



CROSSROADS

AT SURPRISE

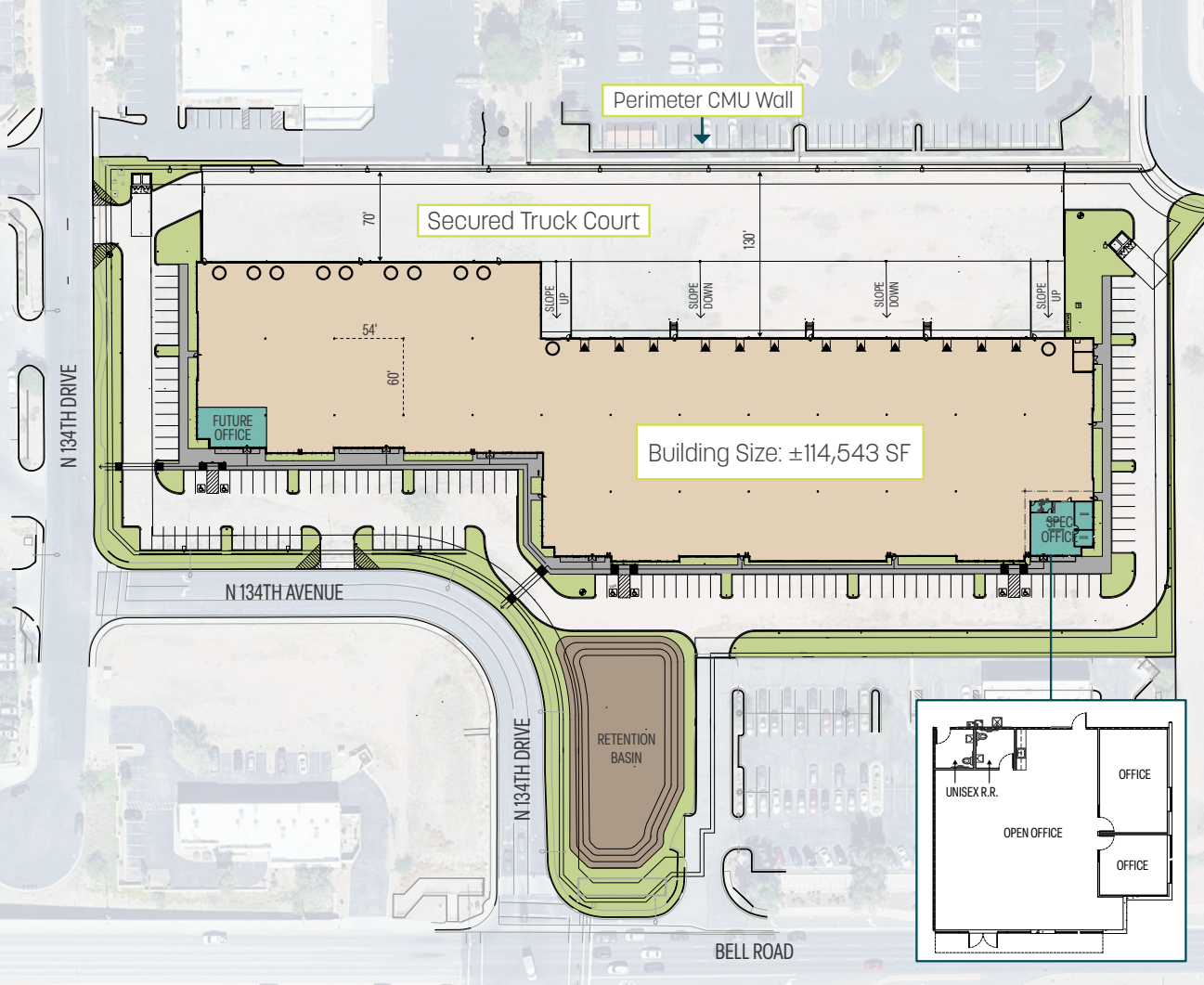
13270 W Bell Road | Surprise, AZ








FOR LEASE OR SALE

NEWMARK



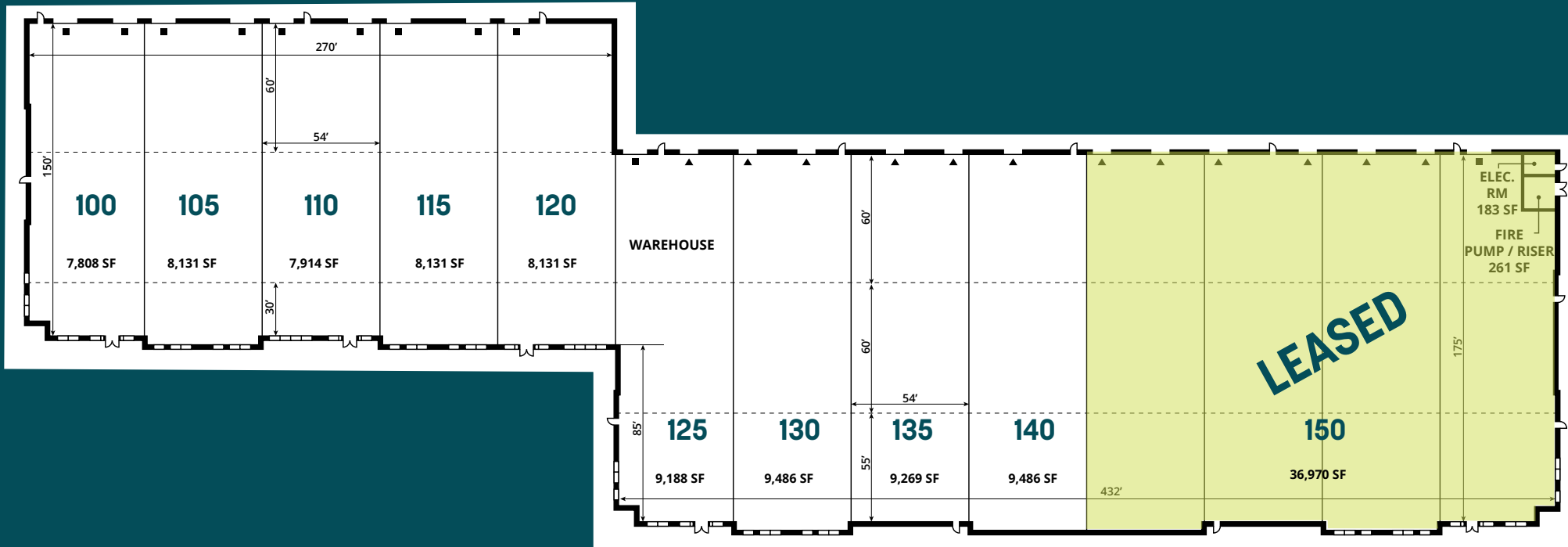


PROJECT DETAILS

-  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 ±7,808 SF





Albertsons

Bashas'

fru's

ExtraSpace Storage

TRADER JOE'S

TEXAS ROADHOUSE

goodwill

Sundome Plaza

DQ bealls Arby's

SAFEWAY CHASE

MATTRESS FIRM

PET SMART

Famous Footwear

Applebee's

Surprise Town Center

Michaels Jack in the box Jamba

IHOP

OfficeMax FIVE GUYS

LENSCRAFTERS TACO BELL

Walmart

Village at Surprise City

KOHL'S

CROSSROADS

AT SURPRISE

Canes CHICKEN FINGERES

IN-N-OUT BURGER

SUN DEVIL AUTO

Surprise City Hall

Red Robin GOURMET BURGERS AND BEERS

teao easy

KNEADERS BAKERY & CAFE

Jockey Mike's SHIRTS

Dutch Bros

chili's

usbank

ME Massage Envy

Surprise Marketplace

TARGET Chick-fil-e Olive Garden

RED LOBSTER

Caribou

BARNES & NOBLE BOOKSELLERS

Best Buy

LOWE'S

DEL TACO

Bath & Body Works

ULTA

ROSS DRESS FOR LESS

rue21

Crossroads Towne Center

HARBOR FREIGHT TOOLS

Batteries + Bulbs

Wendy's KFC

BIG 5 SPORTING GOODS

SCOOTERS COFFEE

BURGER KING

DOLLAR TREE

peter piper pizza.

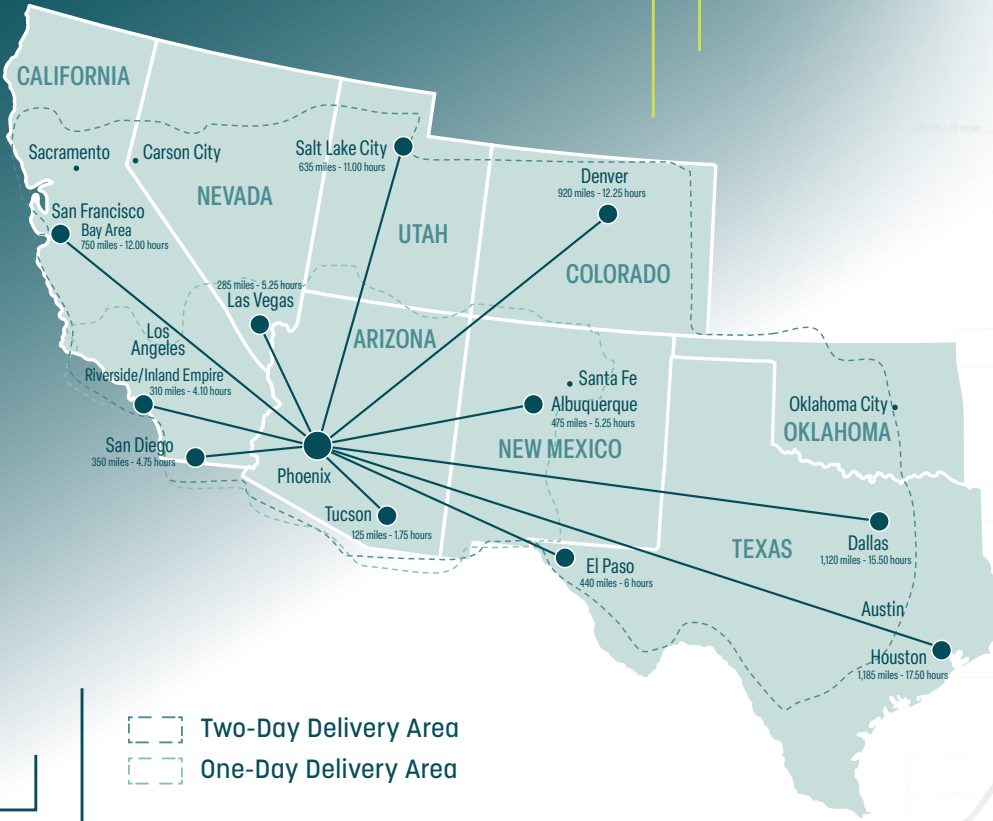
T SURPRISE ARIZONA

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



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