

±71,195 SF NOW AVAILABLE

LEVEL CROSSING

BUILDING 3

13550 N DYSART RD
SURPRISE, AZ



SILVER CREEK
DEVELOPMENT



BUILDING OVERVIEW

AVAILABLE SPACE

- » ±71,195 SF
- » Office Build to Suit
- » Potential Yard: ±1 Acre

PROVIDED UTILITIES

- » APS Power
1,600 amps, 3-phase, 480V
- » City of Surprise Water & Sewer
- » Southwest Gas (potential)

BUILDING FEATURES

- » 32' Clear Height
- » 17 Dock Doors (9' x 10')
- » 1 Grade-Level Door (12' x 14')
- » ESFR Fire Protection
- » 6" Unreinforced Concrete
- » LED Lighting
- » 100% HVAC

POTENTIAL USES

- » Distribution/Logistics
- » Light Assembly
- » Manufacturing

TRAVEL TIMES



5 MINUTES
to US-60



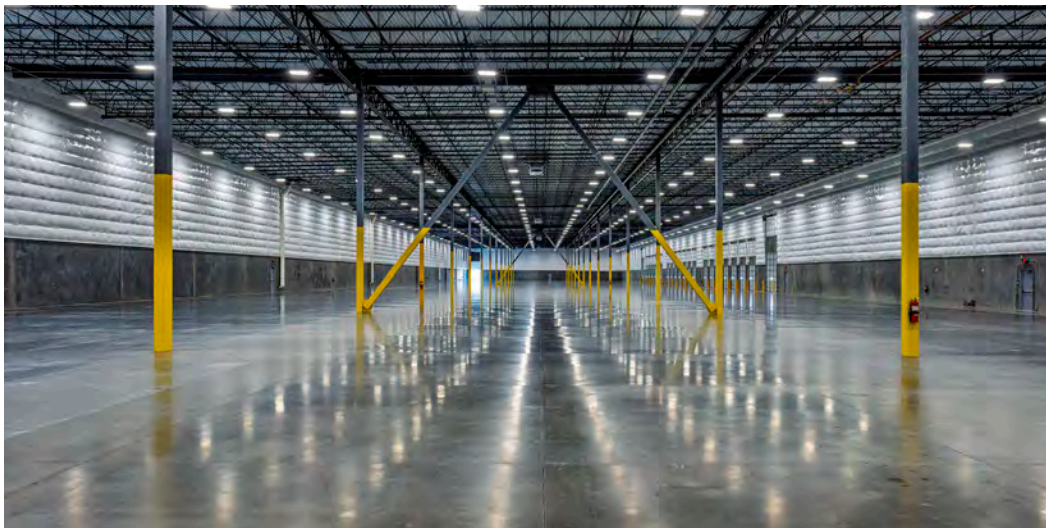
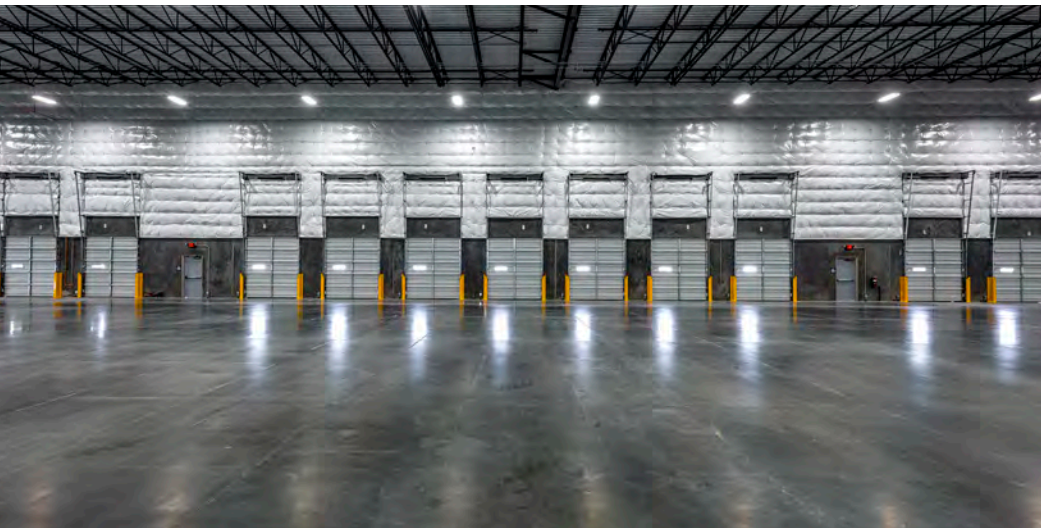
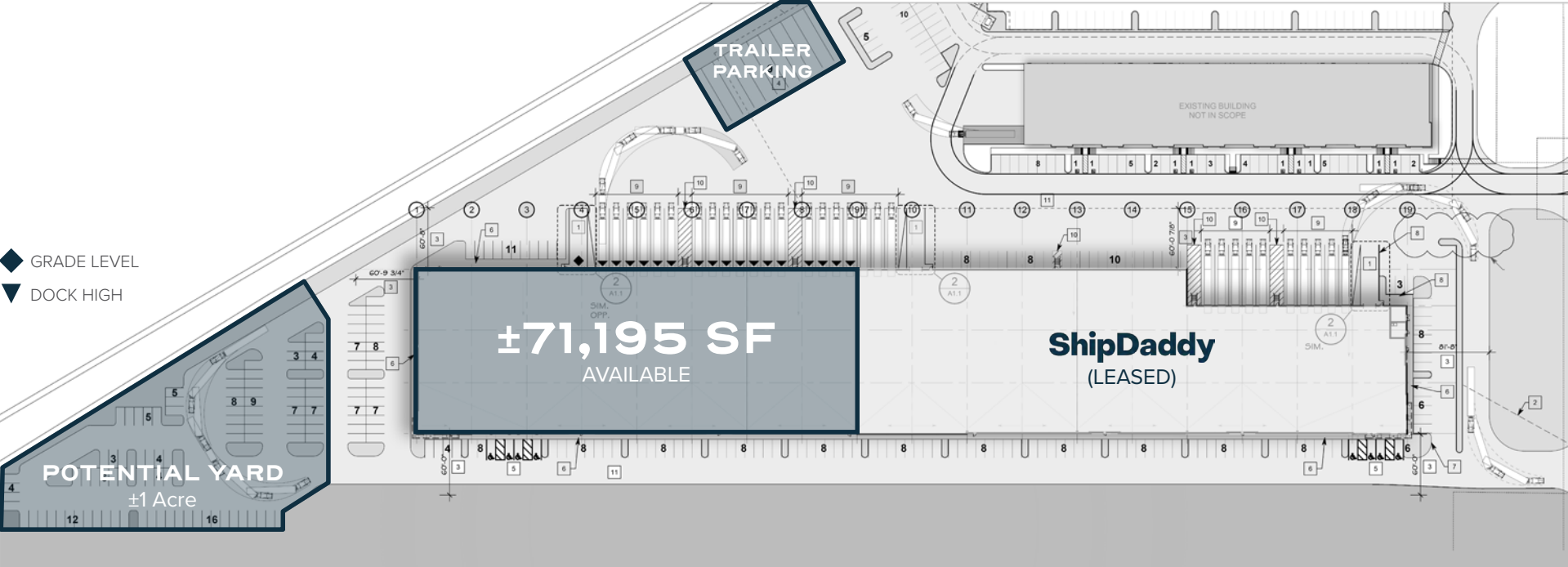
14 MINUTES
to Loop 101



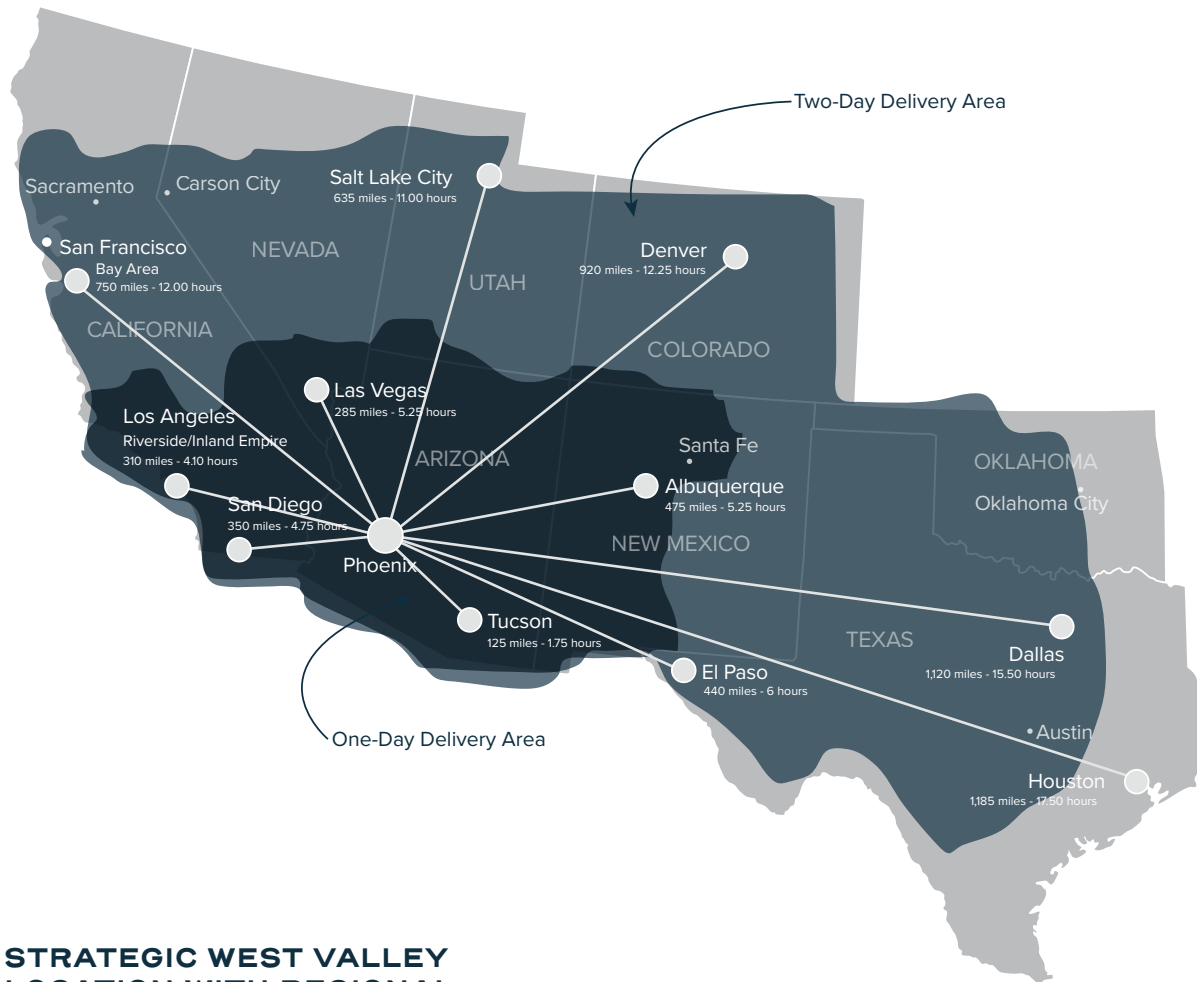
14 MINUTES
to Loop 303



SITE PLAN



LOCATION OVERVIEW



STRATEGIC WEST VALLEY LOCATION WITH REGIONAL DISTRIBUTION REACH

Located in Surprise, AZ, Level Crossing offers efficient access to US-60, Loop 101, and Loop 303, with regional reach across Arizona, Southern California, Nevada, Utah, Colorado, New Mexico, and Texas.

TOP EMPLOYERS IN SURPRISE

- » Sands Motor Company
- » Red Bull
- » Expeditors
- » Crescent Crown
- » Larry H. Miller
- » IRIS USA
- » Southwest Products
- » White Claw
- » Microsoft

TOP INDUSTRIES IN SURPRISE

- » Healthcare
- » Education
- » Advanced Manufacturing
- » Advanced Business Services
- » Emerging Technologies

TOP AMENITIES IN SURPRISE

- » Prasada
- » Surprise Spectrum
- » Loop 303 Development
- » City Center
- » Railplex
- » Surprise Stadium
- » Surprise Tennis & Racquet Complex



FOR MORE INFORMATION, PLEASE CONTACT

BRIAN GLEASON
Senior Vice President
+1 602 222 5061
brian.gleason@colliers.com

MELISSA MARKS
Associate Vice President
+1 602 222 5053
melissa.marks@colliers.com

SAM JONES
Vice President
+1 602 222 5146
sam.jones@colliers.com

ROB MARTENSEN, SIOR, CCIM
Vice Chair
+1 602 222 5082
rob.martensen@colliers.com



COLLIERS
2390 E Camelback Rd, Ste 100
Phoenix, AZ 85016
colliers.com/arizona

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International AZ, LLC.