



# 11040 Solar Canyon, Surprise, AZ.

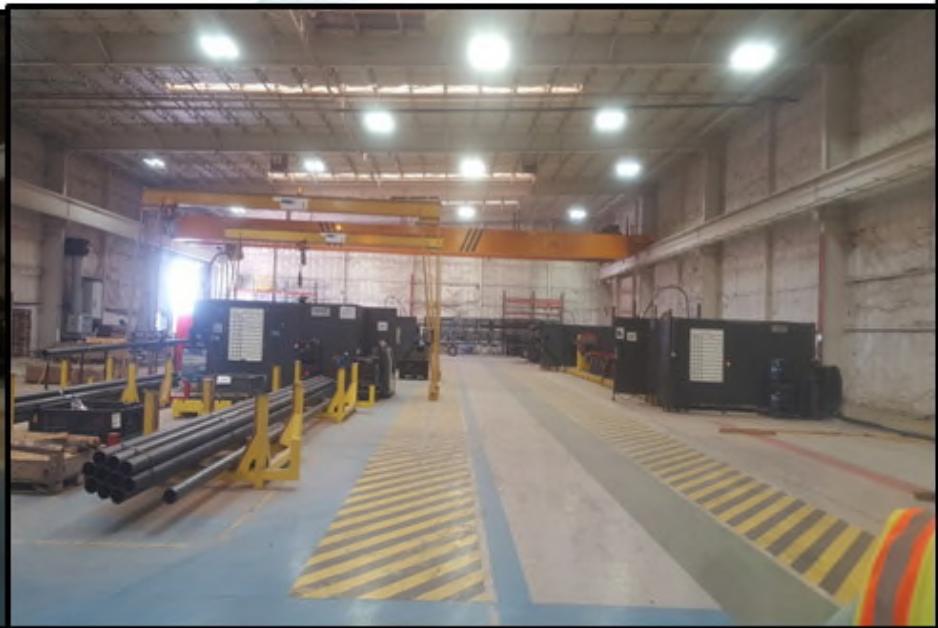
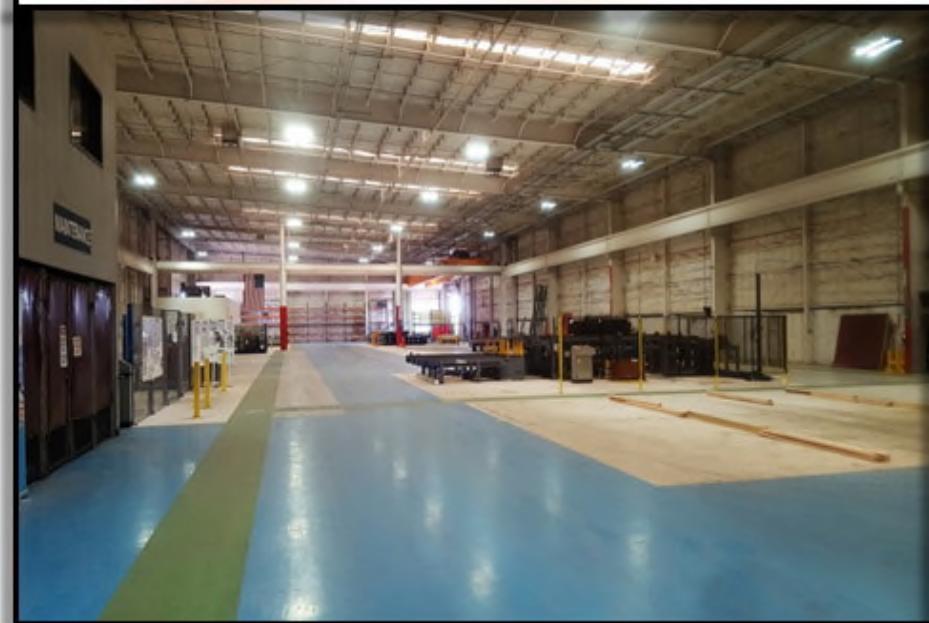


**93,896 (+ -) SF  
on 14.92 (+-) AC  
For Sublease**

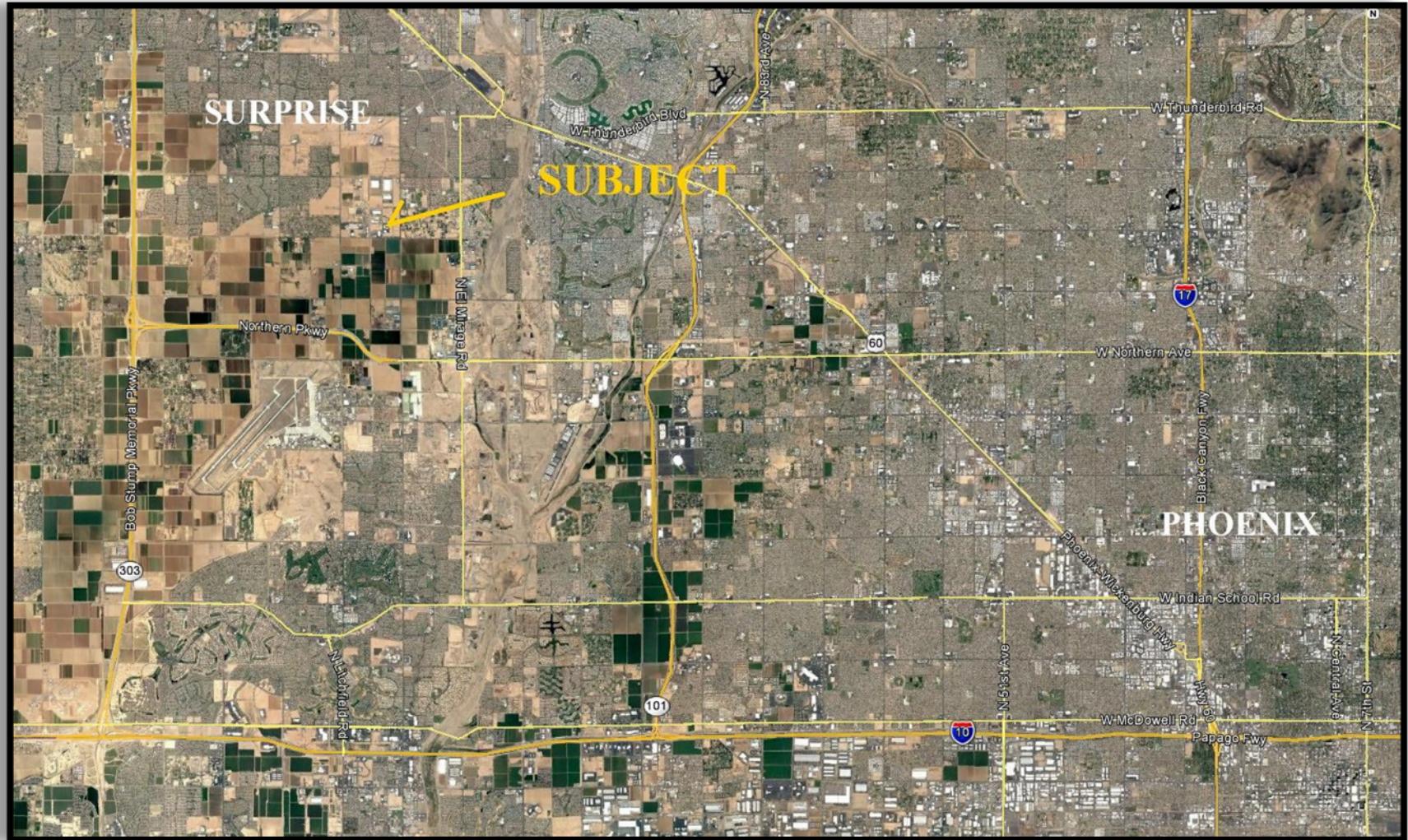
- 24 - 30 (+-) Foot Ceilings
- Zoned PAD - Surprise
- Grade Level Loading
- 12,000 SF Office
- 16 and 10 ton Cranes
- Fire Sprinklered
- Fenced Yard
- Oversize Doors
- Heavy Power 2,500 Amps
- Manufacturing Facility
- Clear Span - 120 Feet
- Access to BNSF Rail

**Sam Sorensen  
Sorensen and Black Inc.,  
602-369-4059  
602-256-9155**

**Email: [samsor@cox.net](mailto:samsor@cox.net).**



. While we believe that all the information as given and delivered is reliable, no warranties or representations are made to the accuracy of this submission. It is the Buyer's sole responsibility to independently verify all information



**Sorensen  
&  
Black**

Commercial Brokerage

Contact: Sam Sorensen  
PHN: 602.256.9155  
CELL: 602.369.4059

Email: [samsor@cox.net](mailto:samsor@cox.net)