



*13430 North Dysart Road  
Building A, Suite 150  
Surprise, Arizona*



MHG Commercial  
Your partner in commercial real estate

55 N Arizona Pl | Suite 104  
Chandler, AZ 85225 | United States  
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# Industrial Warehouse & Office for Sublease

## Industrial Warehouse & Office Sublease Opportunity!

Prime Location for Your Business Expansion

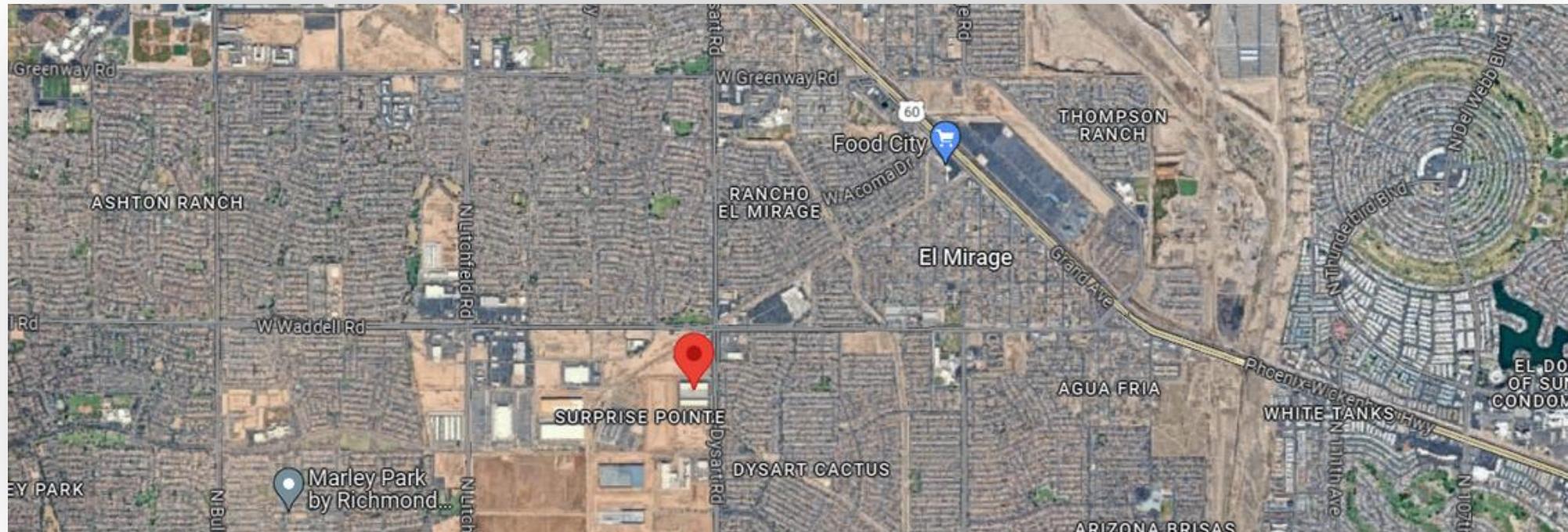
Looking for a spacious industrial warehouse and office space to take your business to the next level? Look no further! This exceptional property located at 13430 North Dysart Road, Suite 150 Surprise, AZ, offers the perfect opportunity for your company's growth and success.

### Features:

- Warehouse:* Flexible warehouse space, ideal for manufacturing, storage, distribution, and more. With ample room for equipment, inventory, and operations, this space is ready to accommodate your business needs.
- Office & Reception Area:* Dedicated office space, including a welcoming reception area, conference rooms, and private offices. Perfect for administrative tasks, client meetings, and team collaboration.

## Sublease Terms

Price per SF	\$15.60
Total Interior	7,021 SF
Lease End	August 2026



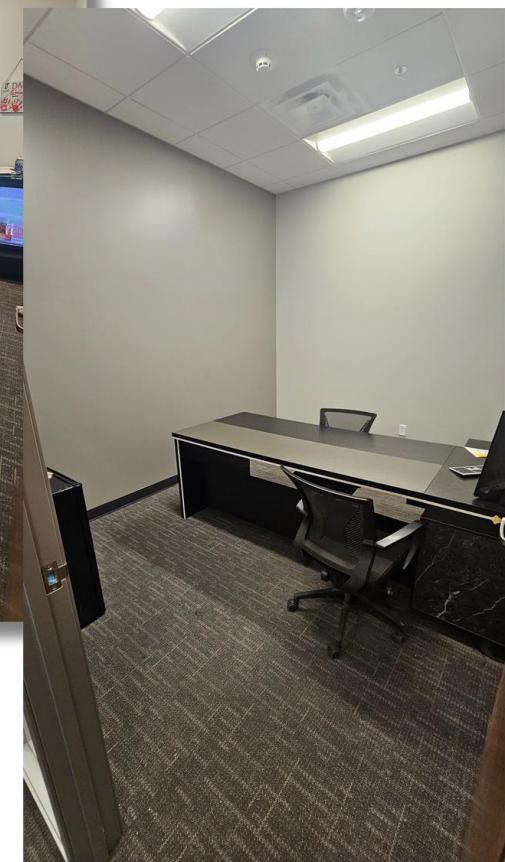
## Benefits of Operating in Surprise, AZ

*Strategic Location:* Situated in the heart of Surprise, AZ, this property offers easy access to major highways, including Highway 60 and Loop 303, facilitating convenient transportation and logistics for your business operations.

*Thriving Business Community:* Join a vibrant and growing business community in Surprise, AZ, known for its supportive environment, networking opportunities, and access to skilled labor. Benefit from proximity to other businesses, suppliers, and potential clients.

*Proximity to Amenities:* Enjoy nearby amenities such as restaurants, retail shops, hotels, and recreational facilities, providing convenience for your employees and enhancing your work-life balance.

*Business-Friendly Environment:* Surprise, AZ, is renowned for its business-friendly policies, low taxes, and favorable regulatory environment, making it an attractive destination for businesses of all sizes and industries.





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MHG Commercial is based in Phoenix, Arizona, and is dedicated to providing unparalleled service to its clients. MHG Commercial is a division of My Home Group, the fastest-growing real estate brokerage in Arizona.

MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

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