

# LEVEL CROSSING

# INDUSTRIAL

13550 N DYSART RD | SURPRISE, AZ

Colliers



Move-In Ready

**Manufacturing, Distribution,  
Potential Yard**



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## PROPERTY DETAILS

Zoning and entitlements are in place to accommodate a diverse business base such as:



**HEAVY  
MANUFACTURING**



**DISTRIBUTION/  
LOGISTICS**



**POTENTIAL  
YARD**

## Provided utilities include:



**Power**  
APS power  
adjacent to the site



**Gas**  
Southwest Gas  
is available



**Water**  
& sewer provided  
by City of Surprise

## SHELL COMPLETE



Building Size  
**150,615 SF**



## Paving

**3.00" HMA, 6.00" ABC**

Heavy Duty Paving  
Fire Lanes

**2.50" HMA, 4.00" ABC**

Light Duty Paving  
Car Stalls

**6.00" Unreinforced  
Concrete**

Dock Aprons and  
Truck Court

## IMPROVEMENTS

- Roofing: 60 Spray Foam & Elastometric Coating
- Dock Doors and Equipment: 30 Dock Doors total with 10 Dock Packages included
- Fire protection: ESFR
- Power: 3000 amps, 3-phase 480
- 100% HVAC
- LED Lighting
- Drive In Doors: Motor operated
- Potential Yard
- ±2,000 SF Spec Office  
(Completing 5/25)





# SURPRISE RAILPLEX



## Tenant Summary

**40%**

MANUFACTURING/  
DISTRIBUTION/  
WHOLESALE

**30%**

PROFESSIONAL  
SERVICES

**13%**

EDUCATION/  
GOVERNMENT

**10%**

MEDICAL

**7%**

OTHER

## RAILPLEX highlights



4 Corporate  
HQs



2 Sq Mi  
Shovel Ready  
Industrial Park



5,000 Linear Feet  
Ennis BNSF  
Rail Spur



2 Power  
Substations



Foreign  
Trade Zone



Surprise Water  
Campus & Future  
Fire Station



25 Restaurants  
& Anchor  
Entertainment



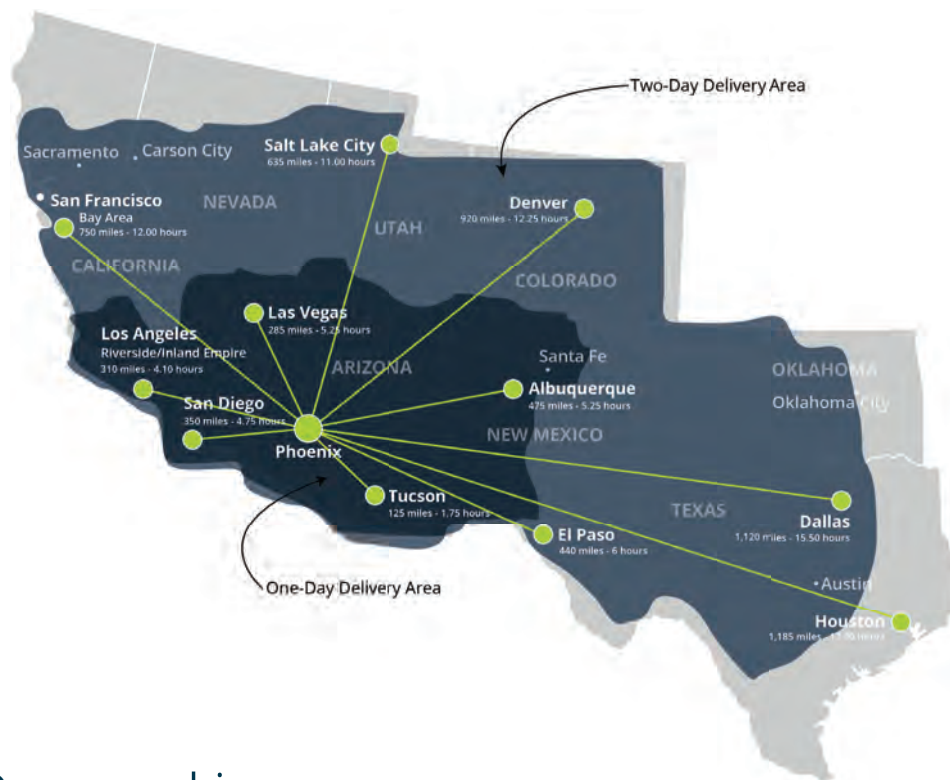
1,500 Jobs



<4 hours to  
SoCal's Inland Empire

# LOCATION OVERVIEW

The city of Surprise is experiencing steady population growth and is currently home to more than 130,000 residents. In fact, it's not only the fastest growing city in Arizona, but it's the fifth fastest nationwide and has increased 24.8% since 2010. The median household income in Surprise is \$59,094 as compared to Phoenix at \$46,881.



## Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Current Population	17,452	98,003	205,216
2026 Projection	18,509	104,400	218,447

### Proximity

60	2 miles	101	5.5 miles	17	25 miles	51	30 miles
303	4.4 miles	10	5.5 miles	202	30 miles	87	44 miles

### Top Employers in Surprise

- Sands Motor Company
- Expeditors
- Larry H. Miller
- Southwest Products
- Microsoft
- Red Bull
- Crescent Crown
- IRIS USA
- White Claw

### Top Industries in Surprise

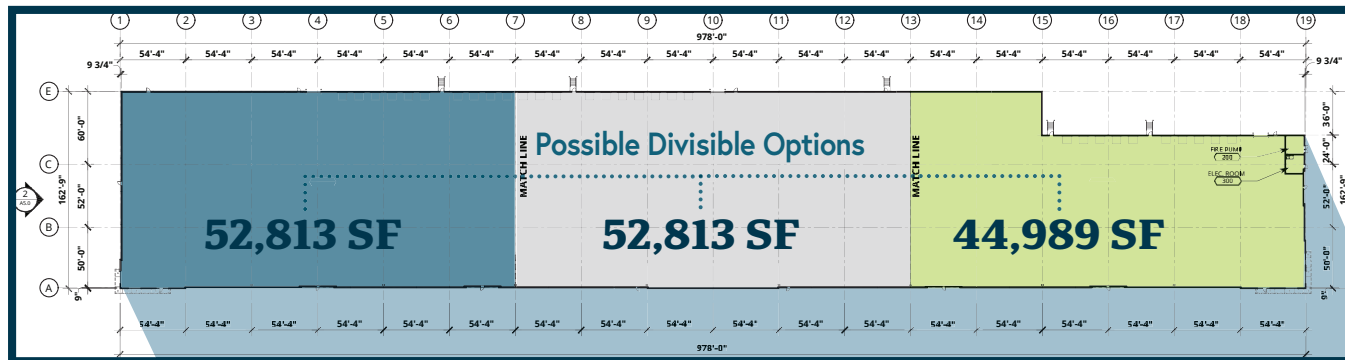
- Healthcare
- Advanced Business Services
- Advanced Manufacturing
- Education
- Emerging Technologies

### Top Amenities in Surprise

- Prasada
- Surprise Spectrum
- Loop 303 Development
- City Center
- Railplex
- Surprise Stadium
- Surprise Tennis & Racquet Complex



# SITE PLAN



**LEVEL CROSSING - 1**  
36,000 SQ FT  
FULLY LEASED

**LEVEL CROSSING - 2**  
32,000 SQ FT  
FULLY PRE-LEASED  
COMPLETING CONSTRUCTION - FALL 2023

## LEVEL CROSSING - 3

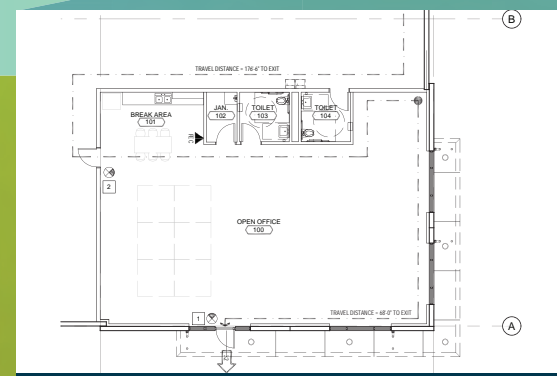
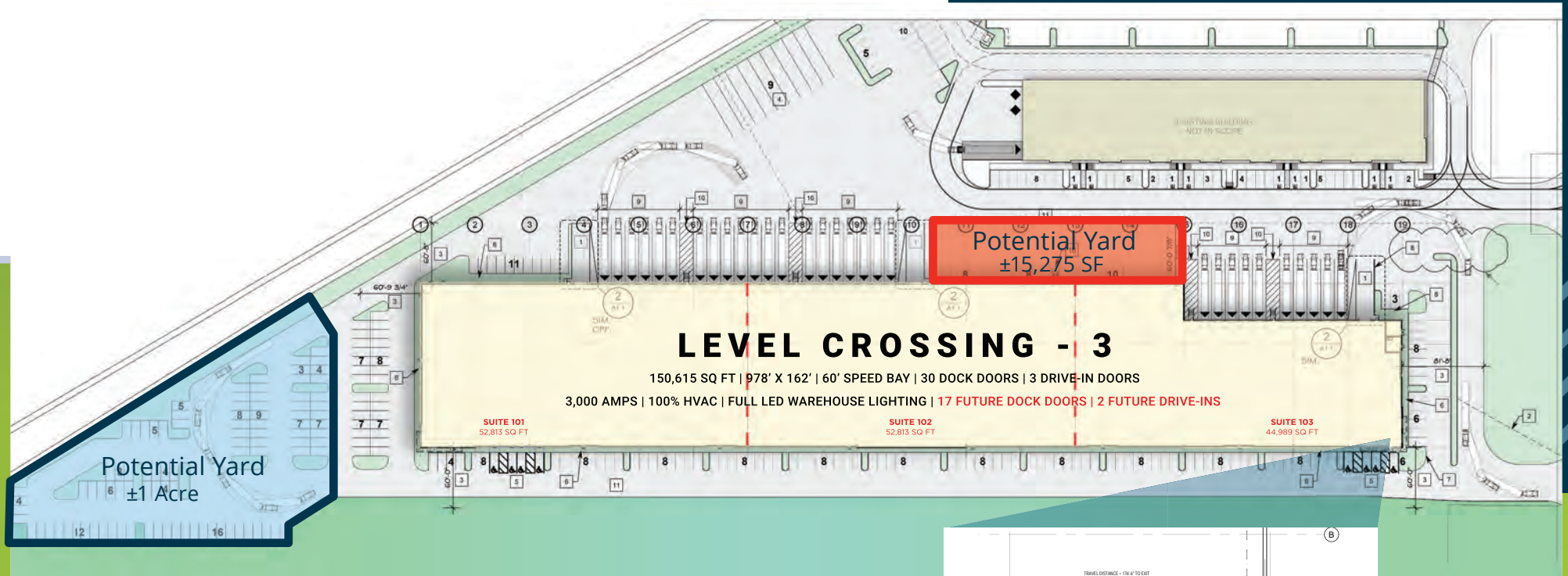
150,615 SQ FT | 978' X 162' | 60' SPEED BAY | 30 DOCK DOORS | 3 DRIVE-IN DOORS  
3,000 AMPS | 100% HVAC | FULL LED WAREHOUSE LIGHTING | 17 FUTURE DOCK DOORS | 2 FUTURE DRIVE-INS

**SUITE 101**  
52,813 SQ FT

**SUITE 102**  
52,813 SQ FT

**SUITE 103**  
44,989 SQ FT

# SITE PLAN Potential Yard





AVAILABLE  
FOR  
LEASE

LEVEL  
CROSSING



Surprise Railplex

For more information, please contact:

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