

13400 W. CACTUS ROAD

13400 WEST CACTUS ROAD | SURPRISE, AZ

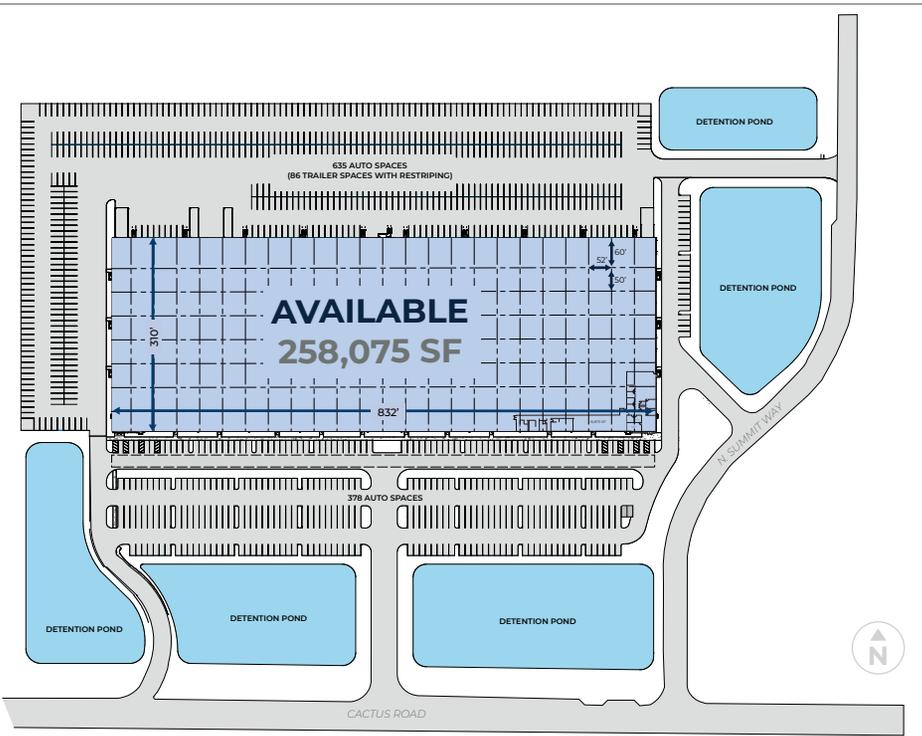
Strategically located in Phoenix's high-growth West Valley, this facility offers modern, scalable space designed for today's distribution and logistics users. This fully automotive facility features specialized infrastructure and operational capabilities that can seamlessly adapt to serve diverse industrial needs. With immediate access to Loop 303, the site provides seamless connectivity to major highways, rail lines, and is just 30 miles from Phoenix Sky Harbor International Airport, a top U.S. air cargo hub.

258,075 SF
AVAILABLE
RAIL CAPABLE



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PROPERTY OVERVIEW



258,075 SF available



8,873 SF ground floor office space



Tilt-wall construction



32' clear height



216' fully secured truck yard



24 - 9'x10' dock doors (22 expansion panels)



2 - 16'x16' motorized 2 - 9'x10' grade-level drive-in doors



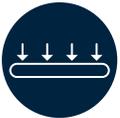
124 - future trailer stalls



1,013 - auto spaces



60 mil TPO roof



7" fully reinforced slab; 4,000 psi over 4" aggregate base



52' x 50' column spacing; 60' at speed bay



K-25 ESFR fire protection system



3,000-amp, 277/480-volt, 3-phase, 4-wire power service (expandable)



Rail capable



Development



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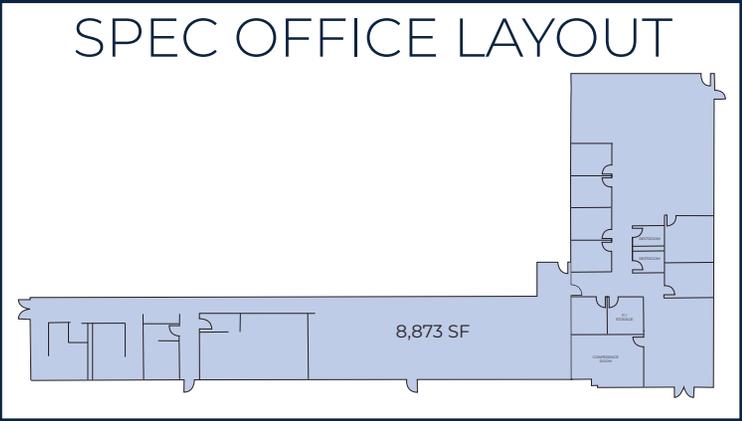
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SITE PLAN



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LOCATION HIGHLIGHTS



DRIVE TIMES

Highway 60

2.9 mi. 8 min.

Interstate 303

5.7 mi. 10 min.

Arizona State Route 101

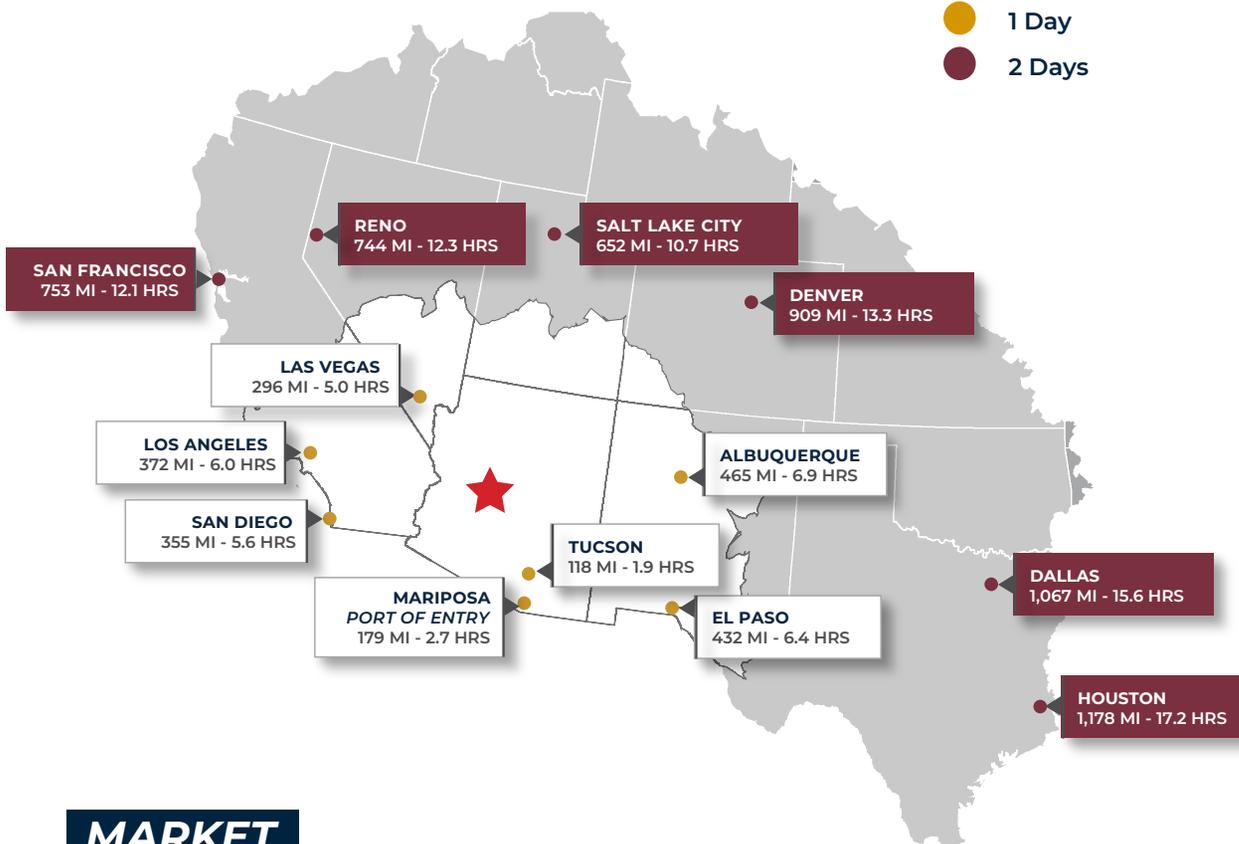
8.3 mi. 20 min.

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MARKET OVERVIEW

DELIVERY ZONE DRIVE TIMES



MARKET HIGHLIGHTS



Home to 1.7 million residents
projected to reach 2.1 million
by 2030



6-hour drive
to the Ports of Los Angeles
& Long Beach



62% of population
is within working age



\$20.09
average hourly earning
within 30 mile radius

Situated along the Northwest Corridor of Greater Metro Phoenix, 13400 W. Cactus Road offers direct access to major transportation routes, ideal for one- and two-day delivery zones.



Located near BNSF Rail Lines

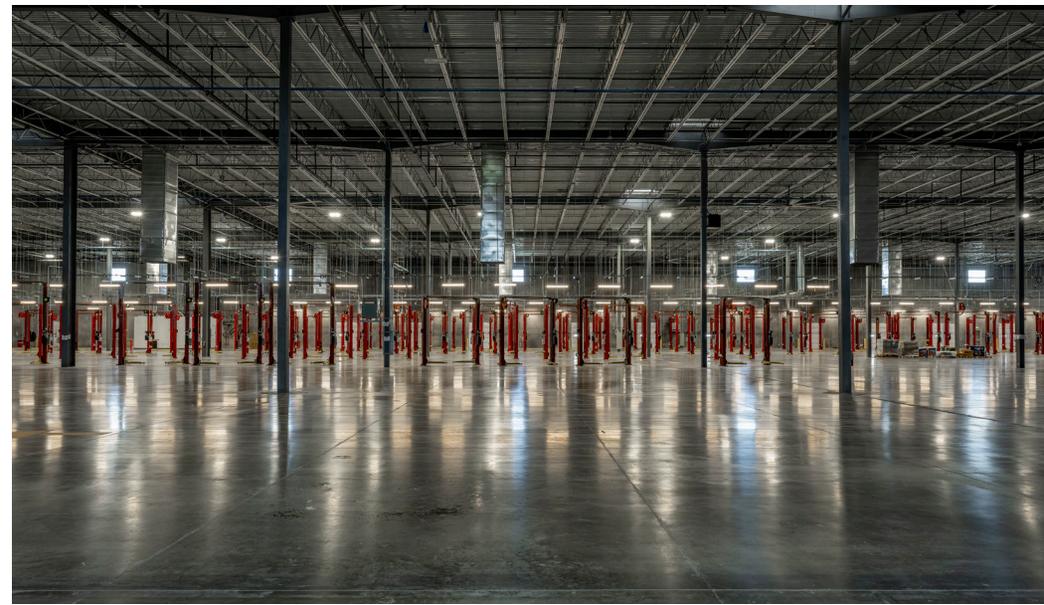


30 Miles from
Phoenix Sky Harbor International Airport
one of the busiest U.S. cargo hubs

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PHOTOGRAPHY



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DEVELOPMENT



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LEASING



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