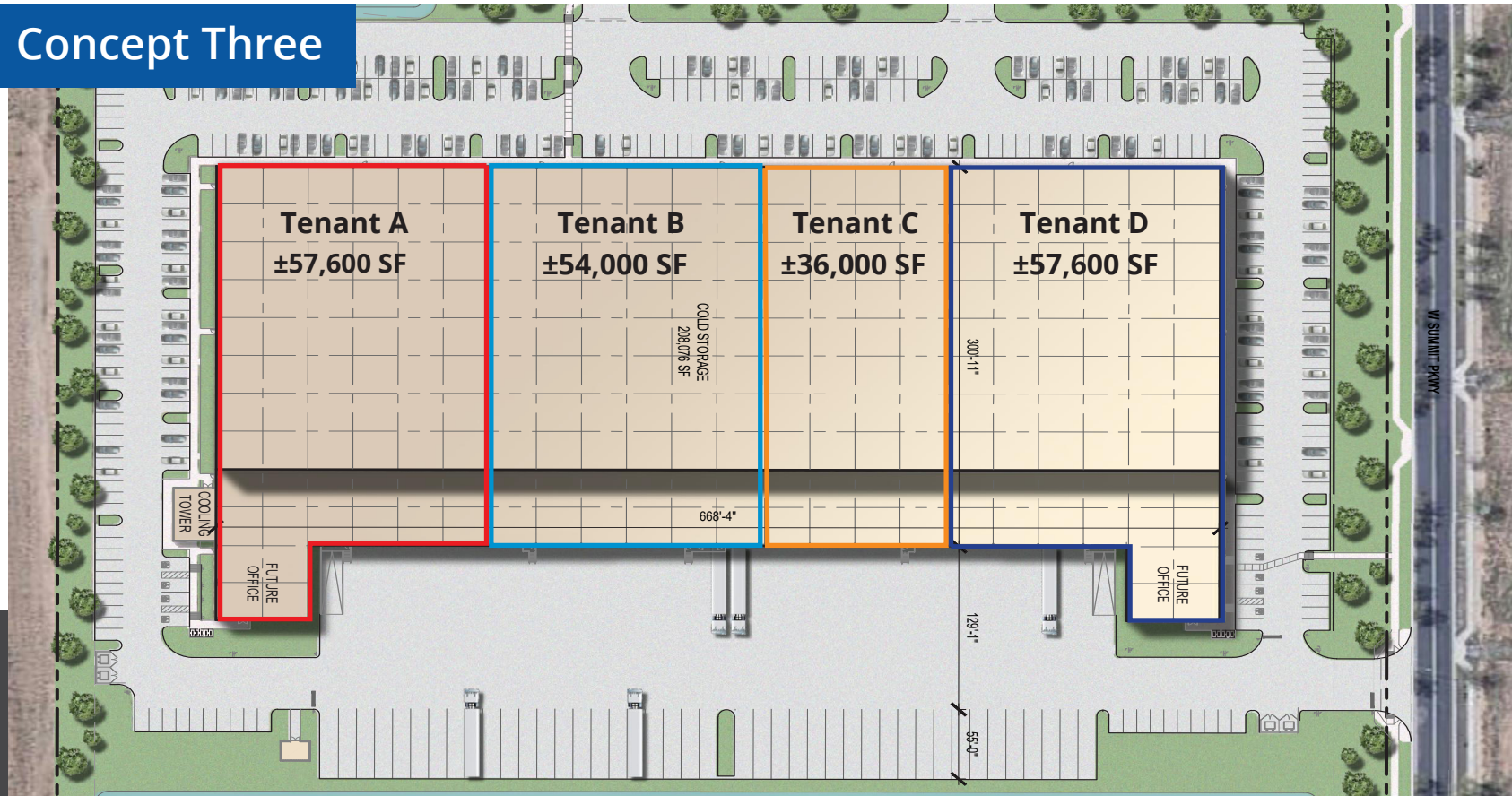
	SUITE A	SUITE B
Total SF	$\pm 104,038$	$\pm 104,038$
Cold Storage SF	$\pm 81,038$	$\pm 81,038$
Cold Dock SF	$\pm 20,000$	$\pm 20,000$
Office SF	$\pm 3,000$	$\pm 3,000$



# CONCEPTUAL DEMISING PLAN

The building is designed to accommodate users down to the  $\pm 50,000$  SF range. The below plan is conceptual and demising walls can be moved for **smaller** or **larger** requirements.

## Concept Three



## Concept Three

	SUITE A	SUITE B	SUITE C	SUITE D
Total SF	$\pm 57,600$	$\pm 54,000$	$\pm 36,000$	$\pm 57,600$
Cold Storage SF	$\pm 43,200$	$\pm 43,200$	$\pm 28,800$	$\pm 43,200$
Cold Dock SF	$\pm 10,800$	$\pm 10,800$	$\pm 7,200$	$\pm 10,800$
Office SF	$\pm 3,600$	BTS	BTS	$\pm 3,600$



### PORTS

Los Angeles Port: 375 miles  
 Long Beach Port: 375 miles  
 San Diego Port: 345 miles



### CITIES

Las Vegas: 271 miles  
 San Francisco: 745 miles  
 Reno: 700 miles



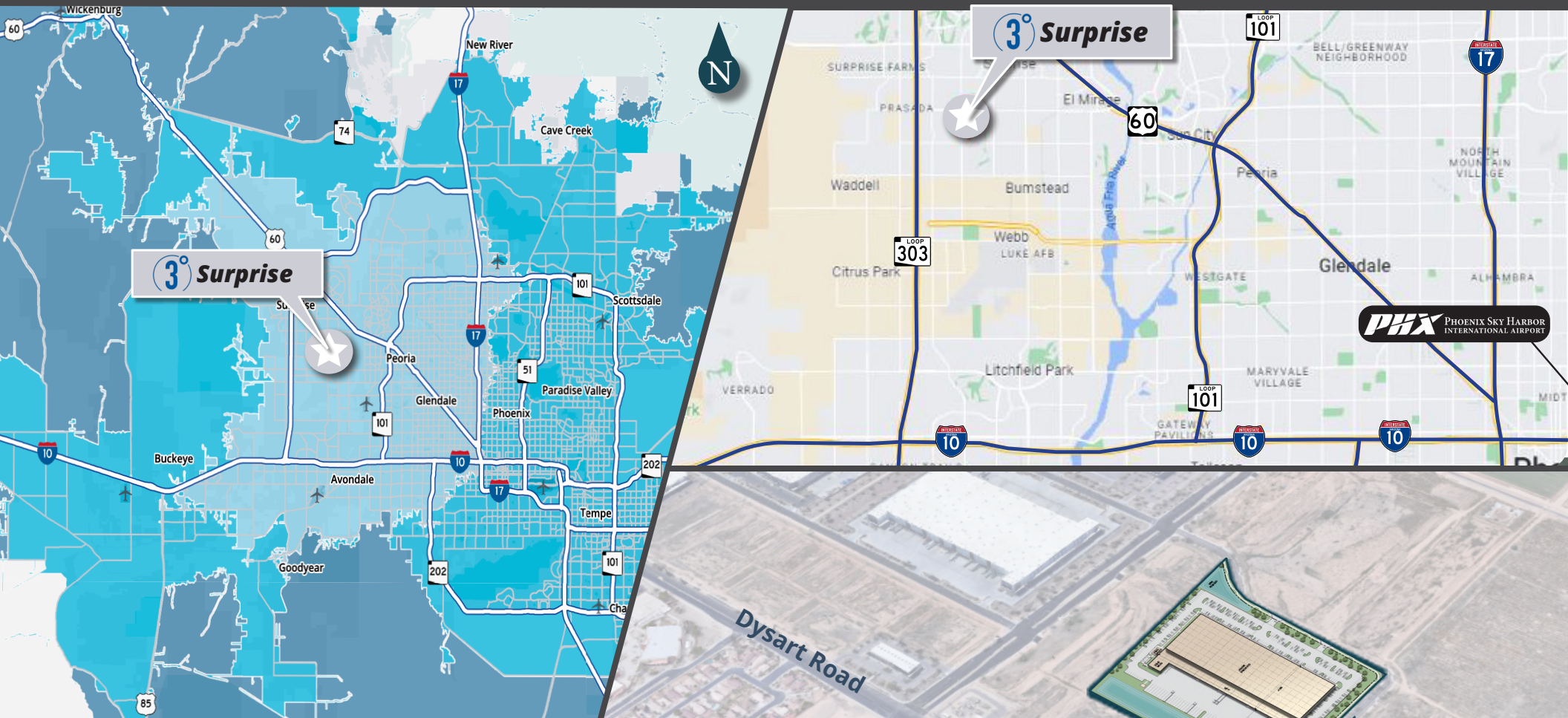
### ROADWAYS

**10** 13.5 miles  
**60** 2.5 miles  
**17** 17.5 miles  
**303** 4.3 miles  
**101** 4.3 miles



### AIRPORTS

Phoenix Sky Harbor  
 25.0 miles



### Drive Time - based on moderate traffic

	0 - 30 Minutes contains <b>1,762,810</b> total population
	30 - 60 Minutes contains <b>4,242,292</b> total population
	60 - 90 Minutes contains <b>4,974,268</b> total population

Dysart Road  
 Cactus Road  
 N. Summit Way





**SURPRISE**

i3interests.com



## WHAT TO KNOW ABOUT PHOENIX...

Phoenix is the #1 city for population growth in the U.S. 35MM consumers can be served within a single day's truck haul. It is the 2nd largest talent pool in the Western U.S. with over 300,000 individuals in e-commerce, distribution, and logistic operations.

3° Surprise is a cold storage development strategically located with proximity to Loop 101, Loop 303, and Highway 60. The site is ideal for cold storage, food distribution, e-grocery, and food manufacturing users.

LEASING BY:

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