

# 274,040 SF FOR LEASE (DIVISIBLE)

RAIL CAPABLE (BNSF)



# SURPRISE

CROSSING

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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

## 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

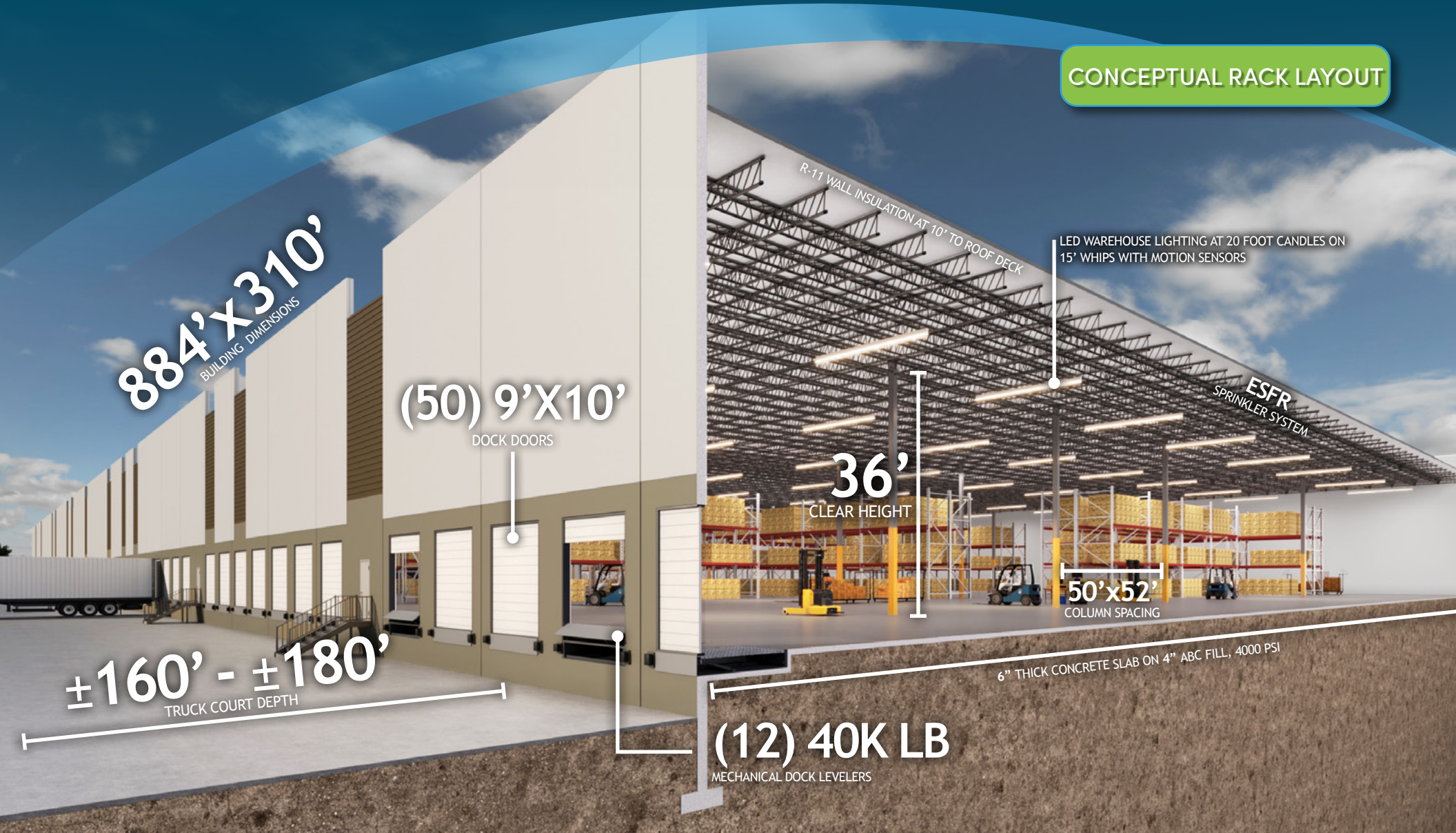
**50' X 52'**  
COLUMN SPACING

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

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

**ESFR**  
SPRINKLER SYSTEM

R-11 WALL INSULATION AT 10' TO ROOF DECK



# 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

**6,000 AMPS, 277/480V, 3 PHASE**  
POWER (APS)

**ESFR**  
SPRINKLER SYSTEM

**±160' - ±180'**  
TRUCK COURT DEPTH



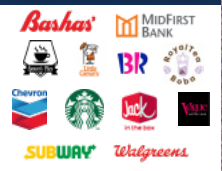
# COMMUNITY OF COMMERCE



AMENITIES WITHIN 3.5 MILES



AMENITIES WITHIN 3 MILES



AMENITIES WITHIN <.5 MILES



AMENITIES WITHIN 2.3 MILES



AMENITIES WITHIN 1 MILE



CACTUS ROAD

7 MINS



PEORIA AVE

6 MINS

DYSART ROAD



NORTHERN PARKWAY

- » 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 | ---



LITCHFIELD ROAD

BULLARD AVE

REEMS RD

LITCHFIELD ROAD

GREENWAY RD

WADDELL RD





**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**

DRIVE TIME	2018 - 2023 IN RES. WORKERS	2023 RESIDENT WORKERS	2023 NET COMMUTERS
15 Min	53%	523	-435
30 Min	49%	3,032	-2176
45 Min	50%	7,822	2,566

**MANUFACTURES + ASSEMBLERS**  
 AVERAGE EARNINGS(HOURLY) **\$19.21**

DRIVE TIME	2018 - 2023 IN RES. WORKERS	2023 RESIDENT WORKERS	2023 NET COMMUTERS
15 Min	647	16%	-473
30 Min	4,186	9%	-1,354
45 Min	9,169	9%	665



**A HUB**  
 FOR TALENT &  
 OPPORTUNITY

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