

# 274,040 SF FOR LEASE (DIVISIBLE)

RAIL CAPABLE (BNSF)



# SURPRISE

CROSSING

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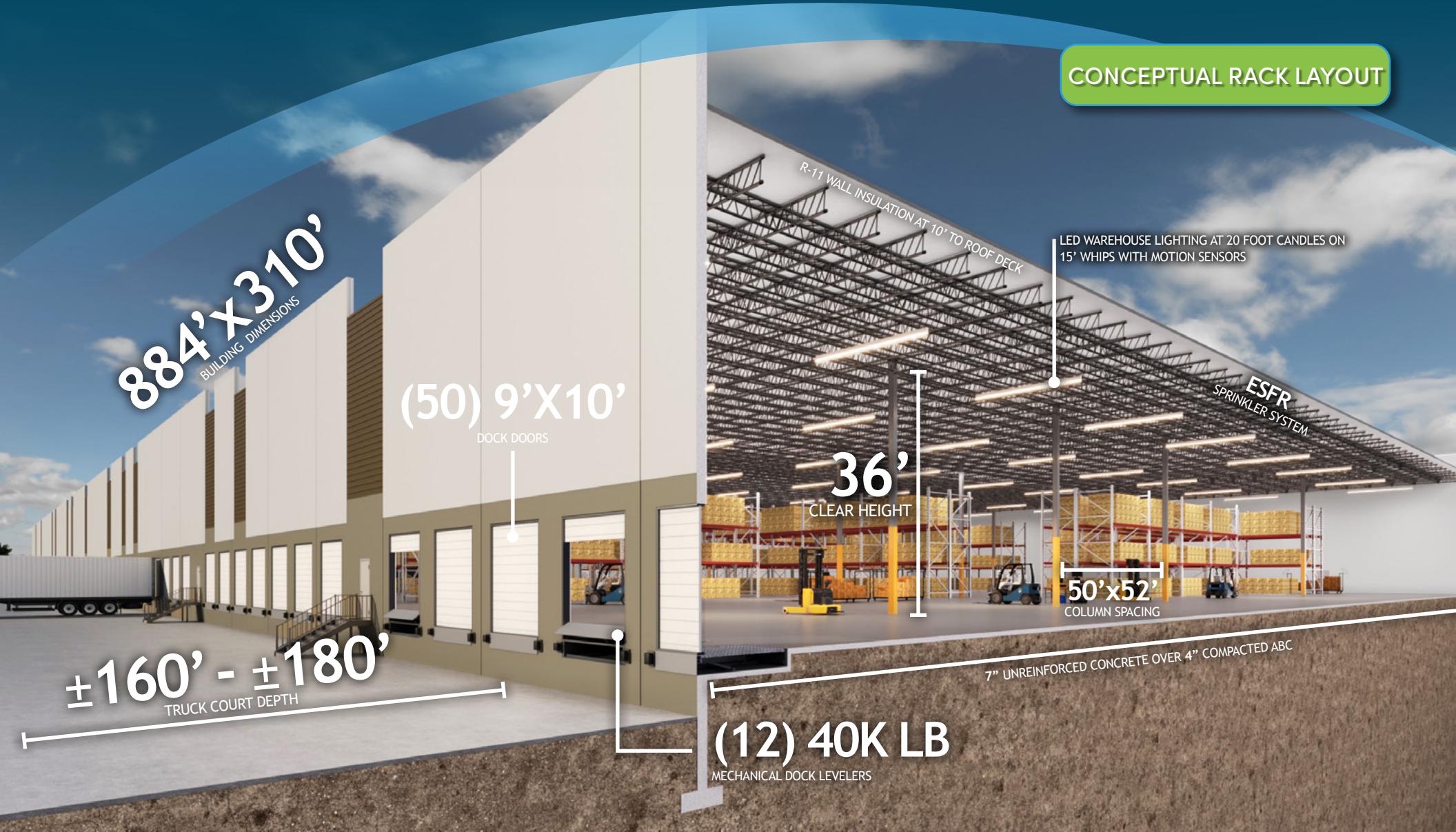
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# SURPRISE CROSSING: THE KEY TO OPERATIONAL SUCCESS

- » **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 HORMS AND STROBES



# 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

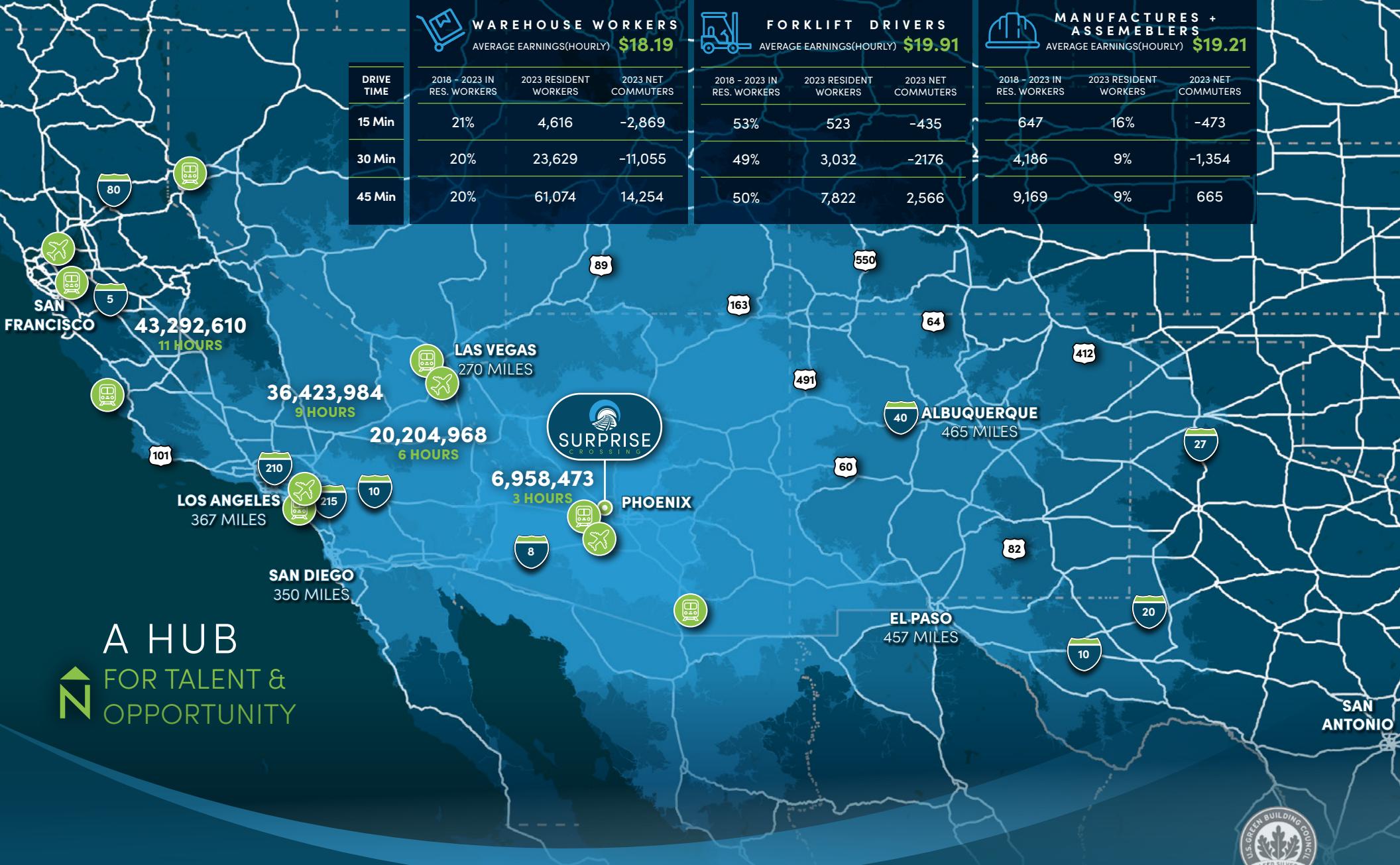
**±160' - ±180'**  
TRUCK COURT DEPTH



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A HUB  
FOR TALENT &  
OPPORTUNITY

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