

274,040 SF FOR LEASE (DIVISIBLE)

RAIL CAPABLE (BNSF)



SURPRISE

C R O S S I N G

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PANATTONI

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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

7" UNREINFORCED CONCRETE OVER 4" COMPACTED ABC

(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

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

303

LITCHFIELD ROAD

GREENWAY RD

60

CACTUS ROAD

REEMS RD

BULLARD AVE

PEORIA AVE

LITCHFIELD ROAD

OLIVE AVE

DYSART ROAD

NORTHERN PARKWAY



amazon

TRIMACO

tricolor

exhibitus



SWP

Expeditors CENTRAL

FIDELITONE

NATIONAL INDOOR RY CENTERS

Win supply

HUGHES

Hercules

Ball

RAUCH

Red Bull

UDA

HUBSTAR

WHITE CLAY

PUMA

Microsoft

Nestle

U-HAUL

LOOP 303 | 3.6 MILES

NORTHERN PKWY | 3.3 MILES

BNSF RAIL |



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