



257,920 SF | Rail Capable  
Cactus Road & Dysart Road, Surprise, AZ



Jones Lang LaSalle Americas, Inc. License #: CO508577000



# SITE PLAN



## BUILDING OVERVIEW

- 257,920 SF
- Rail capable
- Building Dimensions: 832' x 310'
- Clear height: 32'
- Concrete tilt construction
- Dock doors: 26 (9' x 10') (expandable)
- Drive in ramps: 2 (16' x 16') with electrical vertical lift
- Auto parking: 463
- Trailer parking: 77 (expandable)
- Fully secured / concrete truck court
- 6" reinforced slab, 4,000 psi
- Power: 3,000 Amps, 480/277 V, 3 phase (expandable)
- Clerestory windows
- Roof: 60 mil TPO, R38, 20-year warranty
- HVAC ready
- ESFR sprinklers with 1,500 GPM electric fire pump (125 Hp)
- LED lighting (30 FC)
- Warehouse walls painted white
- White scrim sheet under roof deck







10 MILES 15 MILES 20 MILES

#### POPULATION

|      |         |           |           |
|------|---------|-----------|-----------|
| 2021 | 747,790 | 1,583,291 | 2,211,869 |
| 2026 | 807,931 | 1,700,287 | 2,385,090 |

#### HOUSEHOLD

|      |         |         |         |
|------|---------|---------|---------|
| 2021 | 276,730 | 542,799 | 778,955 |
| 2026 | 297,025 | 580,274 | 840,440 |

#### MEDIAN AGE

|      |      |      |      |
|------|------|------|------|
| 2021 | 39.4 | 34.9 | 35.0 |
|------|------|------|------|

#### LABOR FORCE

|      |         |         |           |
|------|---------|---------|-----------|
| 2021 | 356,669 | 776,393 | 1,107,770 |
|------|---------|---------|-----------|





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