

274,040 SF FOR LEASE (DIVISIBLE | HEAVY POWER)

RAIL CAPABLE (BNSF)



SURPRISE CROSSING

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

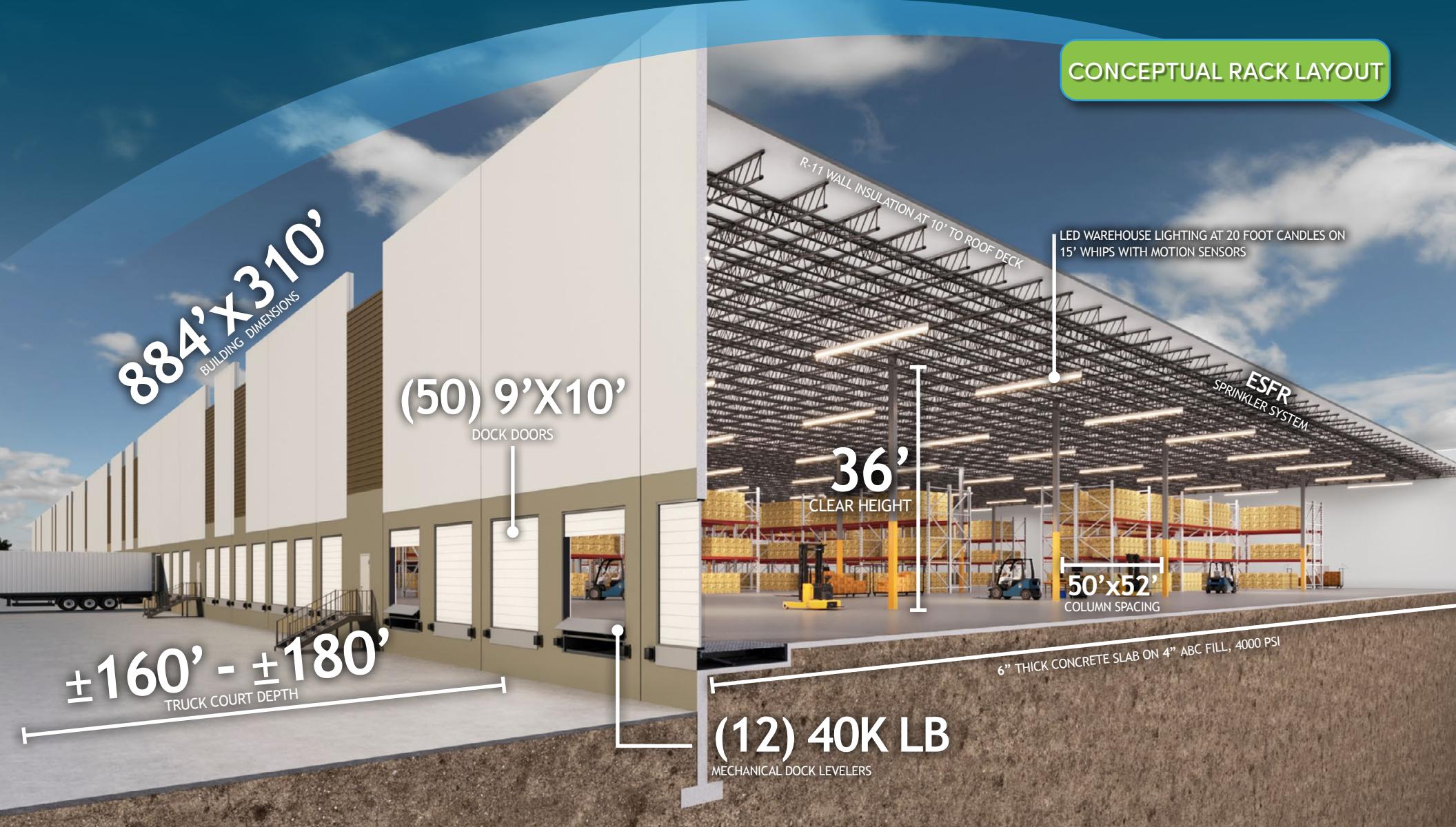
CHRISTIAN BODLOVICH
+1 310 935 9710
christian.bodlovich@kbcadvisors.com

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KBC
ADVISORS

SURPRISE CROSSING: THE KEY TO OPERATIONAL SUCCESS

- » **BNSF RAIL CAPABLE**
- » **3,500 OFFICE SQUARE FOOTAGE**
- » CLOSE PROXIMITY TO **LOOP 303 & NORTHERN PKWY**
- » **REMOTE** WAREHOUSE RESTROOMS
- » **(12) 40K LB.** MECHANICAL PIT LEVELERS
- » **LED WAREHOUSE LIGHTING** AT **20** FOOT CANDLES ON **15'** WHIPS WITH MOTION SENSORS
- » **R-11** WALL INSULATION AT **10'** TO ROOF DECK
- » **FULL NOTIFICATION** FIRE ALARM SYSTEM WITH HORMS AND STROBES



OPTIMIZED DESIGN FOR MAXIMUM EFFICIENCY

±274,040 SF
TOTAL BUILDING SIZE

3,500 SF
OFFICE

50 (9X10)
DOCK HIGH DOORS

±16.2 ACRES
TOTAL SITE SIZE

4 (12X14)
GRADE LEVEL DOORS

36'
CLEAR HEIGHT

50' X 52'
COLUMN SPACING

272 AUTO
PARKING SPACES

884' X 310'
BUILDING DIMENSIONS

37 TRAILER
PARKING STALLS

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

ESFR
SPRINKLER SYSTEM

±160' - ±180'
TRUCK COURT DEPTH



COMMUNITY OF COMMERCE





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