



# CROSSROADS

AT SURPRISE

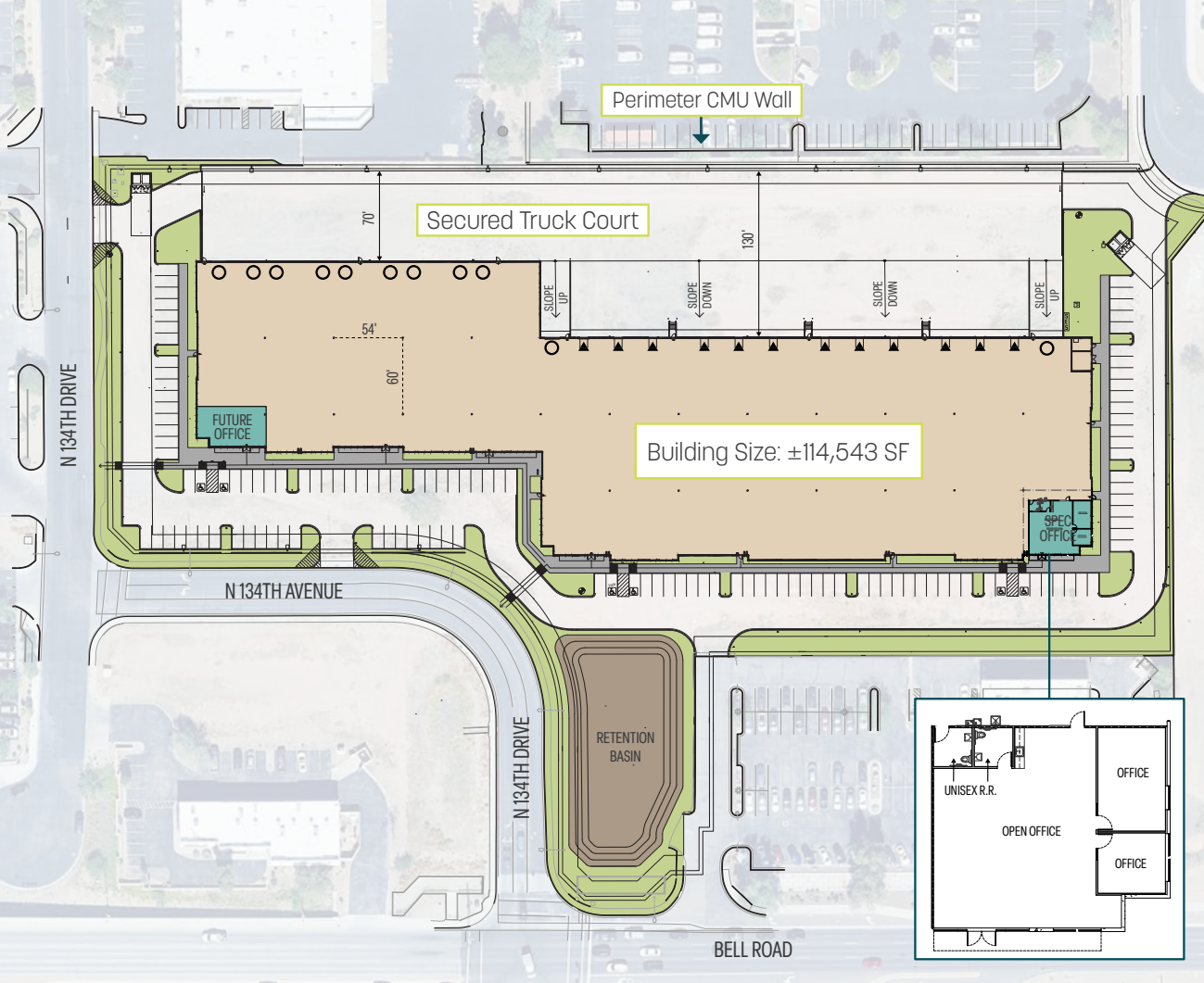
13270 W Bell Road | Surprise, AZ



**FOR LEASE OR SALE**

**NEWMARK**



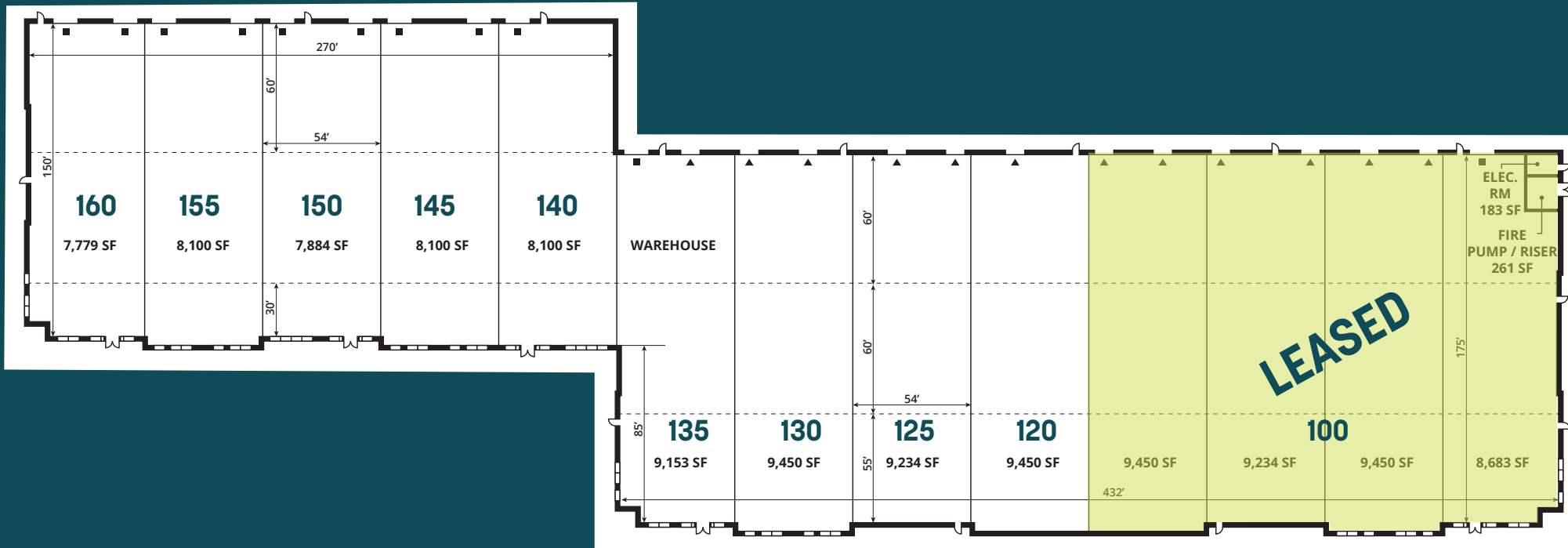


# PROJECT DETAILS

-  114,543 SF Rear Load Building
-  Divisible to +/- 8,000 - 18,000 SF
-  (12) 9' x 10' Dock High Doors With Knockouts for 13 More
-  (11) 12' x 14' Grade Level Doors
-  32' Clear Height
-  54' x 60' Column Spacing
-  7" Floor Slab; 4,000 PSI
-  R-38 Roof Insulation
-  60' Speed Bays
-  ESFR Fire Sprinkler System
-  130' Truck Court
-  2,000 SF Spec Office
-  3,000A, 277/480V, 3P for Building
-  124 Auto Parking Stalls
-  PAD Zoning - City of Surprise

***±114,543 SF building under construction on a ±7.31 Acre site in a prime location on Bell Road @ 134th Drive in Surprise.***

Suties divisible to ±7,779 SF





**Albertsons**

**Bashas'**

**fru's**

ExtraSpace Storage

**TRADER JOE'S**

**TEXAS ROADHOUSE**

goodwill

Sundome Plaza

**DQ** **bealls** **Arby's**  
OUTLET

**SAFeway** **CHASE**

**MATTRESS FIRM**  
**PETSMART**  
Famous Footwear

**Applebee's**

Surprise Town Center

**Michaels** **Jack in the box** **Jamba**  
**ihop** **PANDA EXPRESS** **THE HONEY BUNNIES**  
**OfficeMax** **FIVE GUYS** **LENSCRAFTERS** **TACO BELL**

**Walmart**

Village at Surprise City

**KOHL'S**

**CROSSROADS**  
AT SURPRISE

**Canes**  
**IN-N-OUT BURGER**  
**SUN DEVIL AUTO**

Surprise City Hall

**Red Robin**  
GOURMET BURGERS AND BEERS

**LEAN easy**  
**Jockey Mike's**

**Dutch Bros** **chili's**  
**usbank** **ME Massage Envy**  
**SPROUTS**

Surprise Marketplace

**TARGET** **Chick-fil-c** **Olive Garden**  
**RED LOBSTER** **Caribou**  
**BARNES & NOBLE** **Auto Zone** **BEST BUY**  
**LOWE'S** **DEL TACO** **Bath & Body Works**  
**ULTA** **ROSS** **rue21**

Crossroads Towne Center

**HARBOR FREIGHT TOOLS** **Batteries + Bulbs**  
**BIG 5** **DOLLAR TREE** **SCOTT'S STEAK HOUSE** **peter piper pizza**

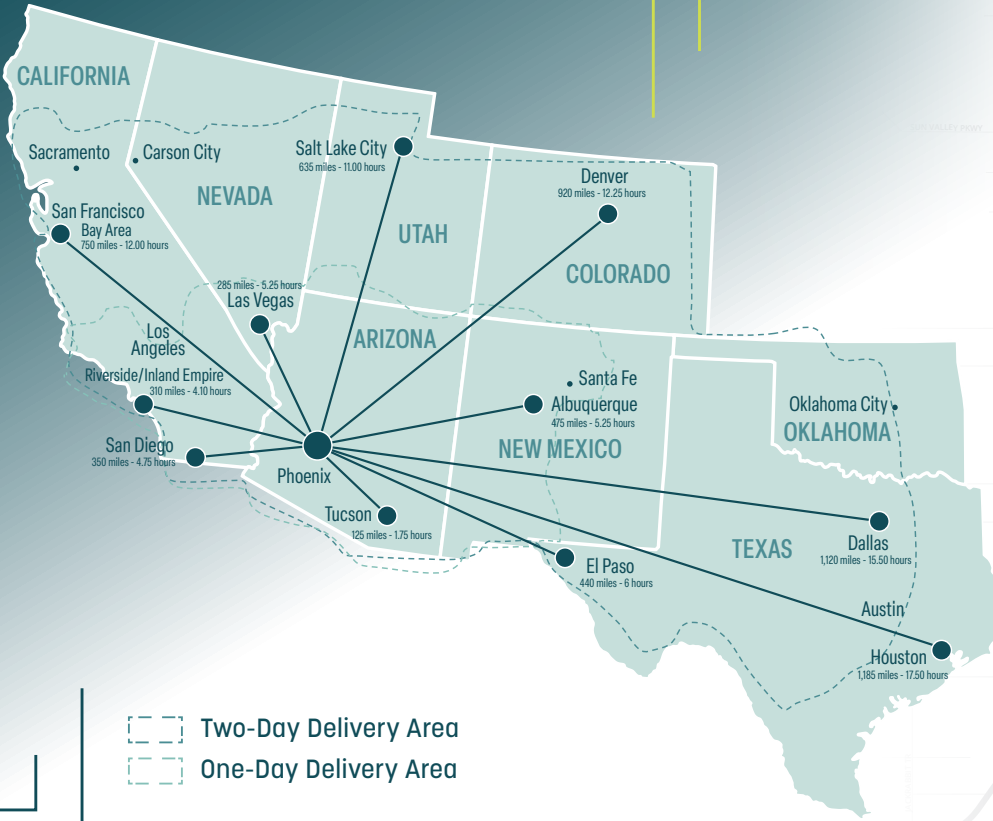
**Wendy's** **KFC**  
**SCOOTERS COFFEE** **BURGER KING**

**T SURPRISE ARIZONA**  
SURPRISE STADIUM

**CVS**



# ACCESS TO SITE



Two-Day Delivery Area  
 One-Day Delivery Area



## NEARBY DOWNTOWNS

**11 miles**

TO WESTGATE GLENDALE

**20 miles**

TO DOWNTOWN PHOENIX



## FREEWAY ACCESS

**0.2 miles**

TO US-60

**4.3 miles**

TO LOOP 303

**6.4 miles**

TO LOOP 101

**13 miles**

TO I-10 @ DYSART RD

**13 miles**

TO I-17 @ BELL RD



## NEARBY AIRPORTS

**32 miles**

TO PHX SKY HARBOR INTL

**22 miles**

TO PHOENIX-GOODYEAR

# CROSSROADS

AT SURPRISE



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**NEWMARK**



**WIDEWATERS**

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