

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**



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PANATTONI



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 HORNS AND STROBES

CONCEPTUAL RACK LAYOUT

884' X 310'
BUILDING DIMENSIONS

(50) 9' X 10'
DOCK DOORS

±160' - ±180'
TRUCK COURT DEPTH

36'
CLEAR HEIGHT

LED WAREHOUSE LIGHTING AT 20 FOOT CANDLES ON 15' WHIPS WITH MOTION SENSORS

ESFR
SPRINKLER SYSTEM

50' X 52'
COLUMN SPACING

6" THICK CONCRETE SLAB ON 4" ABC FILL, 4000 PSI

(12) 40K LB
MECHANICAL DOCK LEVELERS

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

303

60

AMENITIES WITHIN 3.5 MILES



AMENITIES WITHIN 3 MILES



AMENITIES WITHIN 3 MILES



AMENITIES WITHIN 2.3 MILES



AMENITIES WITHIN >.5 MILES



WADDELL RD

LITCHFIELD ROAD

GREENWAY RD



AMENITIES WITHIN 1 MILE



CACTUS ROAD

7 MINS

AMENITIES WITHIN 2.1 MILES



PEORIA AVE

BULLARD AVE

LITCHFIELD ROAD

OLIVE AVE

DYSART ROAD

6 MINS

- » 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

U-HAUL

Nestle

Microsoft

PUMA

UDA

Red Bull

RAUCH

Ball

WinSupply

NATIONAL INDOOR RV CENTERS

SWP

IRIS

TRIMACO

amazon

tricolor

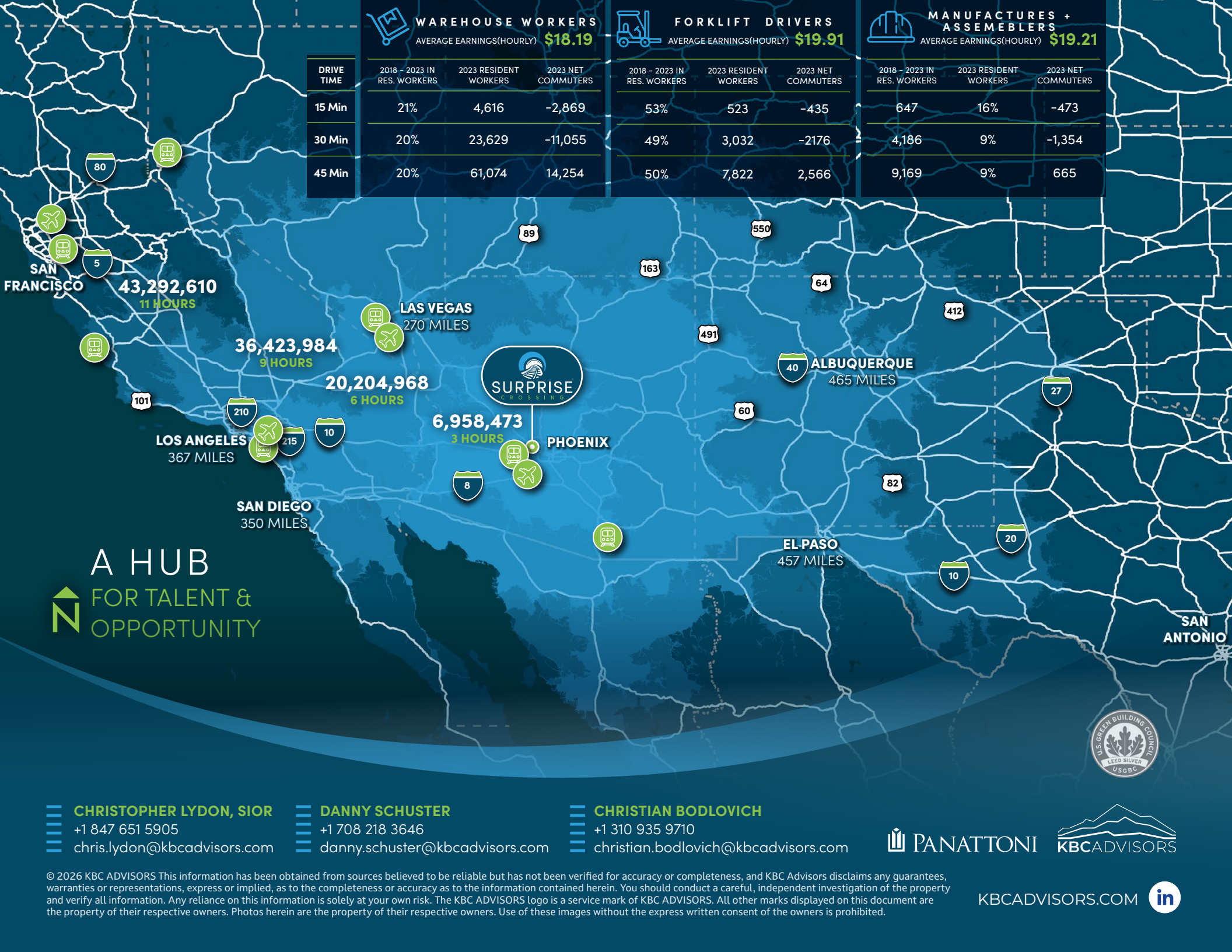
exhibitus

Expeditors

FIDELITONE

FUGHES

Hercules



A HUB
FOR TALENT & OPPORTUNITY

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