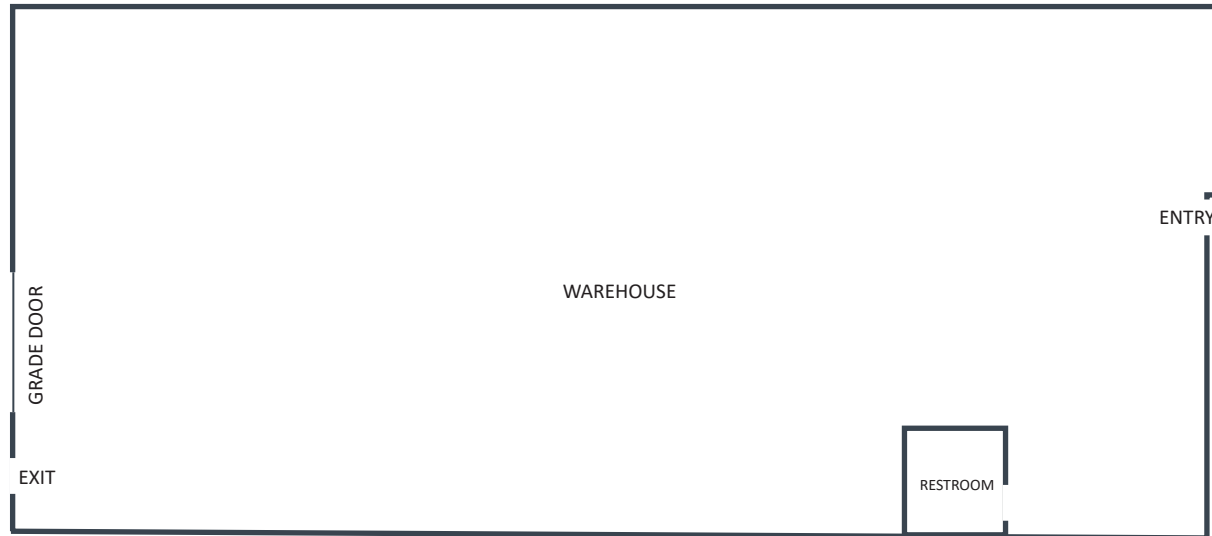


FOR SUBLEASE

11304 N Dysart Rd, Suite 104
Surprise, AZ 85379

FLOOR PLAN



PROPERTY FEATURES

- Suite 104 - ±3,891 SF warehouse building
- One (1) restroom
- ±18' clear height in warehouse
- One (1) grade door
- 200 amps at 277/480v (expandable)
- Evap cooled
- ESFR fire sprinklers
- Strategically located between Loop 303 & Loop 101
- Master lease expires 8/31/2026
- Available immediately
- Sublease Rate: \$1.05/SF NNN

PARCEL

 not to scale
all dimensions are approximate

