



\*Conceptual Rendering

13263 W Foxfire Dr, Buildings A & B | Surprise, AZ 85378

## (2) PURPOSED INDUSTRIAL BUILDINGS AVAILABLE FOR SALE

Totaling ±25,087 SF | Shell Buildings | C-3 Regional/General Commercial Zoning

For Sale Information: **Bob Deininger**  
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DEVELOPMENT BY:  
**GNNEM**

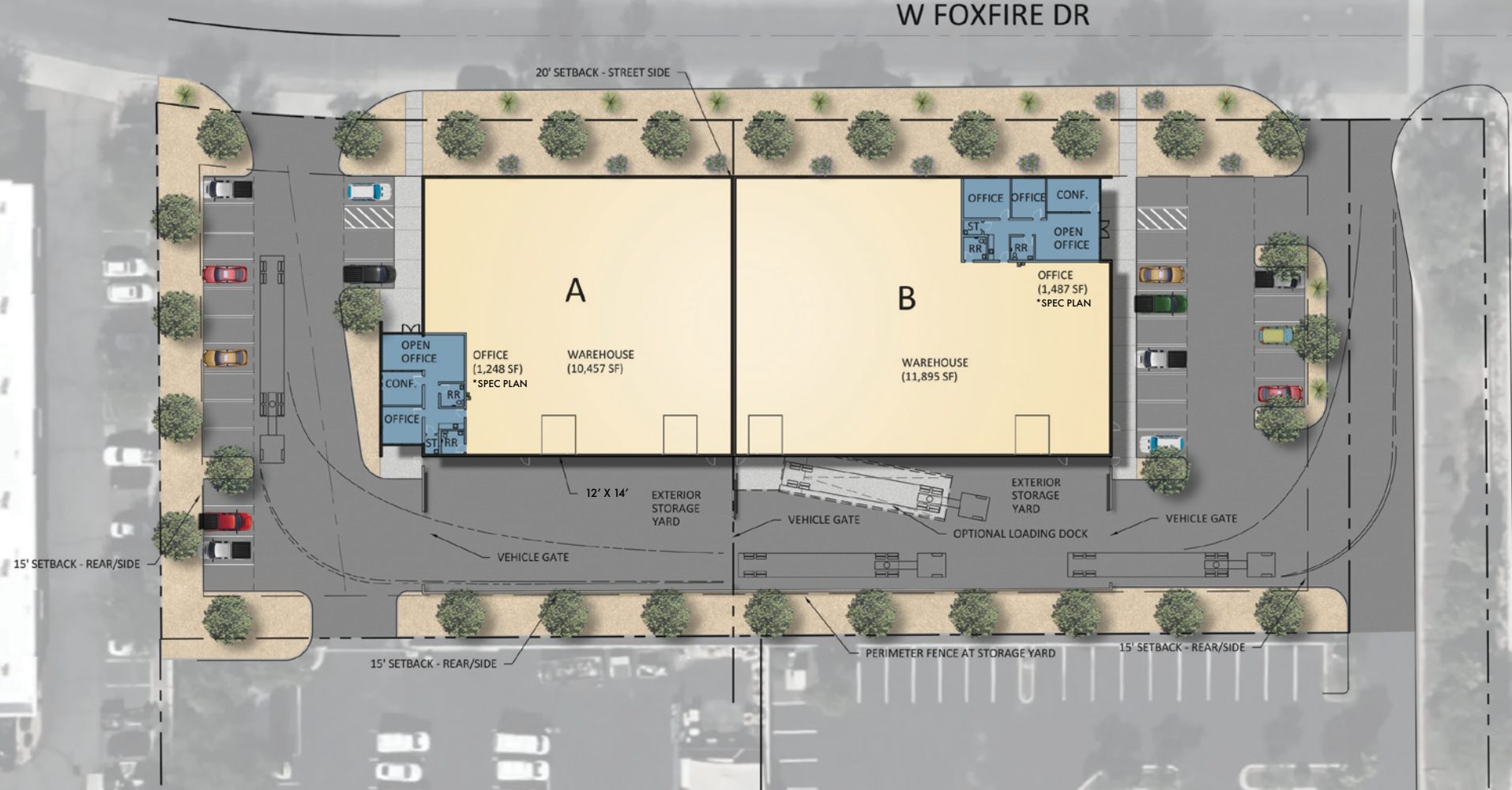
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TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | [www.cpiaz.com](http://www.cpiaz.com)







## DESIGN & CUSTOMIZATION

Each masonry-constructed building will feature a 20-foot clear height, LED lighting, and 600 amps of 3-phase power. The properties are designed with flexibility in mind, offering optional office tenant improvements and the potential for a truck well. Building A includes a 5,550 square foot yard, while Building B has a 5,625 square foot yard. This is a prime opportunity to customize a new facility to your exact specifications.



# ABOUT SURPRISE, ARIZONA

Surprise, Arizona, has evolved from a small agricultural town into a dynamic center for commerce and industry. Founded in 1938, the city's trajectory was redefined by decades of explosive population growth, creating a deep and skilled workforce. Today, Surprise is a key commercial hub in Phoenix's West Valley, intentionally fostering a pro-business environment to attract and retain quality employers.

The city's leadership has capitalized on its strategic location, investing in the infrastructure and planning necessary to support the next wave of industrial and economic expansion, making it a prime target for forward-thinking investment.



Surprise offers a distinct logistical advantage, strategically positioned in the center of the region's industrial boom. The city is bisected by the Loop 303 corridor, the area's industrial backbone that provides seamless connectivity to I-10, US-60, and key markets in Southern California and beyond.

This activity is anchored by transformative regional investments, including Taiwan Semiconductor's (TSMC) multi-billion-dollar campus just north of the city. This has ignited a surge of related development, such as Amkor Technology's new \$2 billion advanced packaging facility in neighboring Peoria, further establishing the Loop 303 as a vital global technology corridor. With major industrial parks developing within Surprise to support this ecosystem, securing a location here places a business at the epicenter of unprecedented growth and supply chain activity.



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**BARNES & NOBLE**  
BOOKSELLERS

**BEST BUY**

BELL RD

**O'Reilly** AUTO PARTS

N DYSART RD

N LITCHFIELD RD

**RED ROBIN**  
HONEY BUNTERS

**Panera**  
BREAD

**TARGET**

**ROSS**  
DRESS FOR LESS

**LOWE'S**

**Auto Zone**

**Carl's Jr.**

**West-MEC**





4 HR 11 MIN  
DRIVE TO  
LAS VEGAS

W PINNACLE PEAK RD



W BEARDSLEY RD



5 HR 37 MIN  
DRIVE TO  
LOS ANGELES

BELL RD



SURPRISE CITY HALL



30 MIN  
DRIVE TO  
DOWNTOWN  
PHOENIX

W CACTUS RD

2 HR 10 MIN  
DRIVE TO  
TUCSON