



# MERIT SURPRISE



## RAIL SERVED LOGISTICS & MANUFACTURING PARK



**FOR SALE OR LEASE**  
**±1,025,000 SF**



NEC CACTUS RD & LITCHFIELD RD, SURPRISE, AZ

**CBRE**

# CONCEPTUAL SITE PLAN & PROJECT FEATURES

Building Size	±1,025,000 SF
Clear Height	±40'
Trailer Parking	632 (Expandable)
Auto Parking	700 (Expandable)
Rail	BNSF Rail Served

POWER:



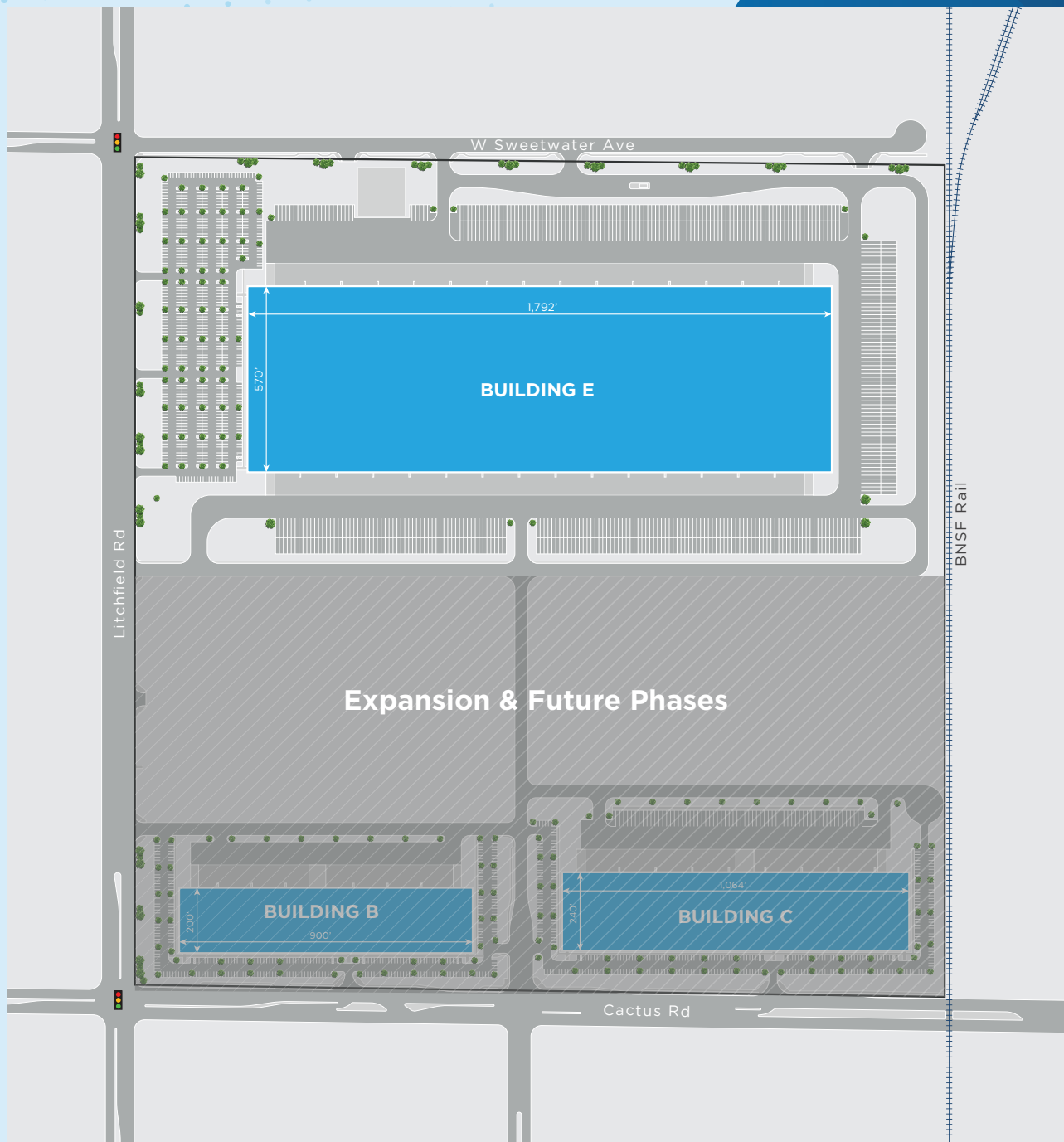
GAS:



WATER:



City of Surprise



# STRATEGIC LOCATION



The West Valley is home to **±1.7 million residents** and is expected to grow to **±2.1 million by 2030**



Tremendous **residential** and **retail** growth in the surrounding area



Located less than **5 miles** from **Loop 303** and **101 Freeways** and **3 miles** from **Northern Parkway**



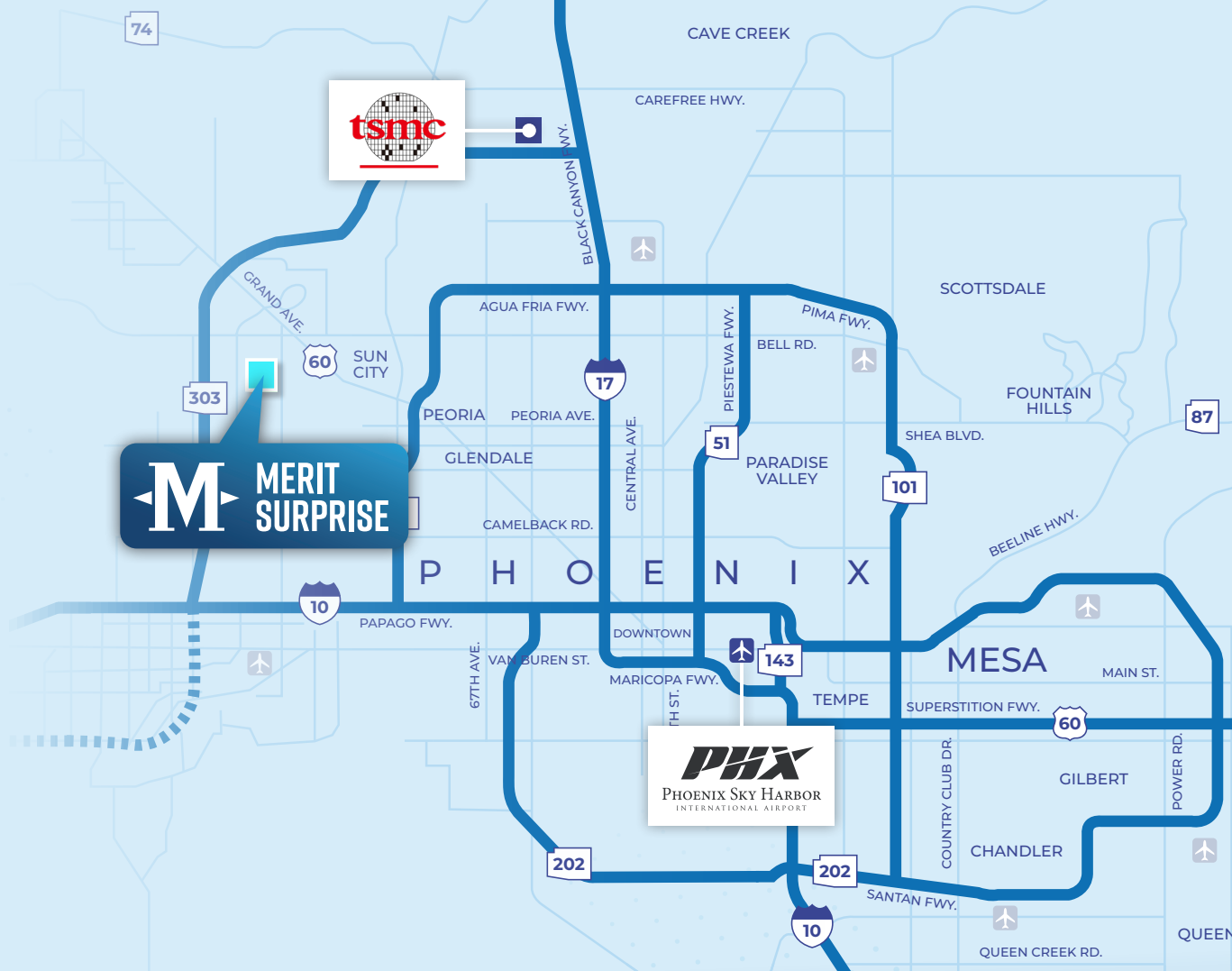
**±25 minutes** to Phoenix **Sky Harbor International Airport**



# AREA OVERVIEW

## PHOENIX, AZ

- Phoenix is a major logistics/manufacturing hub
- Arizona's affordable operating environment and market advantages include:
  - One of the lowest labor costs in the Western US
  - The third largest labor pool in the West
  - An ability to serve 30 million consumers within a one-day truck haul
  - An exceedingly accessible geographic region
  - A low-cost operating environment and right-to-work state
  - Shipping costs to California are 15-75% lower than other Mountain West markets



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