

25,460 m² SF FOR LEASE (DIVISIBLE | HEAVY POWER)

RAIL CAPABLE (BNSF)



SURPRISE

C R O S S I N G

13301 N 137TH AVE, SURPRISE, AZ 85379

EXISTING 4,800 A ELECTRICAL
SERVICE TO THE BUILDING

CLICK TO VIEW
INTERACTIVE BROCHURE,
VIRTUAL TOUR & MARKETING VIDEO

||| **CHRISTOPHER LYDON, SIOR**
||| +1 847 651 5905
||| chris.lydon@kbcadvisors.com

||| **DANNY SCHUSTER**
||| +1 708 218 3646
||| danny.schuster@kbcadvisors.com

||| **CHRISTIAN BODLOVICH**
||| +1 310 935 9710
||| christian.bodlovich@kbcadvisors.com

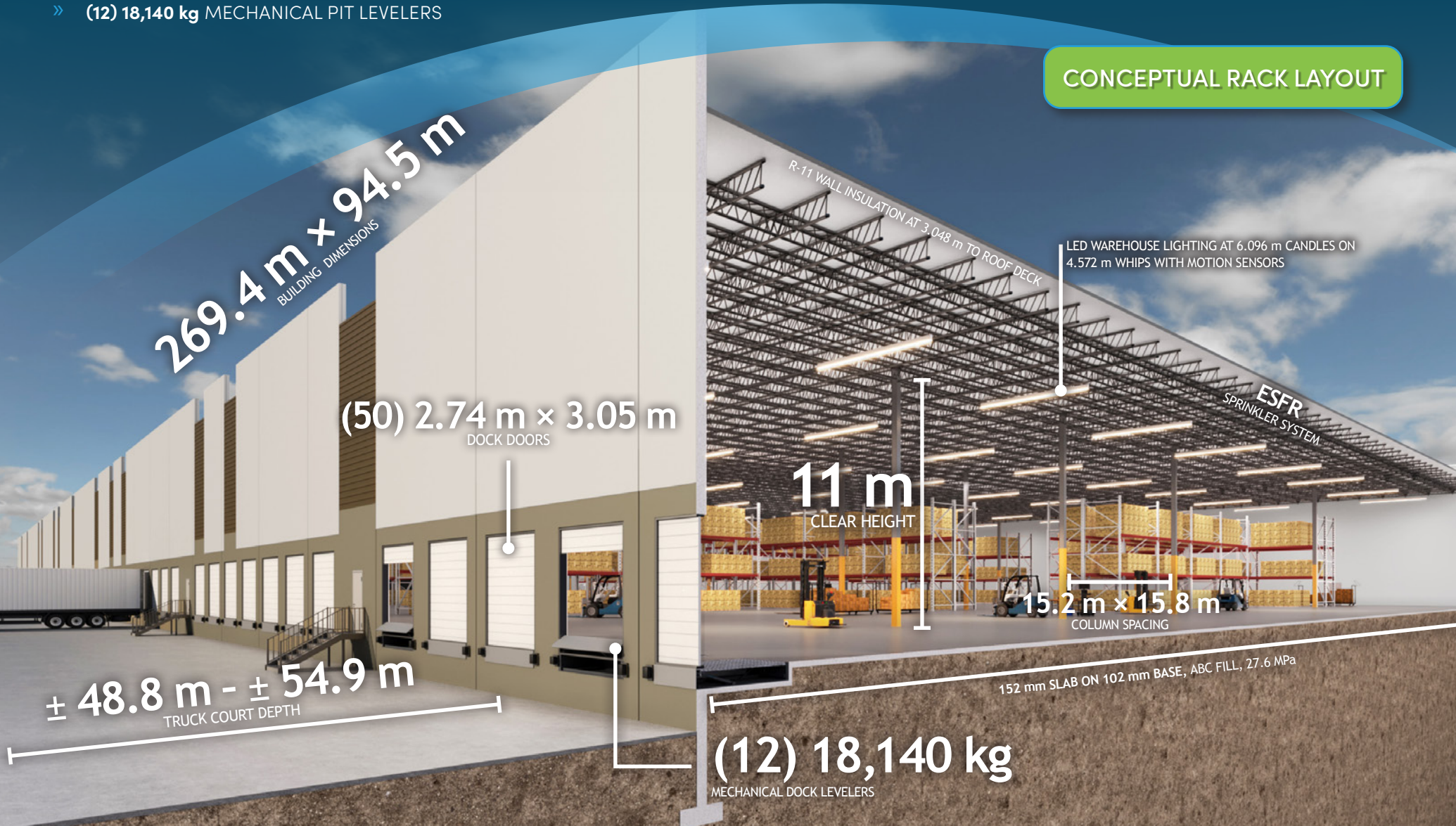


 **PANATTONI** 

SURPRISE CROSSING: THE KEY TO OPERATIONAL SUCCESS

- » **BNSF RAIL** CAPABLE
- » **325 m² OFFICE** FOOTPRINT
- » CLOSE PROXIMITY TO **LOOP 303 & NORTHERN PKWY**
- » **REMOTE** WAREHOUSE RESTROOMS
- » **(12) 18,140 kg** MECHANICAL PIT LEVELERS
- » **LED** WAREHOUSE LIGHTING AT **215 LUX** ON **4.57 m** WHIPS WITH MOTION SENSORS
- » **R-11** WALL INSULATION AT **3.05 m** TO ROOF DECK
- » **FULL NOTIFICATION** FIRE ALARM SYSTEM WITH HORNS AND STROBES
- » WAREHOUSE AREA **100% A/C**

CONCEPTUAL RACK LAYOUT



OPTIMIZED DESIGN FOR MAXIMUM EFFICIENCY

±25,460 m²
TOTAL BUILDING SIZE

±6.56 ha
TOTAL SITE SIZE

15.2 m × 15.8 m
COLUMN SPACING

269.4 m × 94.5 m
BUILDING DIMENSIONS

4,800 A, 277/480V, 3 PHASE
POWER (APS)

325 m²
OFFICE

4 (3.66 m × 4.27 m)
GRADE LEVEL DOORS

272 AUTO
PARKING SPACES

37 TRAILER
PARKING STALLS

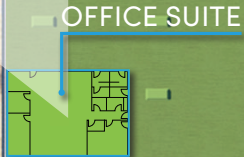
ESFR
SPRINKLER SYSTEM

50 (2.74 m × 3.05 m)
DOCK HIGH DOORS

11 m
CLEAR HEIGHT

± 48.8 m – ± 54.9 m
TRUCK COURT DEPTH

INTERIOR OFFICE PHOTOS



COMMUNITY OF COMMERCE

AMENITIES WITHIN 5.6 km

AMENITIES WITHIN 4.8 km

AMENITIES WITHIN >0.8 km

AMENITIES WITHIN 3.7 km

AMENITIES WITHIN 1.6 km

AMENITIES WITHIN 4.8 km

AMENITIES WITHIN 3.4 km



- » 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

LOOP 303 | 5.8 km

NORTHERN PKWY | 5.3 km

BNSF RAIL | - - - - -

NORTHERN PARKWAY



303

60

DYSART ROAD
6 MINS

CACTUS ROAD

7 MINS

OLIVE AVE

PEORIA AVE

WADDELL RD

GREENWAY RD

LITCHFIELD ROAD

REEMS RD

BULLARD AVE

LITCHFIELD ROAD

U-HAUL

Nestle

Microsoft

UDA

Red Bull

BRACH'S

Ball

Winsupply

NATIONAL INDOOR RV CENTERS

SWP

IRIS

TRIMACO

amazon

tricolor

exhibitus

FIDELITONE

FUGUES

Hercules

EXPEDITORS CENTRAL

HERCULES

HERCULES

HERCULES

HERCULES

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WAREHOUSE WORKERS
 AVERAGE EARNINGS(HOURLY) **\$18.19**

DRIVE TIME	2018 - 2023 IN RES. WORKERS	2023 RESIDENT WORKERS	2023 NET COMMUTERS
15 Min	21%	4,616	-2,869
30 Min	20%	23,629	-11,055
45 Min	20%	61,074	14,254

FORKLIFT DRIVERS
 AVERAGE EARNINGS(HOURLY) **\$19.91**

2018 - 2023 IN RES. WORKERS	2023 RESIDENT WORKERS	2023 NET COMMUTERS
53%	523	-435
49%	3,032	-2176
50%	7,822	2,566

MANUFACTURES + ASSEMBLERS
 AVERAGE EARNINGS(HOURLY) **\$19.21**

2018 - 2023 IN RES. WORKERS	2023 RESIDENT WORKERS	2023 NET COMMUTERS
647	16%	-473
4,186	9%	-1,354
9,169	9%	665



A HUB FOR TALENT & OPPORTUNITY

CHRISTOPHER LYDON, SIOR
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 chris.lydon@kbcadvisors.com

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