

LEVEL CROSSING

INDUSTRIAL

13550 N DYSART RD | SURPRISE, AZ

Colliers



Move-In Ready

**Manufacturing, Distribution,
Potential Yard**



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PROPERTY DETAILS

Zoning and entitlements are in place to accommodate a diverse business base such as:



**HEAVY
MANUFACTURING**



**DISTRIBUTION/
LOGISTICS**



**POTENTIAL
YARD**

Provided utilities include:



Power
APS power
adjacent to the site

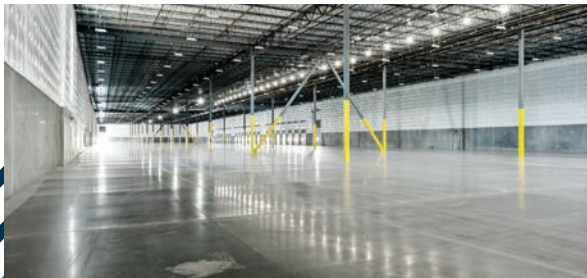


Gas
Southwest Gas
is available



Water
& sewer provided
by City of Surprise

SHELL COMPLETE



Building Size
150,615 SF



Paving

3.00" HMA, 6.00" ABC

Heavy Duty Paving
Fire Lanes

2.50" HMA, 4.00" ABC

Light Duty Paving
Car Stalls

6.00" Unreinforced Concrete

Dock Aprons and
Truck Court

IMPROVEMENTS

- Roofing: 60 Spray Foam & Elastometric Coating
- Dock Doors and Equipment: 30 Dock Doors total with 10 Dock Packages included
- Fire protection: ESFR
- Power: 3000 amps, 3-phase 480
- 100% HVAC
- LED Lighting
- Drive In Doors: Motor operated
- Potential Yard
- ±2,000 SF Spec Office
(Completing 5/25)



SURPRISE RAILPLEX



Tenant Summary

40%

MANUFACTURING/
DISTRIBUTION/
WHOLESALE

30%

PROFESSIONAL
SERVICES

13%

EDUCATION/
GOVERNMENT

10%

MEDICAL

7%

OTHER

RAILPLEX highlights



4 Corporate
HQs



2 Sq Mi
Shovel Ready
Industrial Park



5,000 Linear Feet
Ennis BNSF
Rail Spur



2 Power
Substations



Foreign
Trade Zone



Surprise Water
Campus & Future
Fire Station



25 Restaurants
& Anchor
Entertainment



1,500 Jobs



<4 hours to
SoCal's Inland Empire

LOCATION OVERVIEW

The city of Surprise is experiencing steady population growth and is currently home to more than 130,000 residents. In fact, it's not only the fastest growing city in Arizona, but it's the fifth fastest nationwide and has increased 24.8% since 2010. The median household income in Surprise is \$59,094 as compared to Phoenix at \$46,881.



Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Current Population	17,452	98,003	205,216
2026 Projection	18,509	104,400	218,447

Proximity

60	2 miles	101	5.5 miles	17	25 miles	51	30 miles
303	4.4 miles	10	5.5 miles	202	30 miles	87	44 miles

Top Employers in Surprise

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

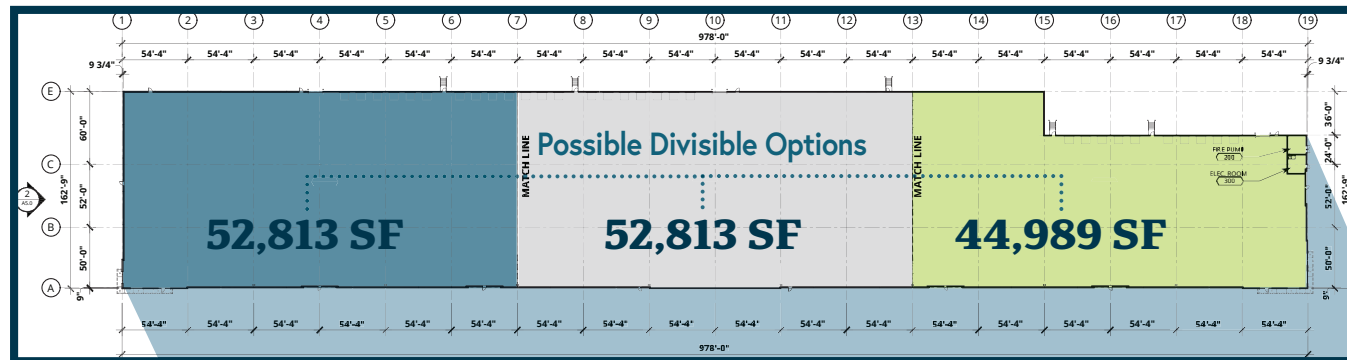
Top Industries in Surprise

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

Top Amenities in Surprise

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

SITE PLAN



LEVEL CROSSING - 1
36,000 SQ FT
FULLY LEASED

LEVEL CROSSING - 2
32,000 SQ FT
FULLY PRE-LEASED
COMPLETING CONSTRUCTION - FALL 2023

LEVEL CROSSING - 3

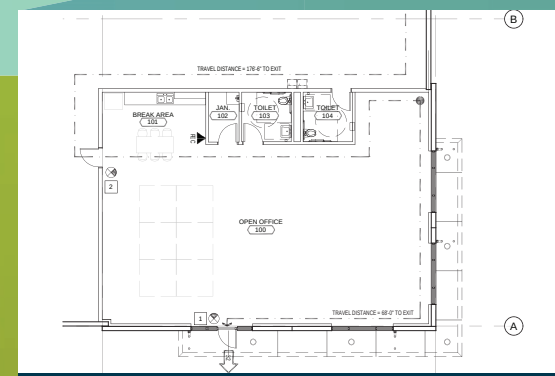
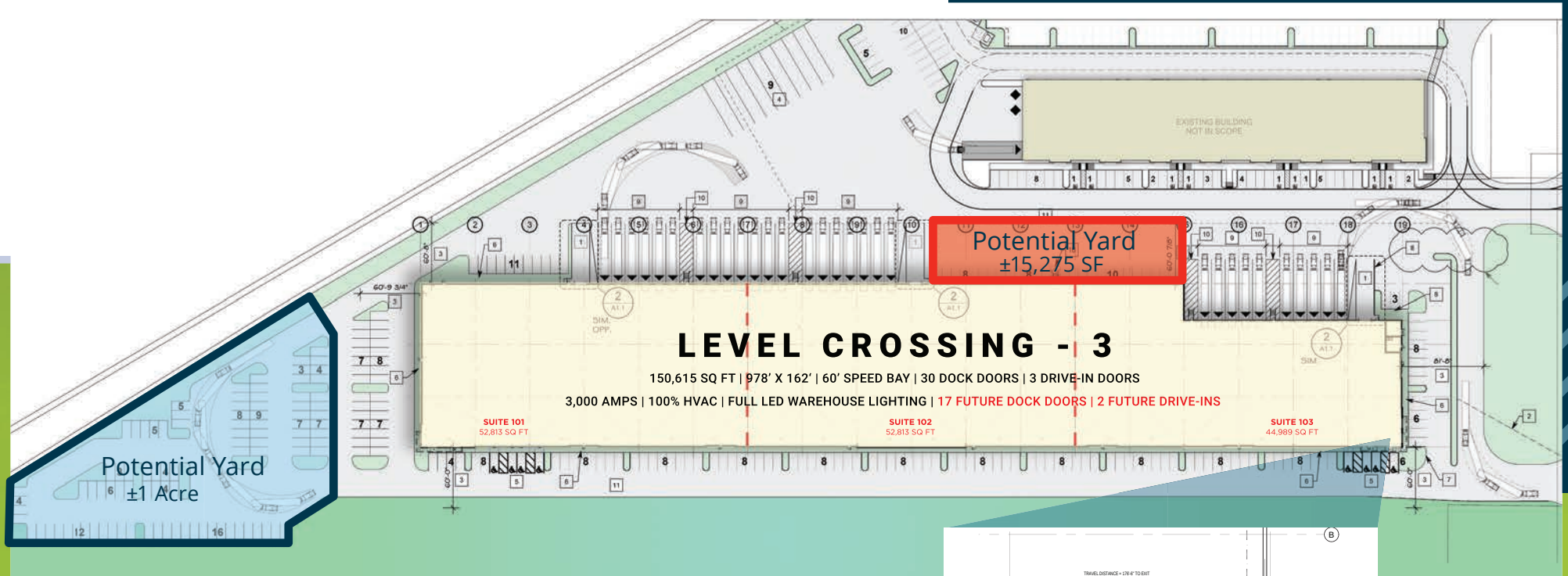
150,615 SQ FT | 978' X 162' | 60' SPEED BAY | 30 DOCK DOORS | 3 DRIVE-IN DOORS
3,000 AMPS | 100% HVAC | FULL LED WAREHOUSE LIGHTING | 17 FUTURE DOCK DOORS | 2 FUTURE DRIVE-INS

SUITE 101
52,813 SQ FT

SUITE 102
52,813 SQ FT

SUITE 103
44,989 SQ FT

SITE PLAN Potential Yard



Spec Office Suite

AVAILABLE
FOR
LEASE

LEVEL
CROSSING



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