CROSSROADS

AT SURPRISE

13270 W Bell Road | Surprise, AZ

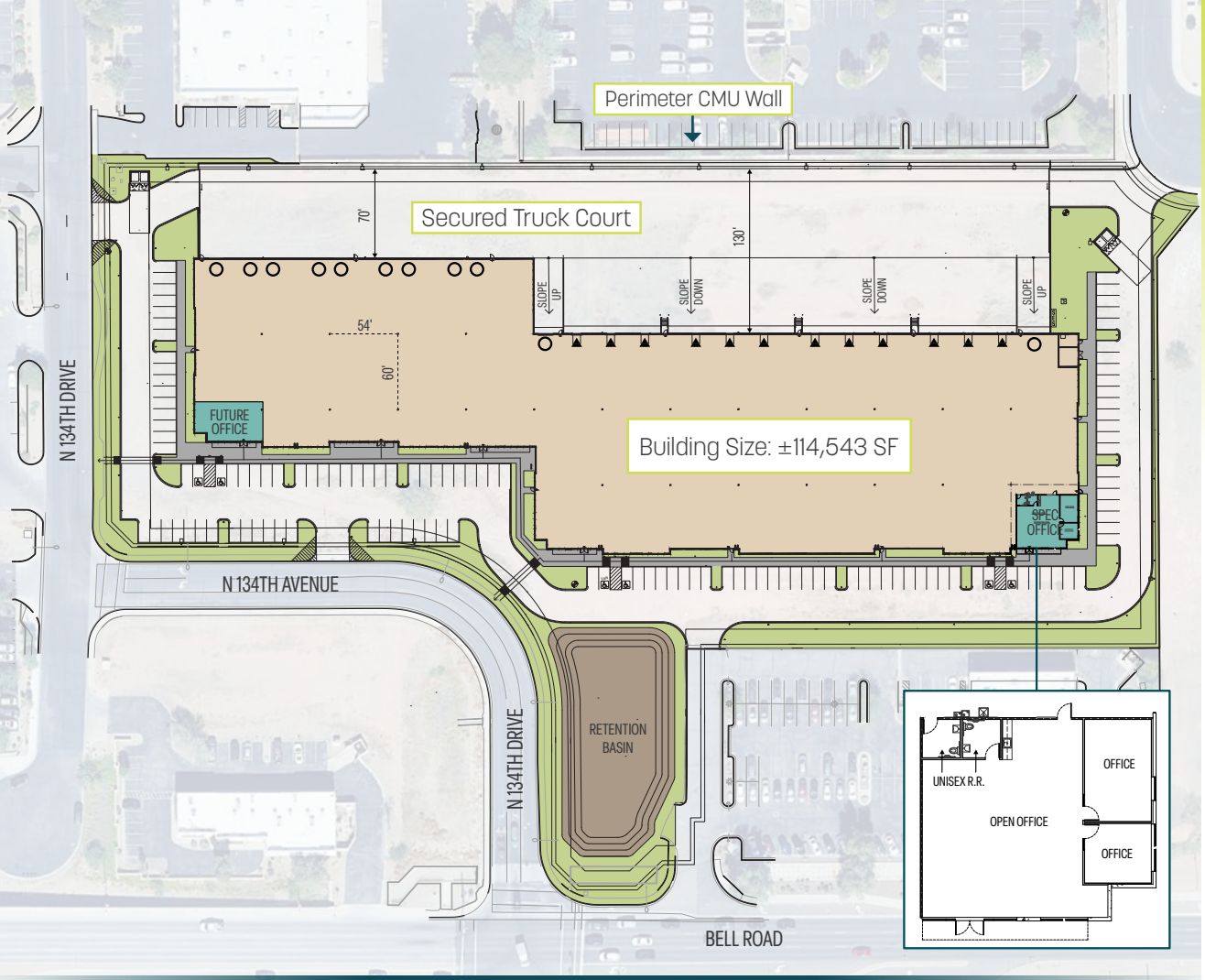


FOR LEASE OR SALE

NEWMARK

Colliers

WIDEWATERS



±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

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PROJECT DETAILS

Suties divisible to ±7,808 SF



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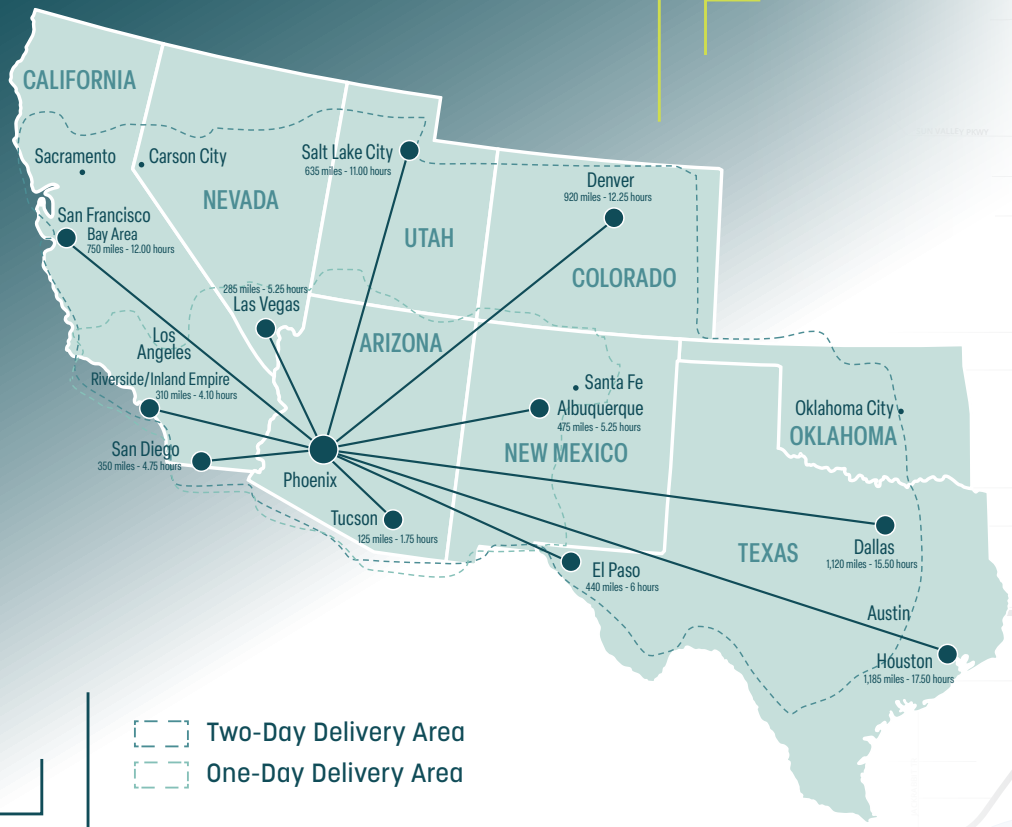
NEARBY AMENITIES



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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WIDEWATERS

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