

25,466.25 m² FOR LEASE (DIVISIBLE)

RAIL CAPABLE (BNSF)



SURPRISE CROSSING

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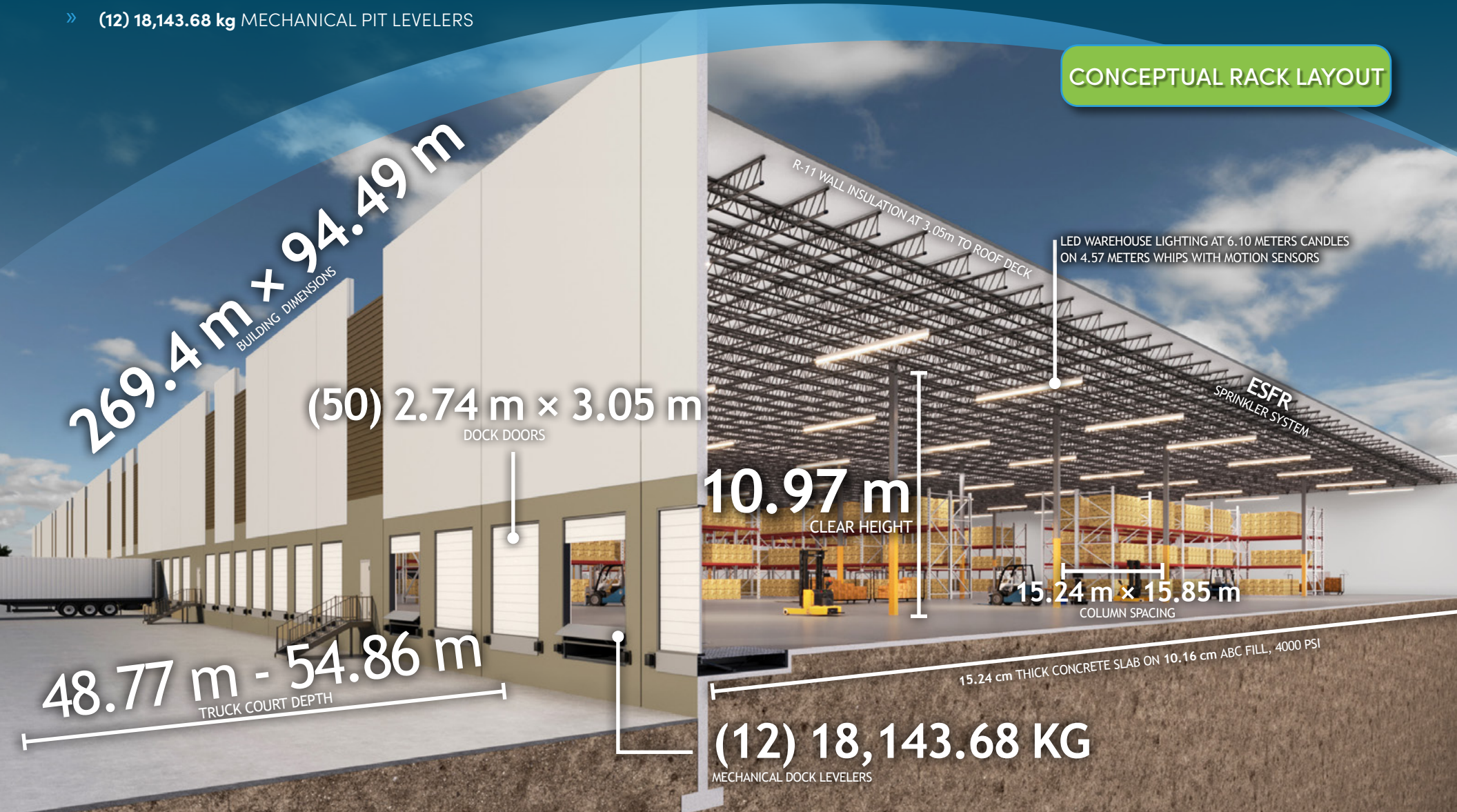
PANATTONI



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 HORNS AND STROBES

CONCEPTUAL RACK LAYOUT



OPTIMIZED DESIGN FOR MAXIMUM EFFICIENCY

25,466.25 m²
TOTAL BUILDING SIZE

325.16 m²
OFFICE

50 (2.74 m × 3.05 m)
DOCK HIGH DOORS

±65,559.13 m²
TOTAL SITE SIZE

4 (3.66 m × 4.27 m)
GRADE LEVEL DOORS

10.97 m
CLEAR HEIGHT

15.24 m × 15.85 m
COLUMN SPACING

272 AUTO
PARKING SPACES

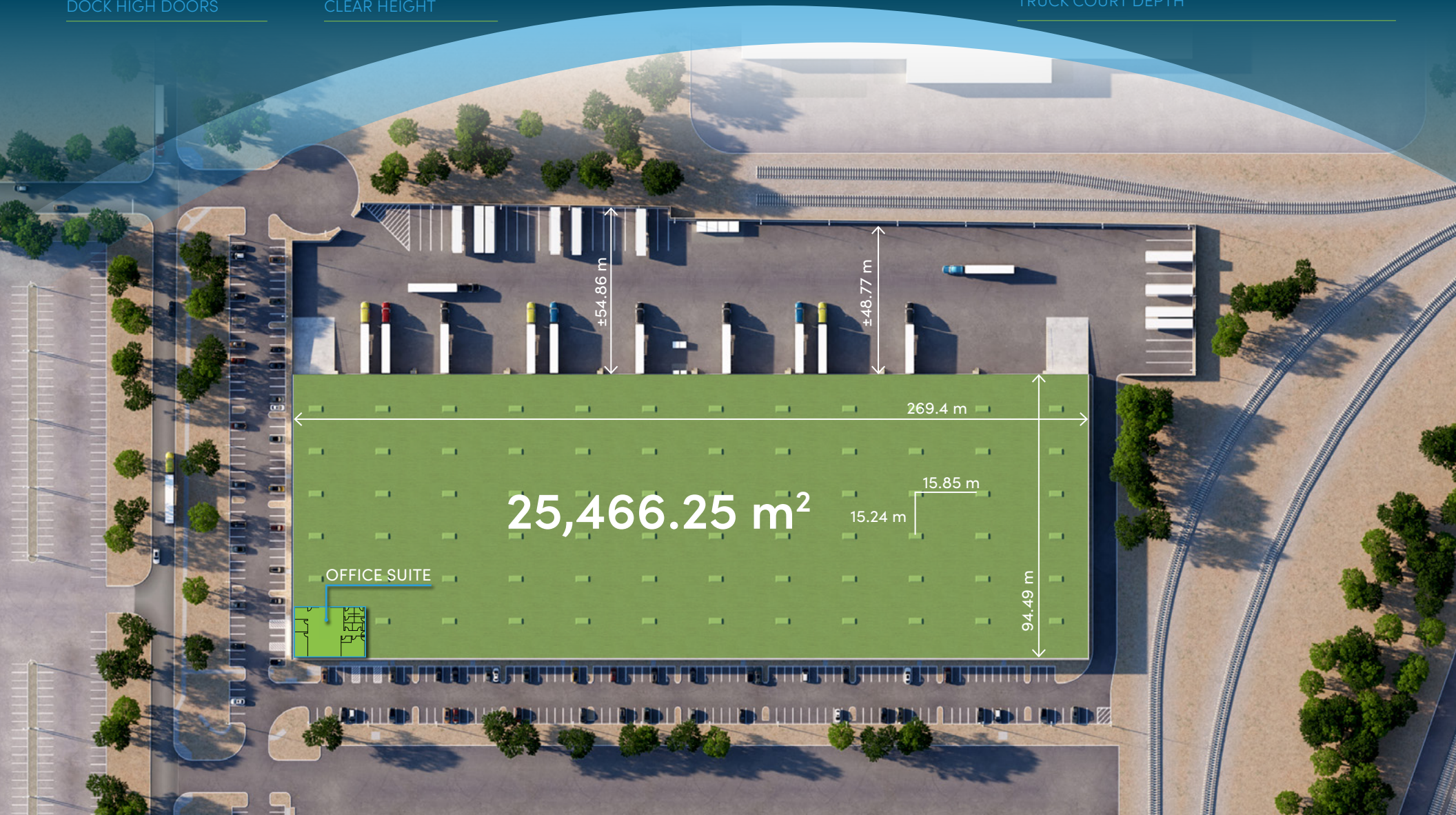
269.4 m × 94.49 m
BUILDING DIMENSIONS

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

303

AMENITIES WITHIN 5.63269 KM



AMENITIES WITHIN 4.82802 KM



AMENITIES WITHIN <0.80 KM



AMENITIES WITHIN 3.70 KM



GREENWAY RD



AMENITIES WITHIN 1.60934 KM



AMENITIES WITHIN 3.38 KM



WADDELL RD

amazon

TRIMACO

tricolor

exhibitus

CACTUS ROAD

7 MINS

AMENITIES WITHIN 4.02335 KM



PEORIA AVE

SWP

NATIONAL INDOOR RV CENTERS

WinSupply

Expeditors

FIDELITONE

FUGHES

Hercules

REEMS RD



BULLARD AVE

OLIVE AVE

LITCHFIELD ROAD

DYSART ROAD

6 MINS

Microsoft

- » 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 | 5.79 km

NORTHERN PKWY | 5.31 km

BNSF RAIL | ---

NORTHERN PARKWAY

U-HAUL





**A HUB
FOR TALENT &
OPPORTUNITY**

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