



CROSSROADS

AT SURPRISE

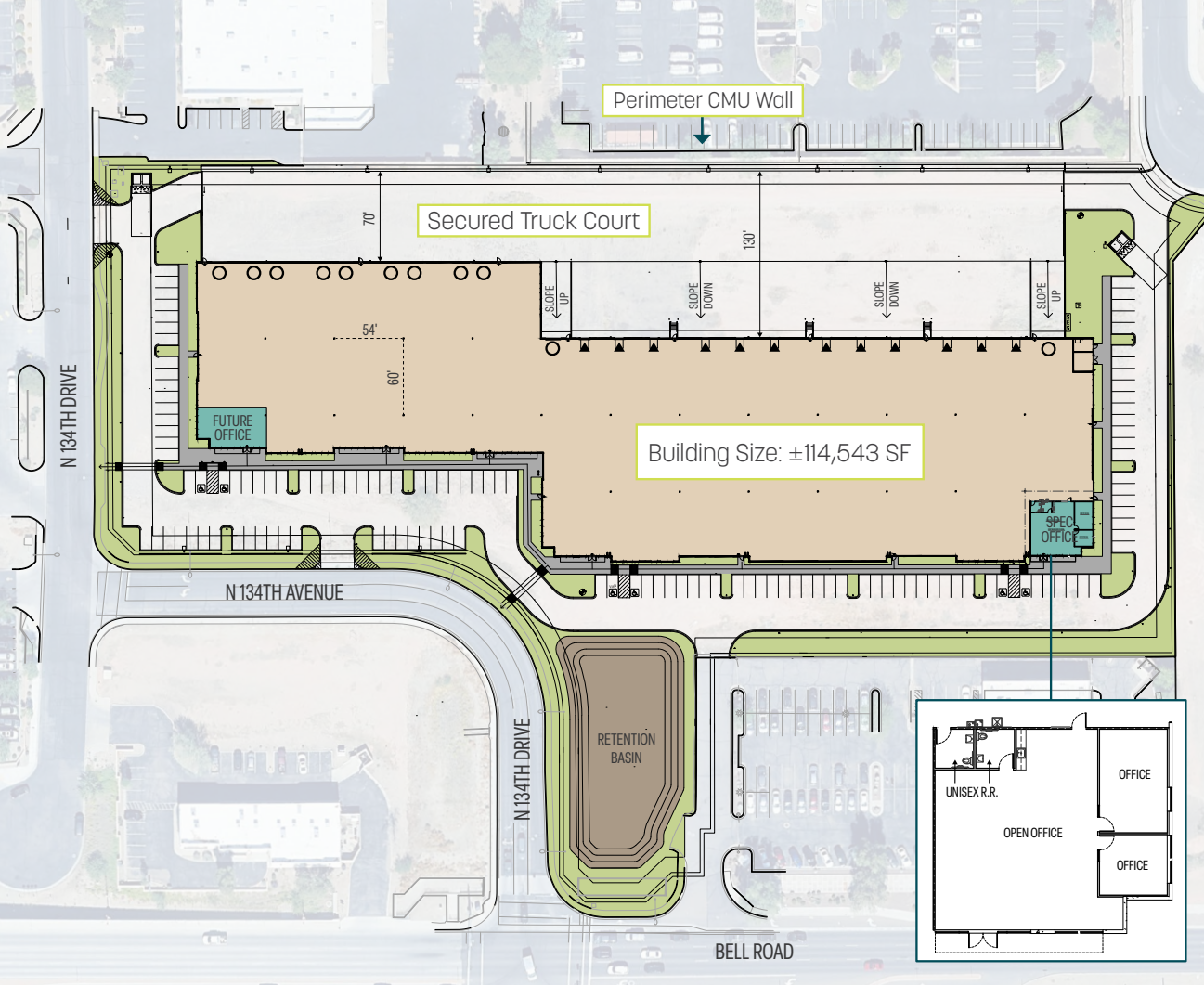
13270 W Bell Road | Surprise, AZ



FOR LEASE OR SALE

NEWMARK





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

PROJECT DETAILS

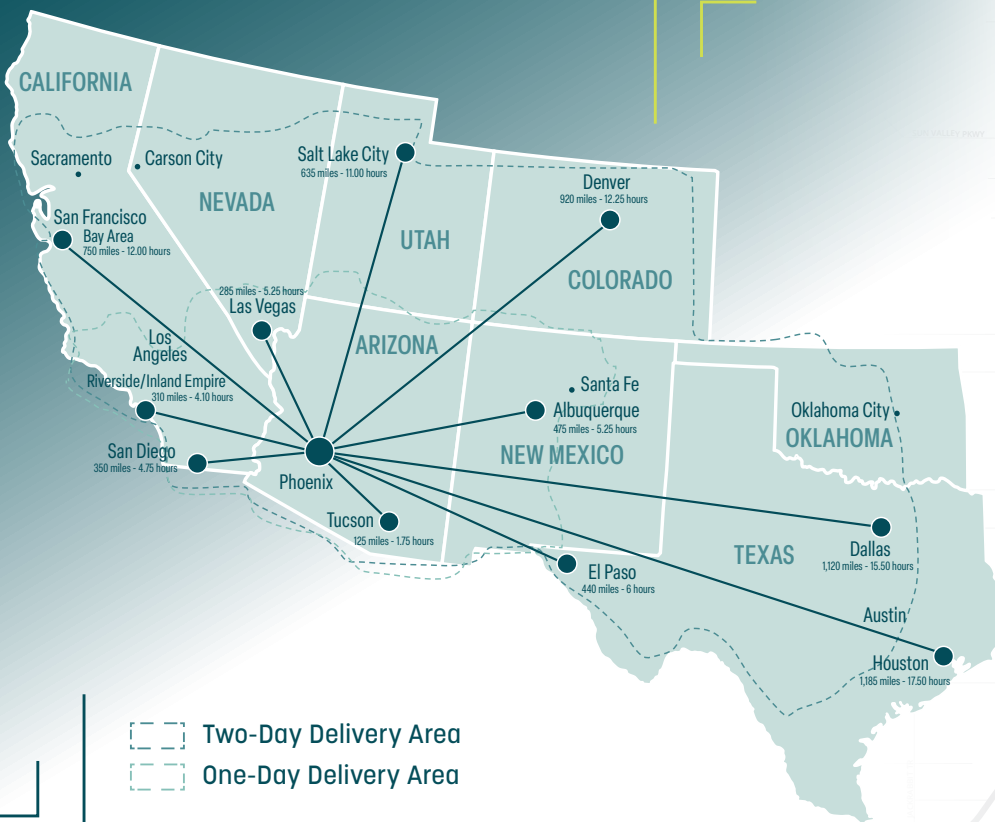
-  114,543 SF Rear Load Building
-  Divisible to +/- 7,808- 18,000 SF
-  (12) 9' x 10' Dock High Doors With Knockouts for 13 More
-  (11) 12' x 14' Grade Level Doors
-  32' Clear Height
-  54' x 60' Column Spacing
-  7" Floor Slab; 4,000 PSI
-  R-38 Roof Insulation
-  60' Speed Bays
-  ESFR Fire Sprinkler System
-  130' Truck Court
-  2,000 SF Spec Office
-  3,000A, 277/480V, 3P for Building
-  124 Auto Parking Stalls (1.08/1,000)
-  PAD Zoning - City of Surprise

Suties divisible to ±7,808 SF





ACCESS TO SITE



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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