

Available for Lease or Sale

135,896 SF - Divisible

**11701 N 132nd Avenue,
Surprise, AZ 85379**

Move-In Ready

**Excess Outdoor Storage
and Trailer Parking**

HORIZON
At Skyway Commons



 **CAPITAL BAY**
PARTNERS

 **FOUNDATION**
CAPITAL
PARTNERS

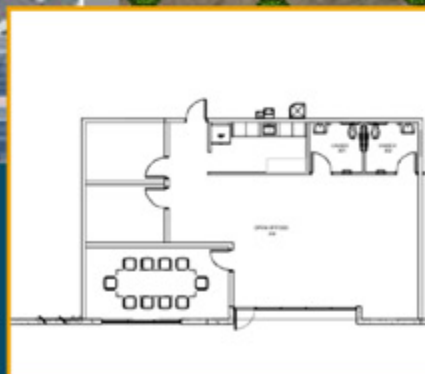
 **JLL**

SITE PLAN



Building Features

- ±135,896 SF building
- Outside storage capable
- 32' clear height
- 54' x 54' column spacing with 60' speed bay
- 16 dock high doors (9' x 9')
- 8 drive-in doors (12' x 14')
- EVAP Cooling in the warehouse
- 3000 amps (APS)
- R-38 roof insulation
- 7" unreinforced slab
- Full concrete truck court (4" pavement, PCC concrete ramps)
- 144 parking stalls 30 trailer drops
- ESFR fire sprinklers
- BP zoning
- Fully secured truck court



SPEC SUITE HIGHLIGHTS

Suite 120

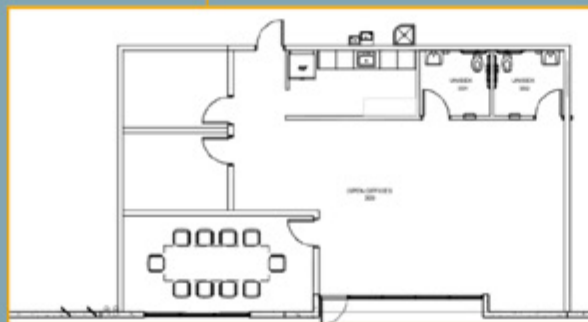
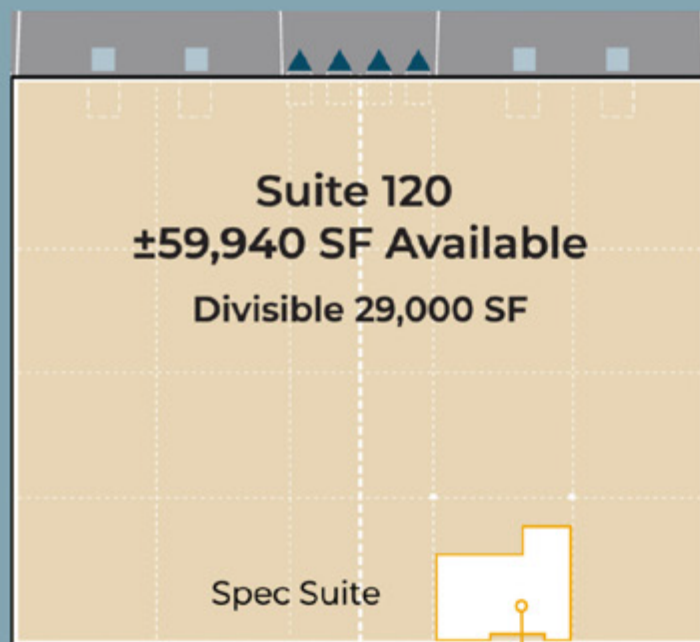
59,940 SF available divisible +/- 29,000 SF

Spec office 1,800 SF

1-pit leveler

4-dock high doors

4-drive in doors



Suite 140

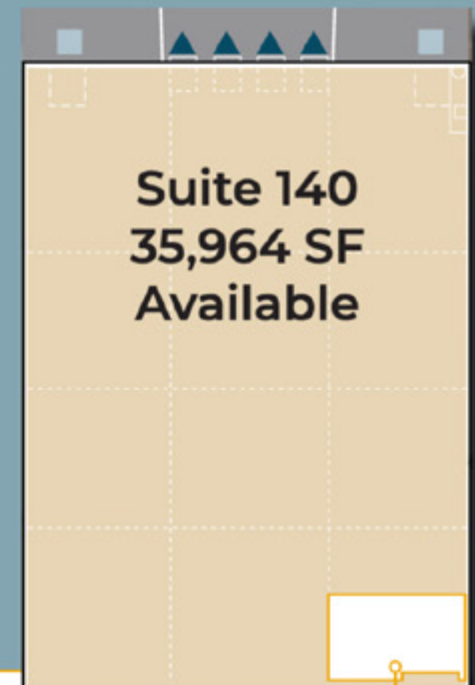
35,964 SF available

Spec office 1,397 SF

1-pit leveler

4-dock high doors

2-drive in doors



CORPORATE NEIGHBORS

HORIZON At Skyway Commons

15 minutes | 8.5 miles to
Westgate Entertainment District

15 minutes | 13.5 miles to I-10

30 minutes | 26 miles to
Downtown Phoenix

40 minutes | 30 miles to Phx Sky
Harbor Int'l Airport

DESIGN
UNDERWAY

5 MINUTES | 3 MILES

CACTUS RD 9 MINUTES | 4.5 MILES



