

274,040 SF FOR LEASE OR SALE (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 AMP 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
- » **3,500 OFFICE** SQUARE FOOTAGE
- » CLOSE PROXIMITY TO **LOOP 303 & NORTHERN PKWY**
- » **REMOTE** WAREHOUSE RESTROOMS
- » **(12) 40K LB.** MECHANICAL PIT LEVELERS
- » **LED** WAREHOUSE LIGHTING AT **20** FOOT CANDLES ON **15'** WHIPS WITH MOTION SENSORS
- » **R-11** WALL INSULATION AT **10'** TO ROOF DECK
- » **FULL NOTIFICATION** FIRE ALARM SYSTEM WITH HORNS AND STROBES
- » WAREHOUSE AREA **100% A/C**

CONCEPTUAL RACK LAYOUT

884' X 310'
BUILDING DIMENSIONS

(50) 9' X 10'
DOCK DOORS

±160' - ±180'
TRUCK COURT DEPTH

(12) 40K LB
MECHANICAL DOCK LEVELERS

36'
CLEAR HEIGHT

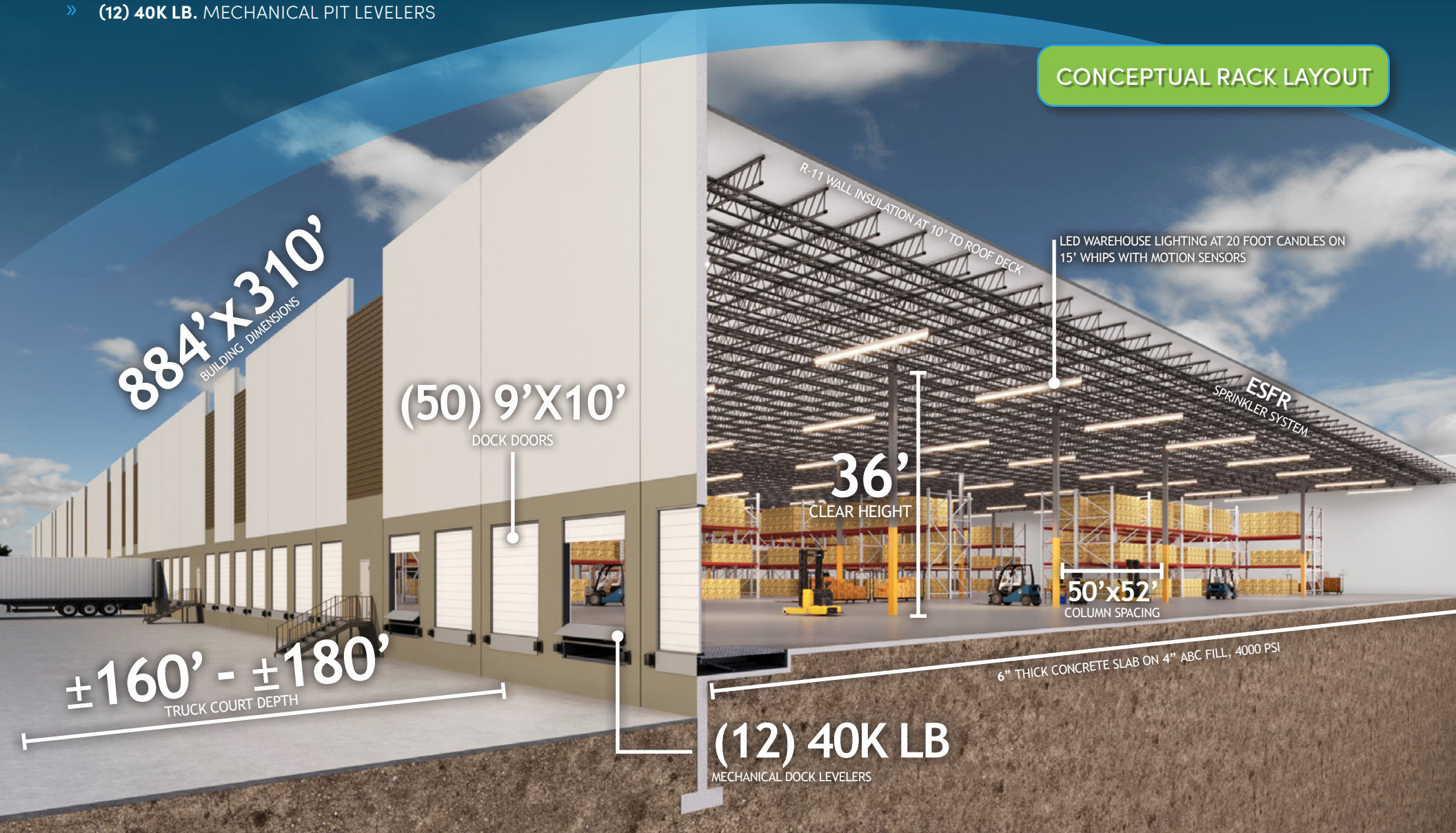
50' X 52'
COLUMN SPACING

6" THICK CONCRETE SLAB ON 4" ABC FILL, 4000 PSI

LED WAREHOUSE LIGHTING AT 20 FOOT CANDLES ON 15' WHIPS WITH MOTION SENSORS

R-11 WALL INSULATION AT 10' TO ROOF DECK

ESFR
SPRINKLER SYSTEM



OPTIMIZED DESIGN FOR MAXIMUM EFFICIENCY

±274,040 SF
TOTAL BUILDING SIZE

3,500 SF
OFFICE

50 (9X10)
DOCK HIGH DOORS

±16.2 ACRES
TOTAL SITE SIZE

4 (12X14)
GRADE LEVEL DOORS

36'
CLEAR HEIGHT

50' X 52'
COLUMN SPACING

272 AUTO
PARKING SPACES

884' X 310'
BUILDING DIMENSIONS

37 TRAILER
PARKING STALLS

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

ESFR
SPRINKLER SYSTEM

±160' - ±180'
TRUCK COURT DEPTH

INTERIOR OFFICE PHOTOS



COMMUNITY OF COMMERCE

AMENITIES WITHIN 3.5 MILES



AMENITIES WITHIN 3 MILES



AMENITIES WITHIN >.5 MILES



AMENITIES WITHIN 2.3 MILES



AMENITIES WITHIN 1 MILE



AMENITIES WITHIN 3 MILES



CACTUS ROAD

7 MINS

AMENITIES WITHIN 2.1 MILES



303

REEMS RD

BULLARD AVE

PEORIA AVE

LITCHFIELD ROAD

OLIVE AVE

DYSART ROAD

6 MINS

LITCHFIELD ROAD

GREENWAY RD



60

- » 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 | 3.6 MILES

NORTHERN PKWY | 3.3 MILES

BNSF RAIL | - - - - -

NORTHERN PARKWAY

L-HAUL

Nestle

Microsoft

amazon

TRIMACO

tricolor

IRIS

NATIONAL INDOOR RV CENTERS

Winsupply

UDA

HUBSTAR

WINDY CLEAN

PUMA

Red Bull

BRACH

Ball

Exhibitus

Fidelitone

Hercules

SWP

Expeditors

Central

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus

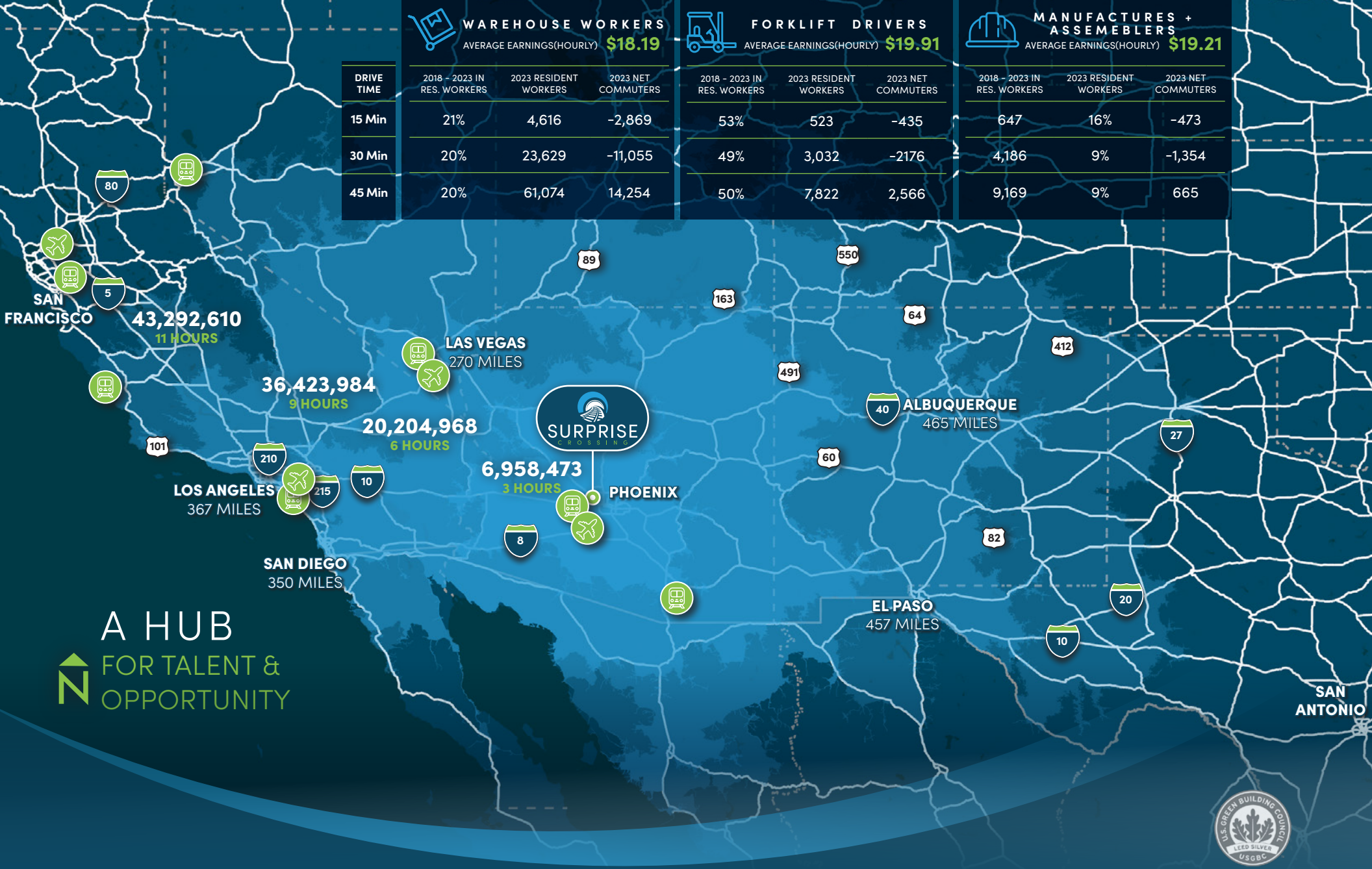
Exhibitus

Exhibitus

Exhibitus

Exhibitus

Exhibitus



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
 +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



© 2026 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness, and KBC Advisors disclaims any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.