

# 25,466.25 m<sup>2</sup> FOR LEASE

(DIVISIBLE | HEAVY POWER)

RAIL CAPABLE (BNSF)



# SURPRISE

C R O S S I N G

13301 N 137TH AVE, SURPRISE, AZ 85379

EXISTING 6,000 AMP ELECTRICAL SERVICE TO THE BUILDING



CHRISTOPHER LYDON, SIOR  
+1 847 651 5905  
chris.lydon@kbcadvisors.com

DANNY SCHUSTER  
+1 708 218 3646  
danny.schuster@kbcadvisors.com

CHRISTIAN BODLOVICH  
+1 310 935 9710  
christian.bodlovich@kbcadvisors.com



PANATTONI



# SURPRISE CROSSING: THE KEY TO OPERATIONAL SUCCESS

- » **BNSF RAIL** CAPABLE
- » **325.16 m<sup>2</sup> OFFICE** SQUARE FOOTAGE
- » CLOSE PROXIMITY TO **LOOP 303 & NORTHERN PKWY**
- » **REMOTE** WAREHOUSE RESTROOMS
- » **(12) 18,143.68 kg** MECHANICAL PIT LEVELERS
- » **LED** WAREHOUSE LIGHTING AT **6.10 METERS** CANDLES ON **4.57 METERS** WHIPS WITH MOTION SENSORS
- » **R-11** WALL INSULATION AT **3.05 METERS** TO ROOF DECK
- » **FULL NOTIFICATION** FIRE ALARM SYSTEM WITH HORNS AND STROBES

## CONCEPTUAL RACK LAYOUT

**269.4 m × 94.49 m**  
BUILDING DIMENSIONS

**(50) 2.74 m × 3.05 m**  
DOCK DOORS

**10.97 m**  
CLEAR HEIGHT

**15.24 m × 15.85 m**  
COLUMN SPACING

**48.77 m - 54.86 m**  
TRUCK COURT DEPTH

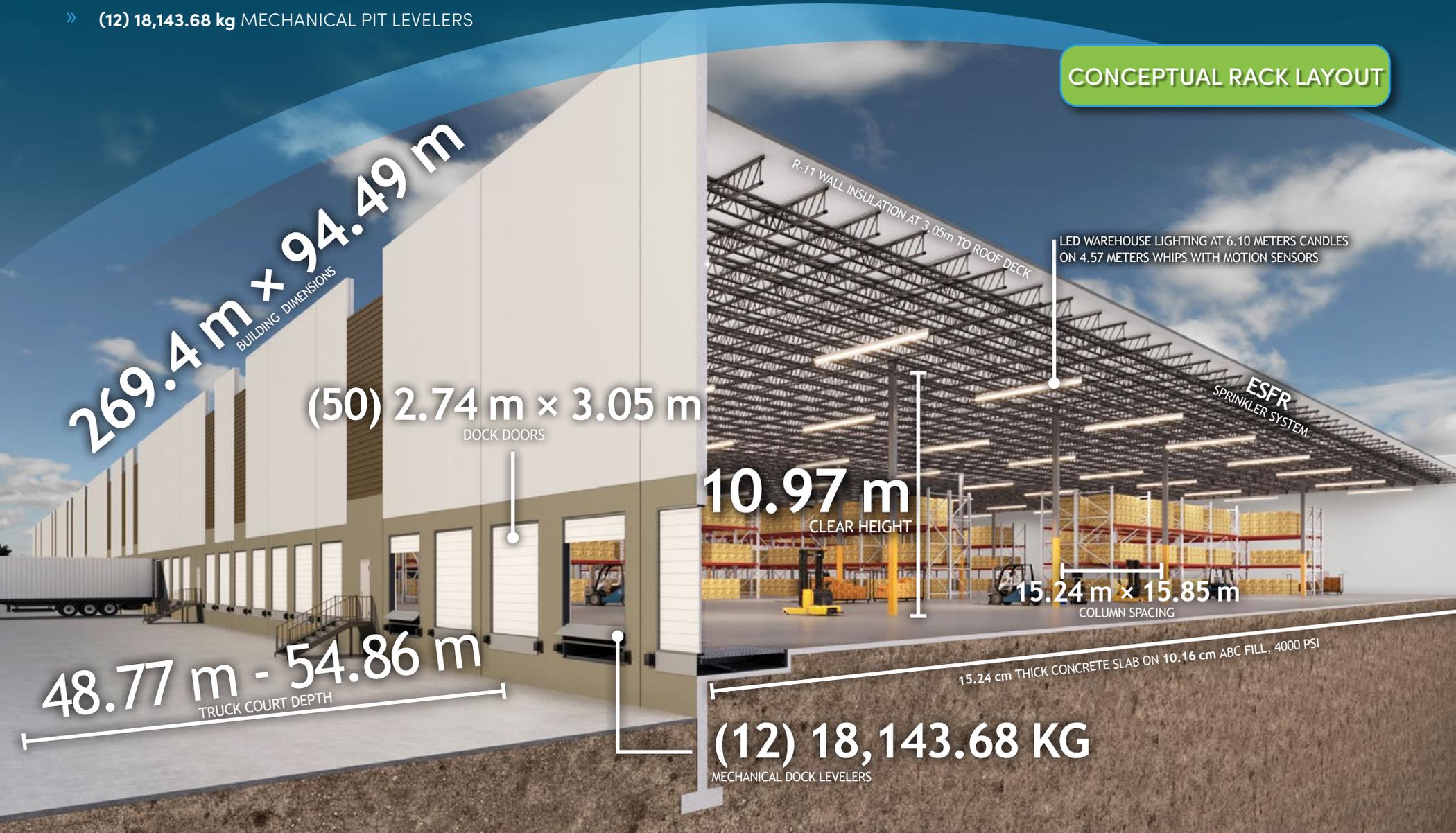
**(12) 18,143.68 KG**  
MECHANICAL DOCK LEVELERS

15.24 cm THICK CONCRETE SLAB ON 10.16 cm ABC FILL, 4000 PSI

R-11 WALL INSULATION AT 3.05m TO ROOF DECK

LED WAREHOUSE LIGHTING AT 6.10 METERS CANDLES ON 4.57 METERS WHIPS WITH MOTION SENSORS

ESFR  
SPRINKLER SYSTEM



# OPTIMIZED DESIGN FOR MAXIMUM EFFICIENCY

**25,466.25 m<sup>2</sup>**  
TOTAL BUILDING SIZE

**325.16 m<sup>2</sup>**  
OFFICE

**50 (2.74 m × 3.05 m)**  
DOCK HIGH DOORS

**±65,559.13 m<sup>2</sup>**  
TOTAL SITE SIZE

**4 (3.66 m × 4.27 m)**  
GRADE LEVEL DOORS

**10.97 m**  
CLEAR HEIGHT

**15.24 m × 15.85 m**  
COLUMN SPACING

**272 AUTO**  
PARKING SPACES

**269.4 m × 94.49 m**  
BUILDING DIMENSIONS

**37 TRAILER**  
PARKING STALLS

**6,000 AMPS, 277/480V, 3 PHASE**  
POWER (APS)

**ESFR**  
SPRINKLER SYSTEM

**48.77 m - 54.86 m**  
TRUCK COURT DEPTH



# COMMUNITY OF COMMERCE

AMENITIES WITHIN 3.5 MILES



AMENITIES WITHIN 3 MILES



AMENITIES WITHIN >.5 MILES



AMENITIES WITHIN 2.3 MILES



AMENITIES WITHIN 1 MILE



AMENITIES WITHIN 3 MILES



CACTUS ROAD

7 MINS

AMENITIES WITHIN 2.1 MILES



303

REEMS RD

BULLARD AVE

LITCHFIELD ROAD

DYSART ROAD

6 MINS

OLIVE AVE

amazon

TRIMACO

tricolor

exhibitus

IRIS

SWP

NATIONAL INDOOR RV CENTERS

Winsupply

Expeditors CENTRAL

FIDELITONE

FUGHES

Hercules

Ball

BRACH

Red Bull

UDA

Since 1960

HUBSTARR

PUMA

Nestle

Microsoft

U-HAUL

- » Quality jobs income tax credits
- » Job training reimbursement grants
- » R&D tax credit
- » Qualified facility tax incentives
- » Renewable energy tax program
- » 100% electable in corporate income tax rate
- » Improved accelerated depreciation schedule

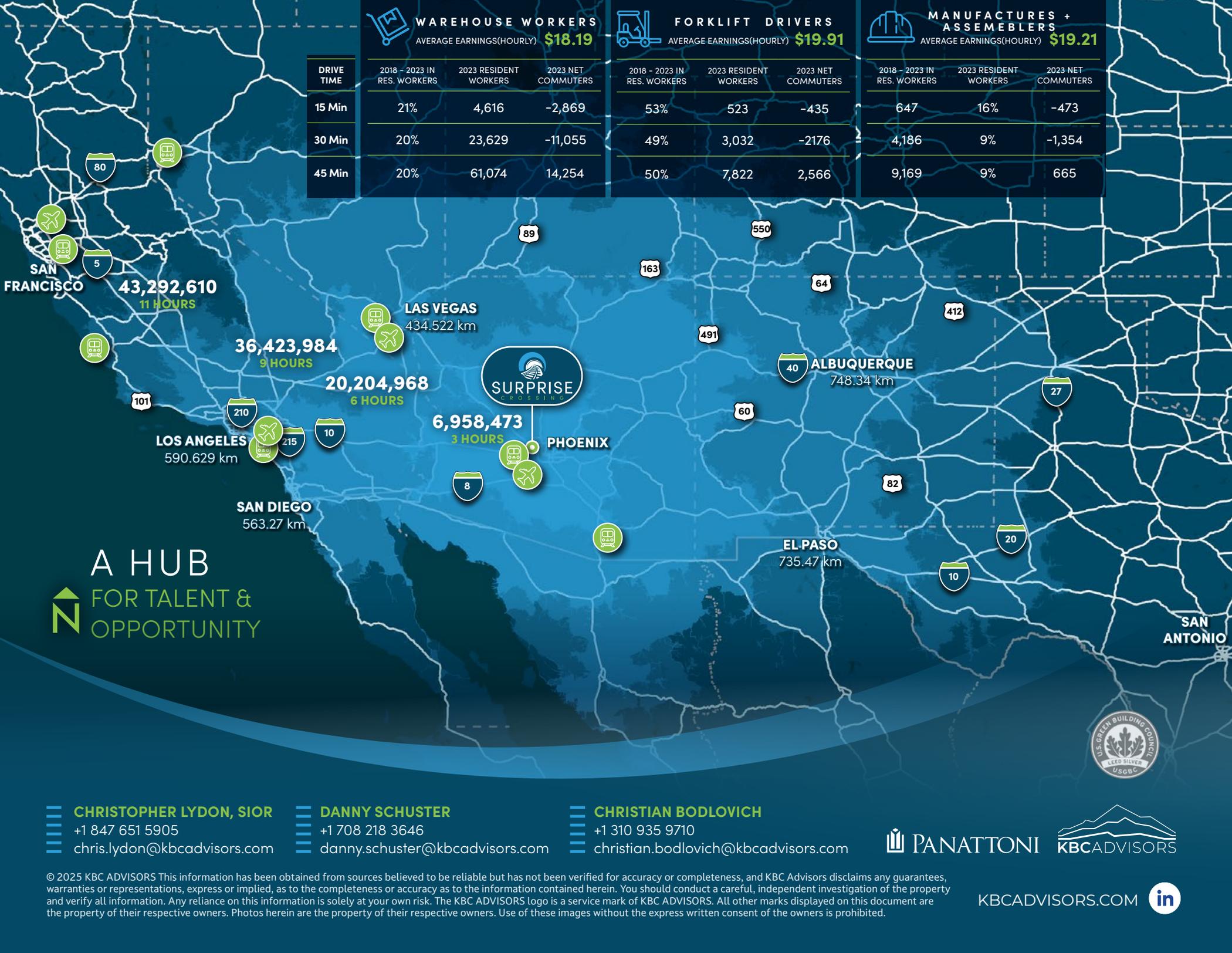
LOOP 303 | 3.6 MILES

NORTHERN PKWY | 3.3 MILES

BNSF RAIL | - - - - -

NORTHERN PARKWAY





**WAREHOUSE WORKERS**  
 AVERAGE EARNINGS(HOURLY) **\$18.19**

DRIVE TIME	2018 - 2023 IN RES. WORKERS	2023 RESIDENT WORKERS	2023 NET COMMUTERS
15 Min	21%	4,616	-2,869
30 Min	20%	23,629	-11,055
45 Min	20%	61,074	14,254

**FORKLIFT DRIVERS**  
 AVERAGE EARNINGS(HOURLY) **\$19.91**

2018 - 2023 IN RES. WORKERS	2023 RESIDENT WORKERS	2023 NET COMMUTERS
53%	523	-435
49%	3,032	-2176
50%	7,822	2,566

**MANUFACTURES + ASSEMBLERS**  
 AVERAGE EARNINGS(HOURLY) **\$19.21**

2018 - 2023 IN RES. WORKERS	2023 RESIDENT WORKERS	2023 NET COMMUTERS
647	16%	-473
4,186	9%	-1,354
9,169	9%	665

**A HUB FOR TALENT & OPPORTUNITY**



**CHRISTOPHER LYDON, SIOR**  
 +1 847 651 5905  
 chris.lydon@kbcadvisors.com

**DANNY SCHUSTER**  
 +1 708 218 3646  
 danny.schuster@kbcadvisors.com

**CHRISTIAN BODLOVICH**  
 +1 310 935 9710  
 christian.bodlovich@kbcadvisors.com



© 2025 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness, and KBC Advisors disclaims any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.

