

SURPRISE POINTE

COMMERCE CENTER

13290 W SWEETWATER AVE,
SURPRISE, AZ

FOR LEASE OR SALE



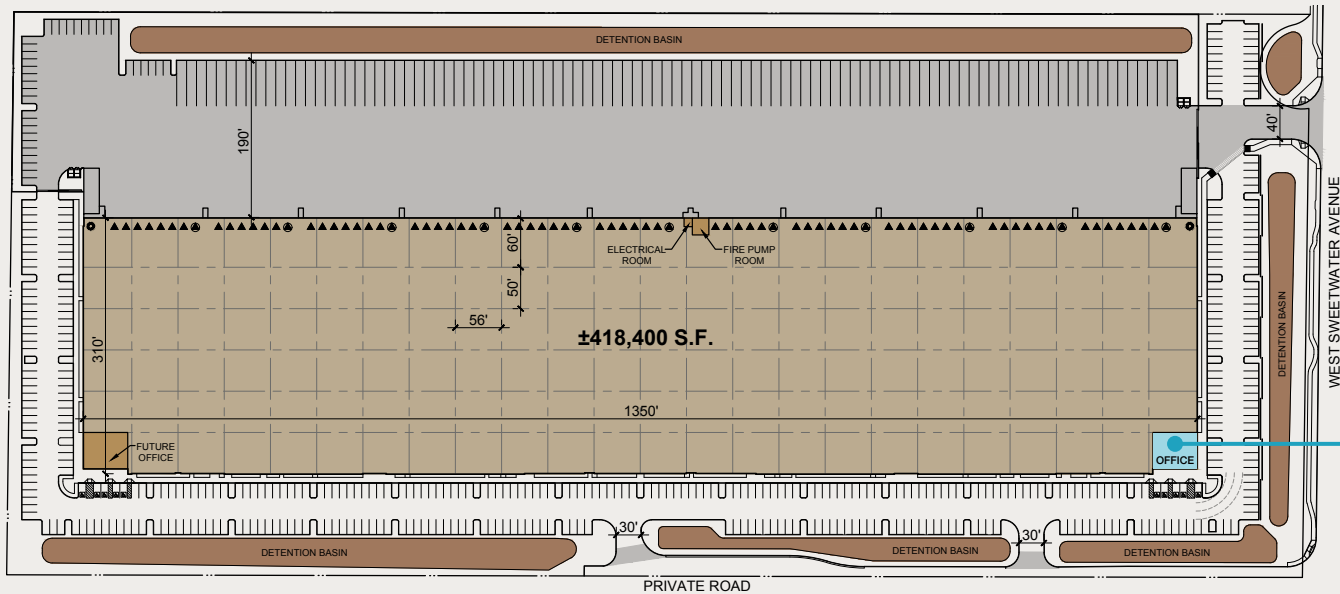
±418,400 SF • CLASS A INDUSTRIAL
DIVISIBLE TO ±100,000 SF

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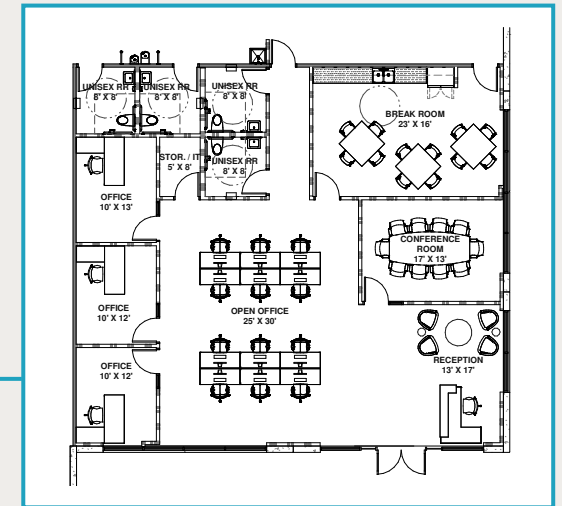
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**ROCKEFELLER
GROUP**



SPEC OFFICE: ±2,484 SF



N NOT TO SCALE
ALL MEASUREMENTS ARE APPROXIMATE

BUILDING FEATURES

SIZE: ±418,400 SF

SPEC OFFICE: ±2,484 SF

DIVISIBILITY: ±100,000 SF

BUILDING DIMENSIONS: ±1350' x ±301'

CLEAR HEIGHT AT FIRST COLUMN: ±36'

COLUMN SPACING: ±56'x ±50' and ±60' speed bays

DOCK DOORS: 84

DRIVE INS: 2

GRADE DOORS: 2

DOCK LEVELERS: 12
(30,000 IBS mechanical)

FLOOR SLAB: 7"

ROOF STRUCTURE: R30 Batt Insulation
with White Scrim Foil underneath

AUTO PARKING: 466

TRAILER PARKING: 103

SPRINKLERS: ESFR

LIGHTING: LED

TRUCK COURT: Fully secured, concrete

POWER*: 3,000 amp, 277/480V,
3-phase switch gear; with (2) 1,000
amp tenant meter sections

*Power upgrade in process for 6,000 amps total



LOCATION HIGHLIGHTS

SURPRISE, AZ



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



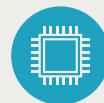
62% of the West Valley population is of workforce age



Tremendous residential & retail growth in the area



9-minute drive to Loop 303



30-minute drive to TSMC



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