

25,466.25 m² FOR LEASE (DIVISIBLE)

RAIL CAPABLE (BNSF)



SURPRISE

CROSSING

13301 N 137TH AVE, SURPRISE, AZ 85379



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

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

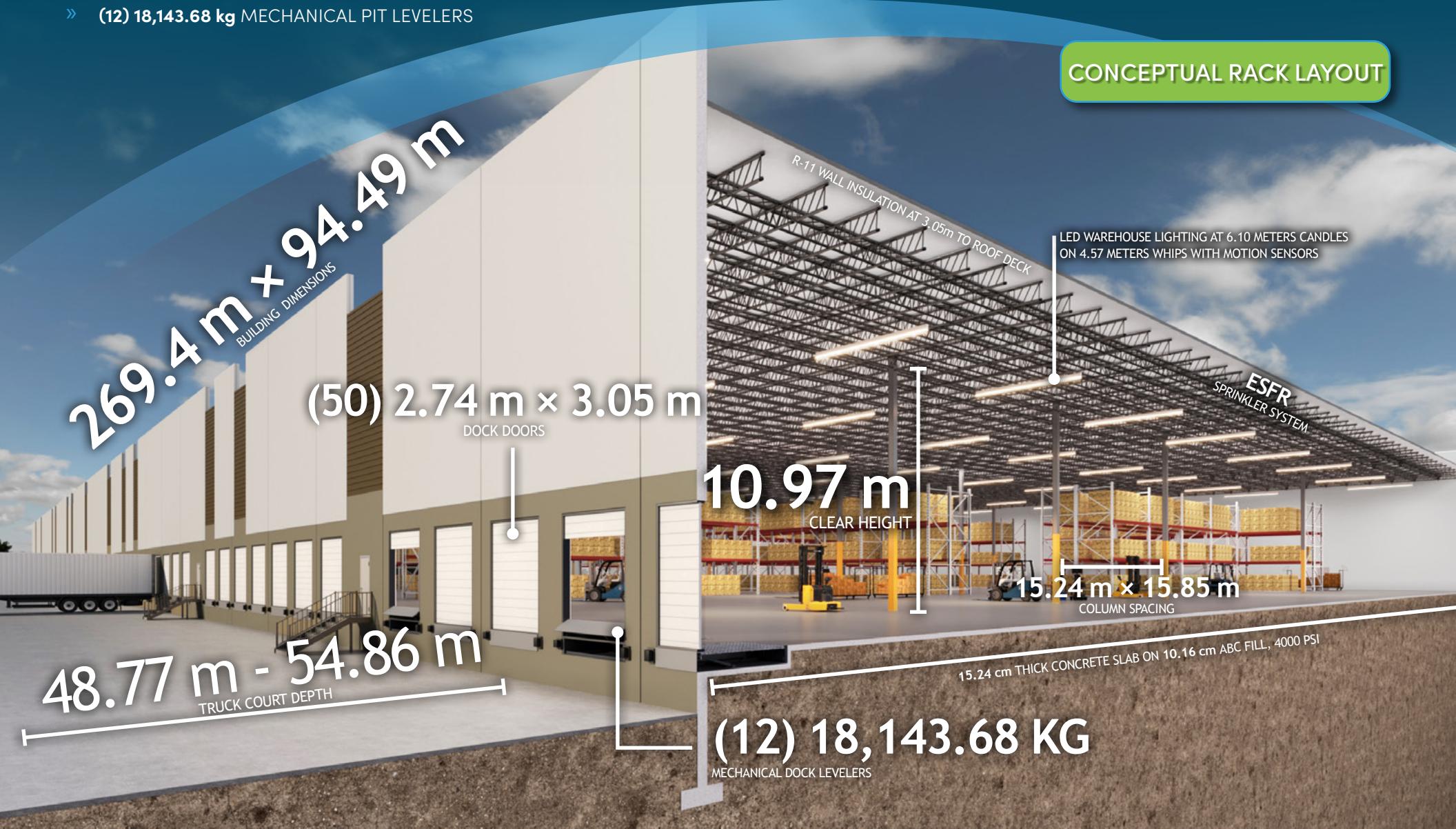
CHRISTIAN BODLOVICH
+1 310 935 9710
christian.bodlovich@kbcadvisors.com

PANATTONI

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SURPRISE CROSSING: THE KEY TO OPERATIONAL SUCCESS

- » **BNSF RAIL CAPABLE**
- » **325.16 m² 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 HORMS AND STROBES



OPTIMIZED DESIGN FOR MAXIMUM EFFICIENCY

25,466.25 m²
TOTAL BUILDING SIZE

325.16 m²
OFFICE

50 (2.74 m x 3.05 m)
DOCK HIGH DOORS

±65,559.13 m²
TOTAL SITE SIZE

4 (3.66 m x 4.27 m)
GRADE LEVEL DOORS

10.97 m
CLEAR HEIGHT

15.24 m x 15.85 m
COLUMN SPACING

272 AUTO
PARKING SPACES

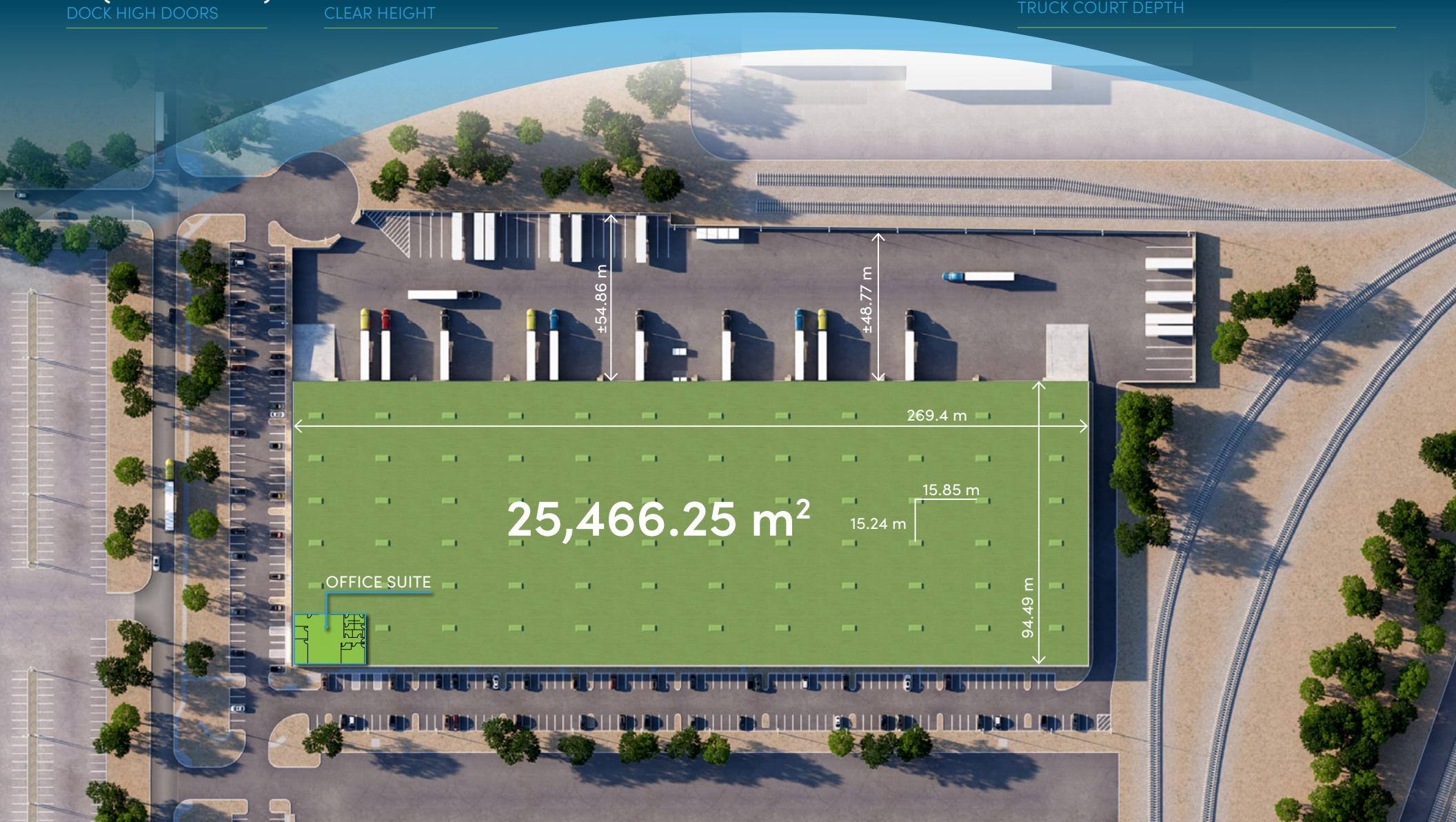
269.4 m x 94.49 m
BUILDING DIMENSIONS

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





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