

West Summit at Surprise

For Lease or Sale

250,512 SF

12600 N Summit Way, Surprise, AZ 85379

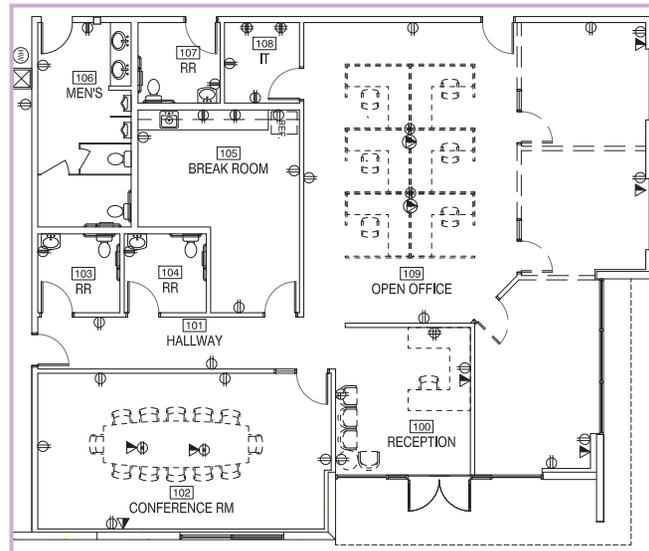
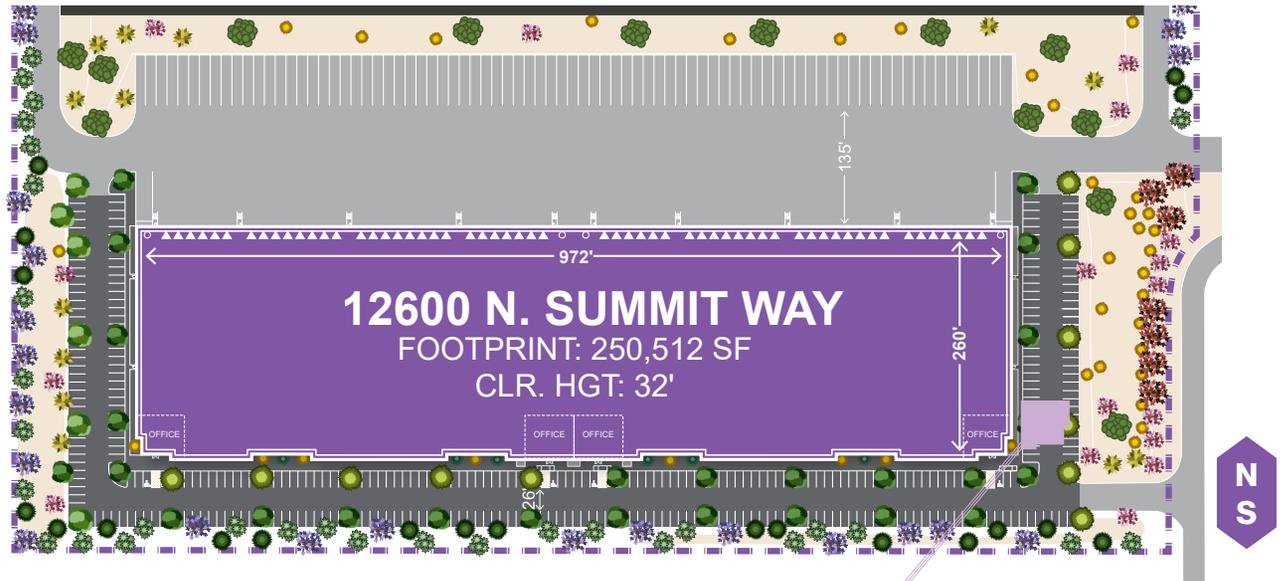


FTZ Enabled

Ready For Occupancy

12600 N. Summit Way

- 250,512 SF
- 2,728 SF spec office suite
- LED lighting
- Dock doors: 28 (9' x 10' insulated)
 - ±50% with 40,000 lb. dock levelers installed on every other door
- 100% HVAC
- Grade level doors: 4
- Auto parking: 338
- Trailer parking: 81
- Clear height: 32'
- Power: 3,000 amp, 480/277 V
- Floor thickness: 7" unreinforced slab
- Column spacing: 50' x 54' and 60' speed bays
- **INSULATED METAL ROOF DECK**
- ESFR K17 sprinklers
- Fully secured concrete 135' truck court



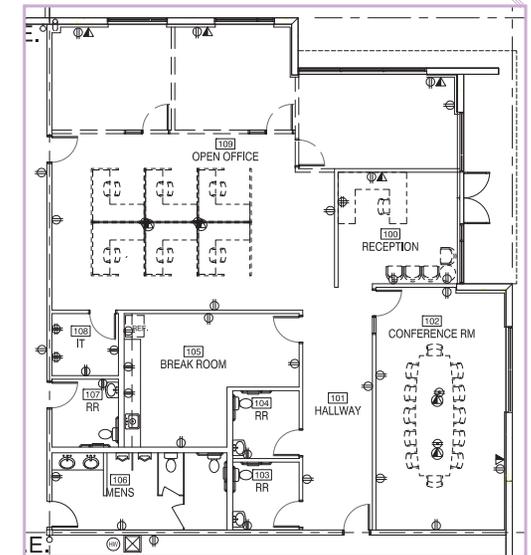
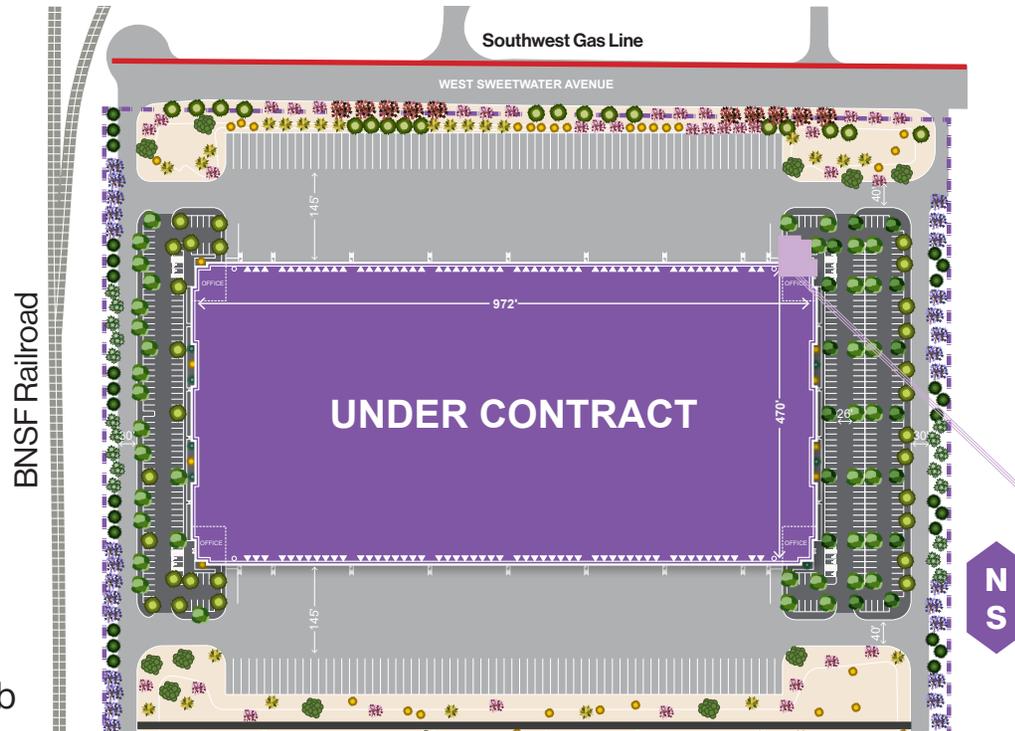
Take a virtual tour



**Click or scan
to view**

13401 W. Sweetwater Ave

- 453,960 SF
- 2,951 SF spec office suite
- LED lighting
- Dock doors: 101 (9' x 10' insulated)
 - ±50% with 40,000 lb. dock levelers
- 100% HVAC
- Grade level doors: 4
- Auto parking: 368
- Trailer parking: 144
- Clear height: 36'
- Power: (2) 3,000-amp, 480/277 V
- Floor thickness: 7" unreinforced slab
- Column spacing: 50' x 54' and 60' speed bays
- **INSULATED METAL ROOF DECK**
- ESFR K22 sprinklers
- Fully secured concrete 145' truck court
- Sweetwater Avenue frontage
- Rail capable via BNSF



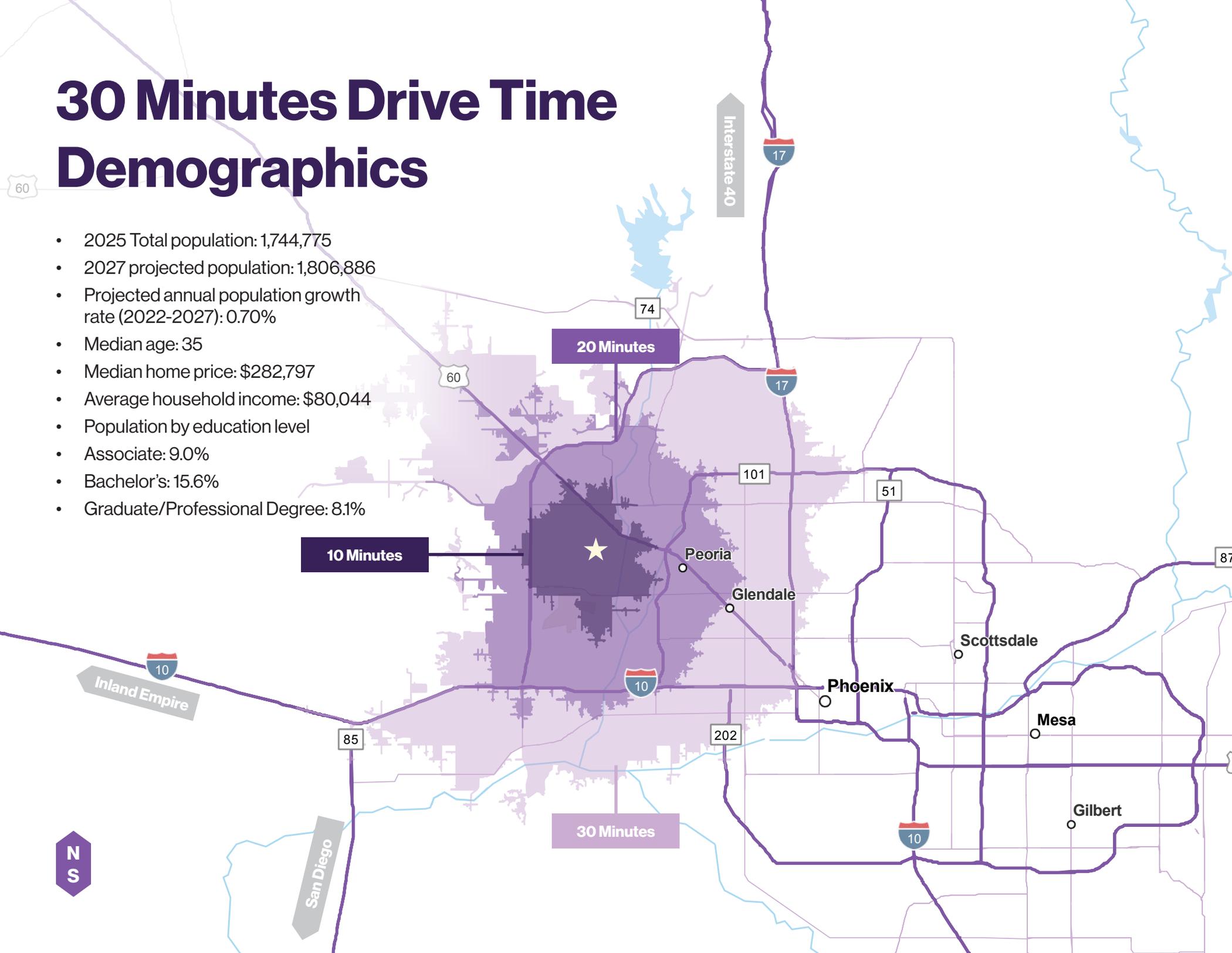
Take a virtual tour



Click or scan to view

30 Minutes Drive Time Demographics

- 2025 Total population: 1,744,775
- 2027 projected population: 1,806,886
- Projected annual population growth rate (2022-2027): 0.70%
- Median age: 35
- Median home price: \$282,797
- Average household income: \$80,044
- Population by education level
- Associate: 9.0%
- Bachelor's: 15.6%
- Graduate/Professional Degree: 8.1%



Location Features

- Located in Surprise, one of Arizona's fastest growing cities
- Corporate business park environment
- 1.9M population within a 35 minute drive
- Located less than five miles from both Loop 303 and Loop 101 and 3 miles from Northern Parkway
- Logistical advantages with the capability to serve numerous large urban areas located within a one-day and two-day delivery zone
- Top City of Surprise Employers include: Sands Motor Company, Larry H. Miller, Southwest Products, Crescent Crown, IRIS USA

West Valley Stats

The West Valley is home to a 1.6 million person workforce, yet many of those workers are currently traveling to other parts of the Valley for work.

69% of the West Valley workforce commutes outside of the region to work in other parts of Maricopa County.

28% of the manufacturing workers in Maricopa County live in the West Valley, yet only 16% of the jobs are located here.

40% of Phoenix residents live west of Interstate 17. Phoenix, the state's largest city, has a population of 1.62 million.

62% of the West Valley population is workforce age.



FTZ Enabled

West Summit at Surprise Buildings One and Two are considered “FTZ enabled.”

Sites that are FTZ enabled are located in the service area of an existing FTZ project under the sponsorship of an existing grantee.

While FTZ-enabled sites do not yet maintain FTZ designation, their inclusion in a defined service area allows for a simplified and expedited FTZ designation application process without any fees payable to the U.S. Foreign-Trade Zones Board.

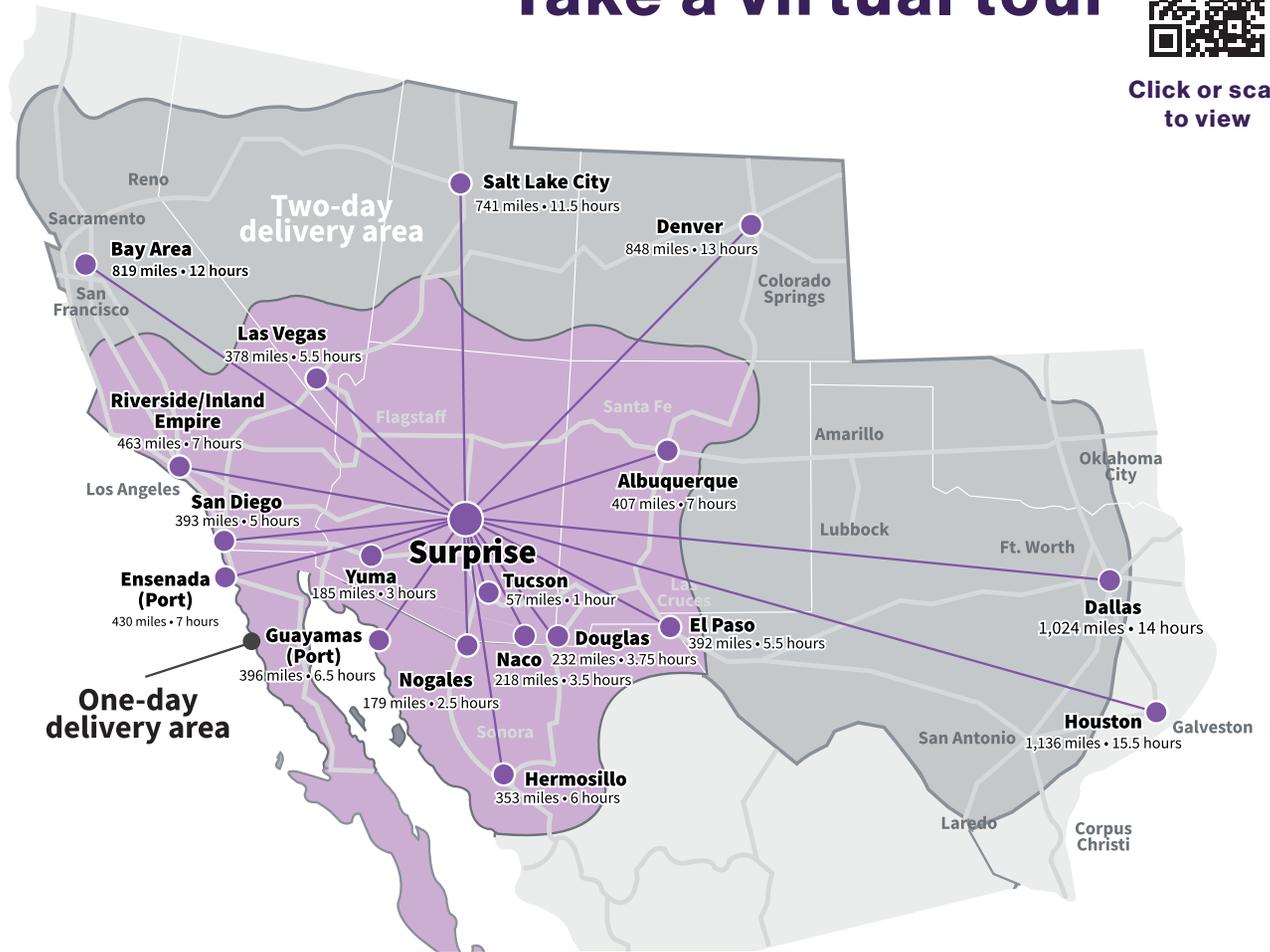
Why Arizona:

- Foreign Trade Zone Incentives - eligible for up to a 72.9% reduction in state real and personal property taxes
- Quality jobs income tax credits
- Job training reimbursable grants
- R&D tax credit
- Qualified facility tax incentives
- Renewable energy tax program
- 100% electable sales factor for multi-state corporations
- 30% reduction in corporate income tax rate
- Improved accelerated depreciation schedule

Take a virtual tour



Click or scan to view



Anthony Lydon, SIOR
Vice Chairman
+1 602 282 6268
AJ.Lydon@jll.com

John Lydon
Senior Managing Director
+1 602 282 6326
John.Lydon@jll.com

Kelly Royle
Vice President
+1 602 282 6258
Kelly.Royle@jll.com

Gary Horn
Chief Development Officer
Mohr Capital | +1 214 215 2497
Gary@mohrcap.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement.
©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.