

# West Summit at Surprise

## Brand New Construction

Two Class A Industrial Buildings

453,960 SF & 250,512 SF



**Under Construction**  
Delivers May 2024



# The Site

West Summit at Surprise is a brand new two-building industrial development within Summit Business Park in Surprise, Arizona. These new state-of-the-art buildings are rail-capable via the BNSF Railroad and will service distribution, manufacturing, and logistics companies throughout the southwest.

## Corporate Neighbors

- Tricolor Auto
- Crescent Crown Distribution
- Seattle Tacoma Box Company
- Trimaco
- IRIS
- Central Garden & Pet
- Expeditors
- White Claw
- HD Supply
- REI
- XPO Logistics
- Dick's Sporting Goods
- Walmart
- SubZero
- Ferrero
- Aldi
- Fairlife
- Milly
- Ball Corp
- KeHe
- UPS
- Fortune 2 e-commerce company
- Fortune 30 tech company

## Overall Project Info:

- 46.26 acre site
- 707,380 total square feet
- Located along the BNSF railroad, rail service capable
- North/South dock doors
- North of the northwest corner of Dysart Road and Cactus Road
- Access to Dysart Road via Sweetwater Avenue and West Summit Parkway



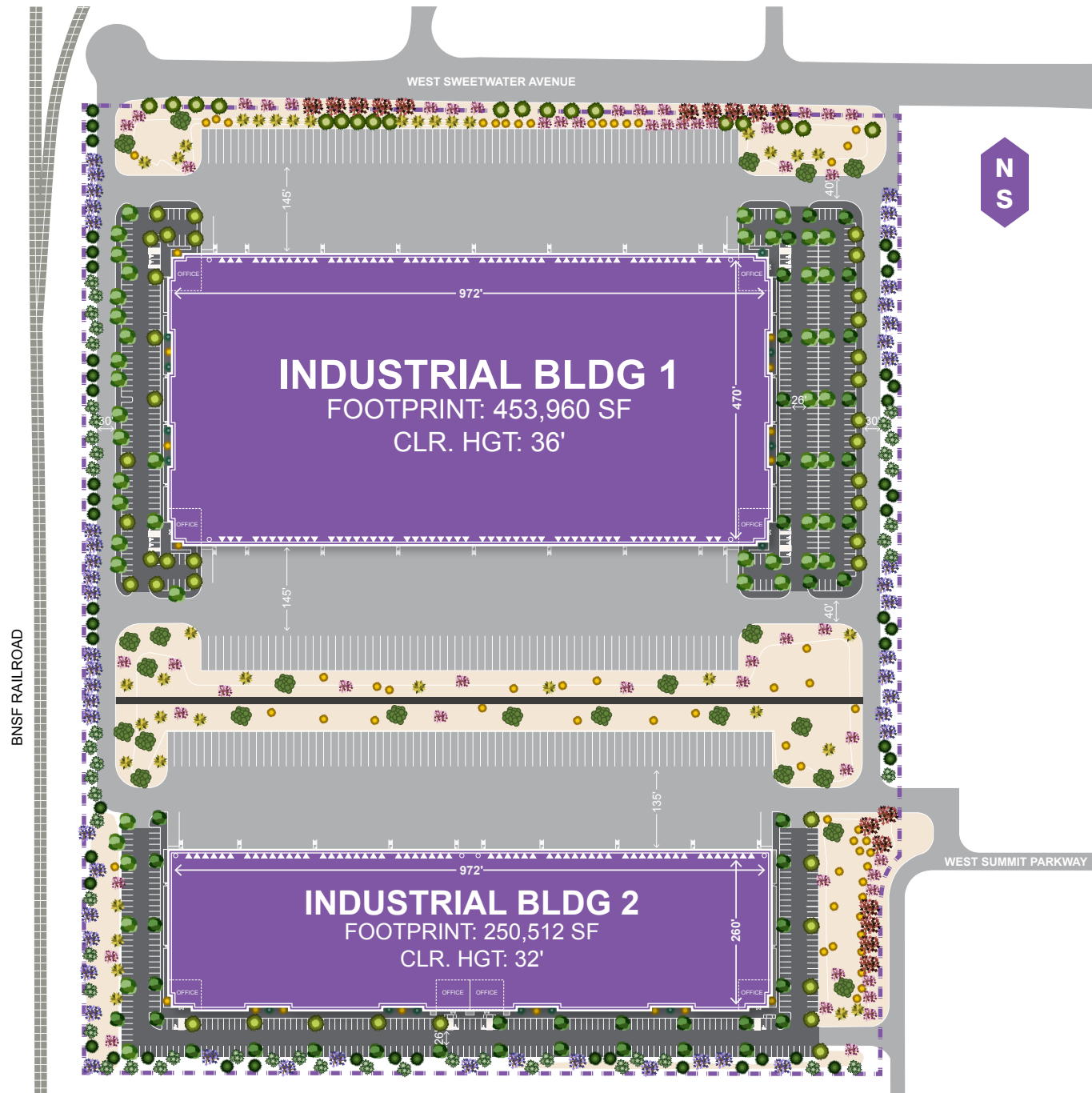


## Building 1

- 453,960 SF
- 2,500 SF spec office suite
- Dock doors: 101 (9' x 10' insulated)
  - ±50% with 40,000 lb. dock levelers
- Grade level doors: 4
- Auto parking: 368
- Trailer parking: 144
- Clear height: 36'
- Power: (2) 3,000-amp, 480/277 V
- LED lighting
- Floor thickness: 7" unreinforced slab
- Column spacing: 50' x 56' and 60' speed bays
- Insulated metal roof deck
- ESFR K25 sprinklers
- Fully secured concrete 145' truck court
- Sweetwater Avenue frontage
- Rail capable via BNSF

## Building 2

- 250,512 SF
- 2,500 SF spec office suite
- Dock doors: 56 (9' x 10' insulated)
  - ±50% with 40,000 lb. dock levelers
- Grade level doors: 4
- Auto parking: 338
- Trailer parking: 81
- Clear height: 32'
- Power: 3,000 amp, 480/277 V
- LED lighting
- Floor thickness: 7" unreinforced slab
- Column spacing: 50' x 56' and 60' speed bays
- Insulated metal roof deck
- ESFR K25 sprinklers
- Fully secured concrete 135' truck court

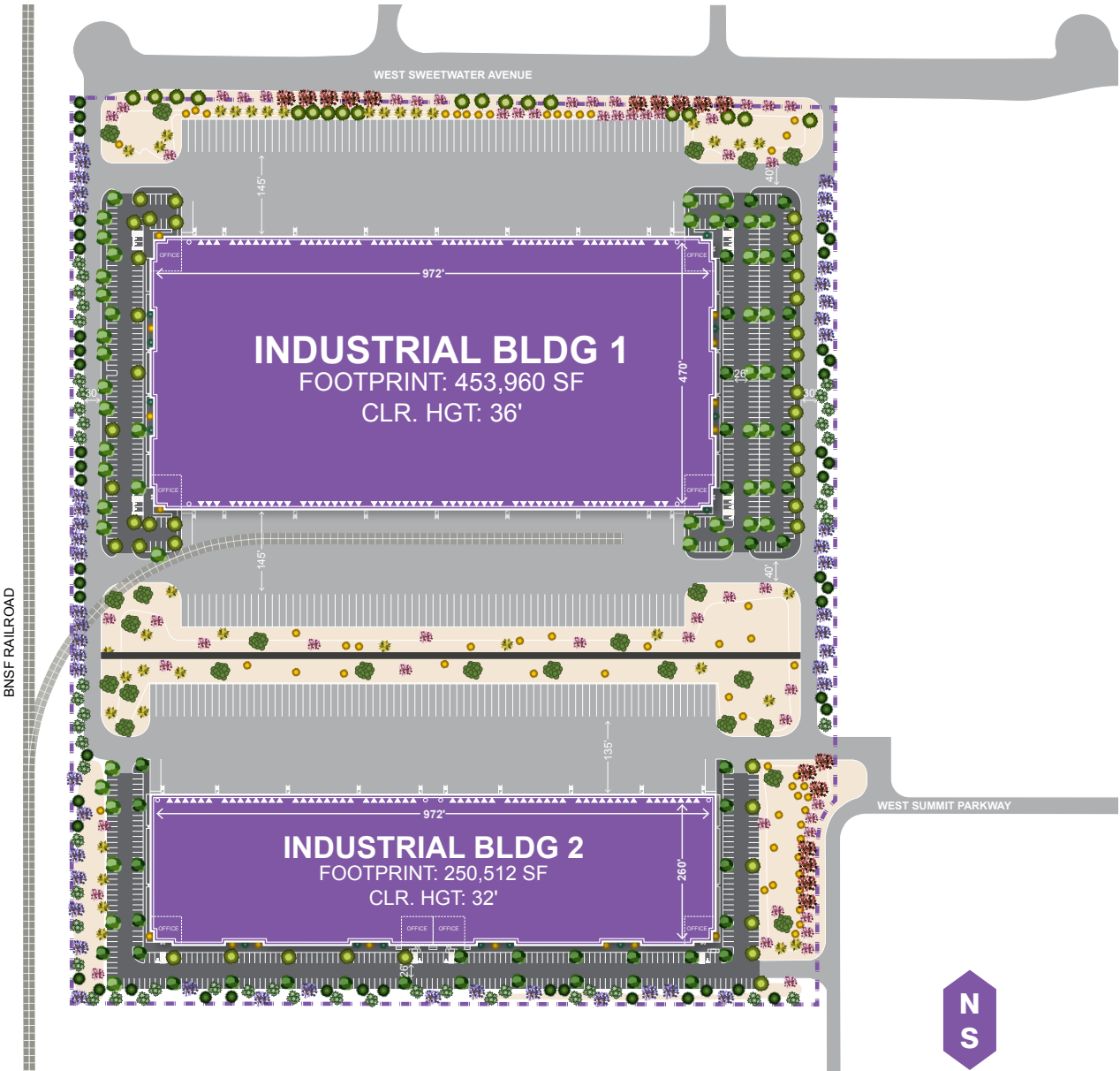


Take a virtual tour



Click or scan  
to view

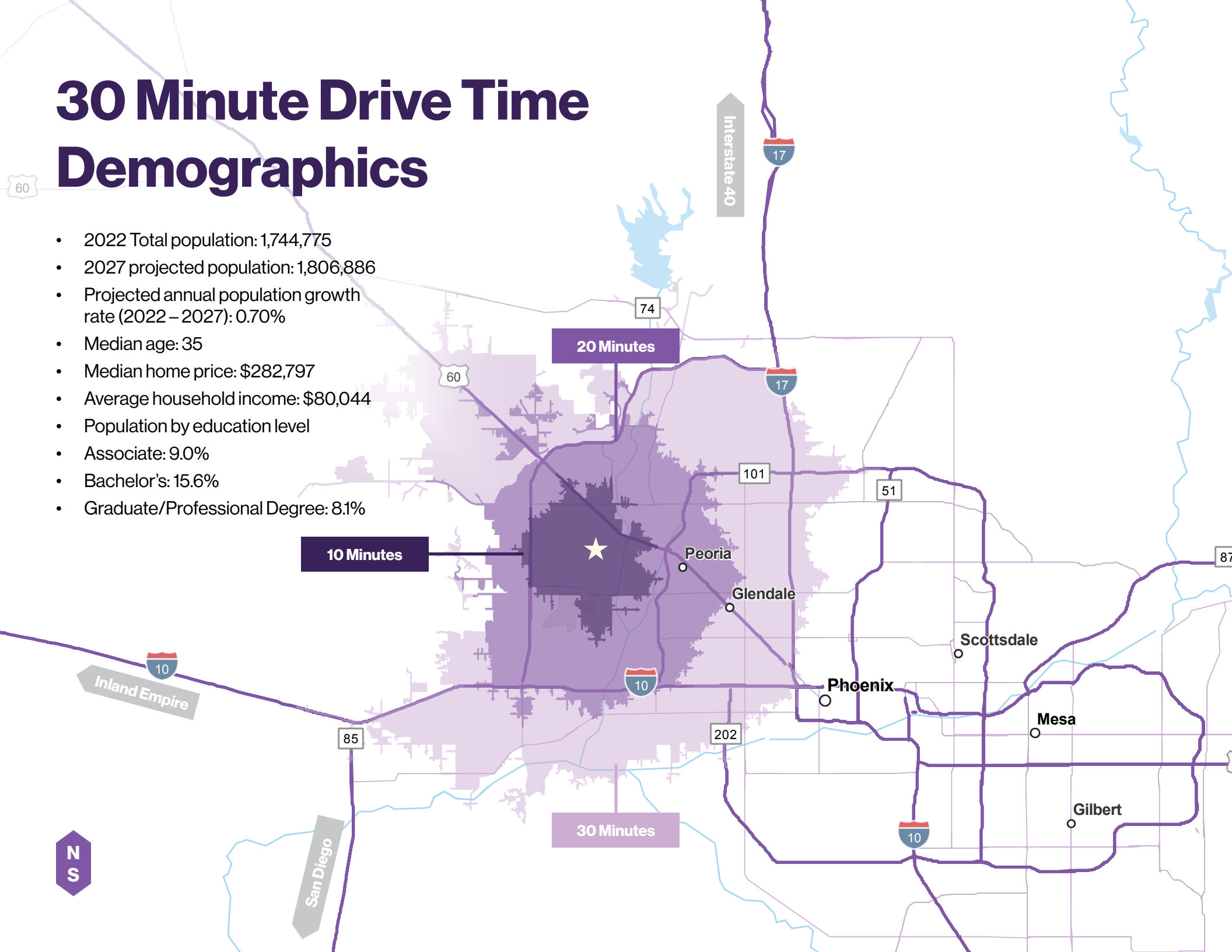
# Alternate Rail Served Site Plan





# 30 Minute Drive Time Demographics

- 2022 Total population: 1,744,775
- 2027 projected population: 1,806,886
- Projected annual population growth rate (2022 – 2027): 0.70%
- Median age: 35
- Median home price: \$282,797
- Average household income: \$80,044
- Population by education level
- Associate: 9.0%
- Bachelor's: 15.6%
- Graduate/Professional Degree: 8.1%





# Location Features

- Located in Surprise, one of Arizona's fastest growing cities
- Corporate business park environment
- 1.9M population within a 35 minute drive
- Located less than five miles from both Loop 303 and Loop 101 and 3 miles from Northern Parkway
- Logistical advantages with the capability to serve numerous large urban areas located within a one-day and two-day delivery zone
- Top City of Surprise Employers include: Sands Motor Company, Larry H. Miller, Southwest Products, Crescent Crown, IRIS USA

## West Valley Stats

The West Valley is home to a 1.6 million person workforce, yet many of those workers are currently traveling to other parts of the Valley for work.

**69%** of the West Valley workforce commutes outside of the region to work in other parts of Maricopa County

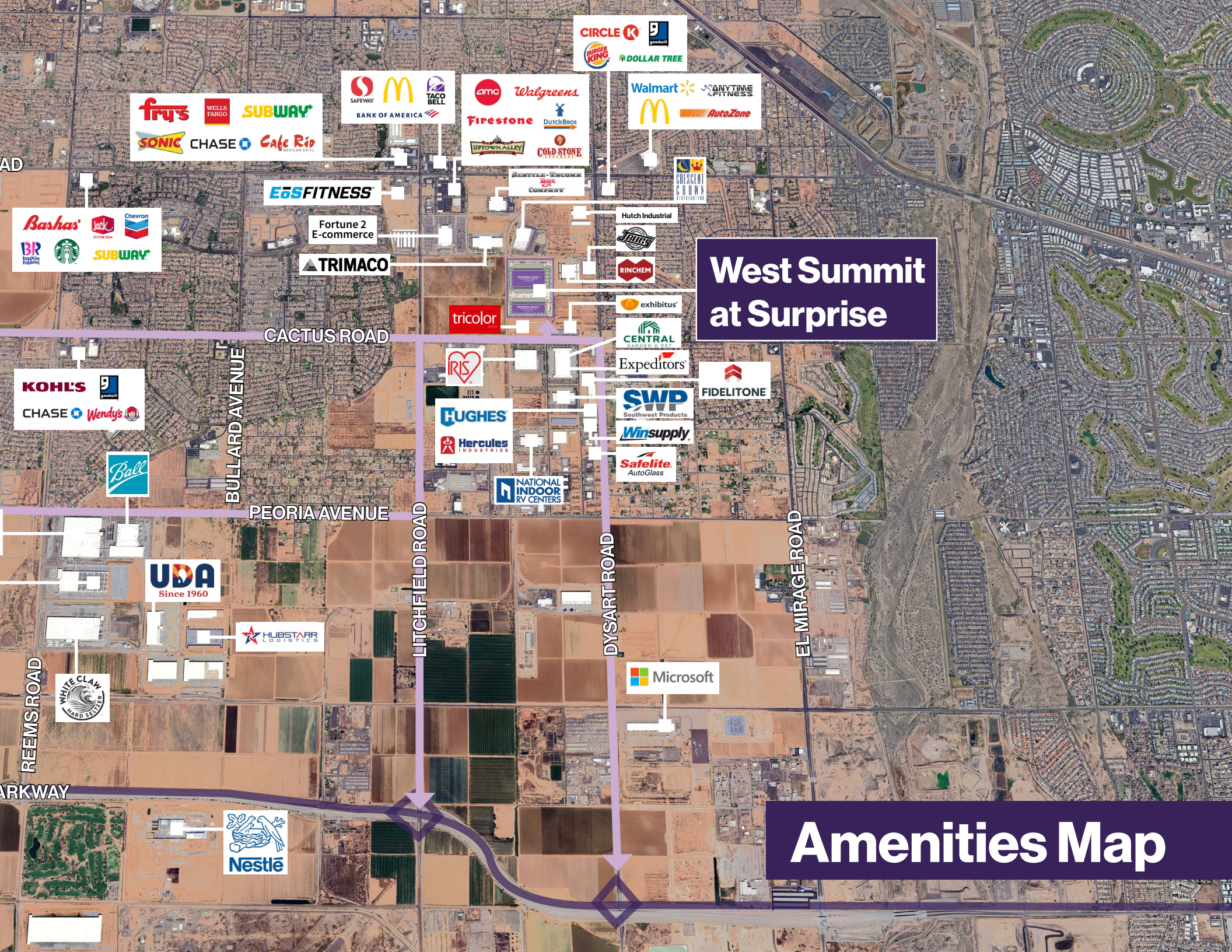
**28%** of the manufacturing workers in Maricopa County live in the West Valley, yet only 16% of the jobs are located here

**40%** of Phoenix residents live west of Interstate 17. Phoenix, the state's largest city, has a population of 1.62 million.

**62%** of the West Valley population is workforce age.







# West Summit at Surprise

# Amenities Map

**fry's** **WELLS FARGO** **SUBWAY**  
**SONIC** **CHASE** **Cafe Rio**

**SAFEWAY** **McDonald's** **TACO BELL**  
**BANK OF AMERICA**

**amc** **Walgreens**  
**Firestone** **Dutch Bros**  
**UPTOWN ALLEY** **COLD STONE**

**CIRCLE K** **9** **Subway**  
**BURGER KING** **DOLLAR TREE**

**Walmart** **ANYTIME FITNESS**  
**McDonald's** **AutoZone**

**Bashas'** **Jack in the box** **Chevron**  
**BR** **Starbucks** **SUBWAY**

**E55 FITNESS**

**Fortune 2 E-commerce**  
**TRIMACO**

**SHREVE-SPICER COMPANY**

**CRESCENT CROWN**

**Hutch Industrial**  
**JALIFE**

**RINCHM**

**tricolor**

**exhibitus**  
**CENTRAL GARDEN**

**KOHL'S** **9** **Subway**  
**CHASE** **Wendy's**

BULLARD AVENUE

CACTUS ROAD

LITCHFIELD ROAD

PEORIA AVENUE

**IRIS**  
**UGHES**  
**Hercules INDUSTRIES**

**NATIONAL INDOOR RV CENTERS**

**Expeditors**  
**SWP** Southwest Products  
**Winsupply**

**FIDELITONE**

**Safelite AutoGlass**

**UDA** Since 1960

**HUBSTARR LOGISTICS**

REEMS ROAD

**WHITE CLAW HARD SELZER**

DYSART ROAD

**Microsoft**

EL MIRAGE ROAD

**Nestle**



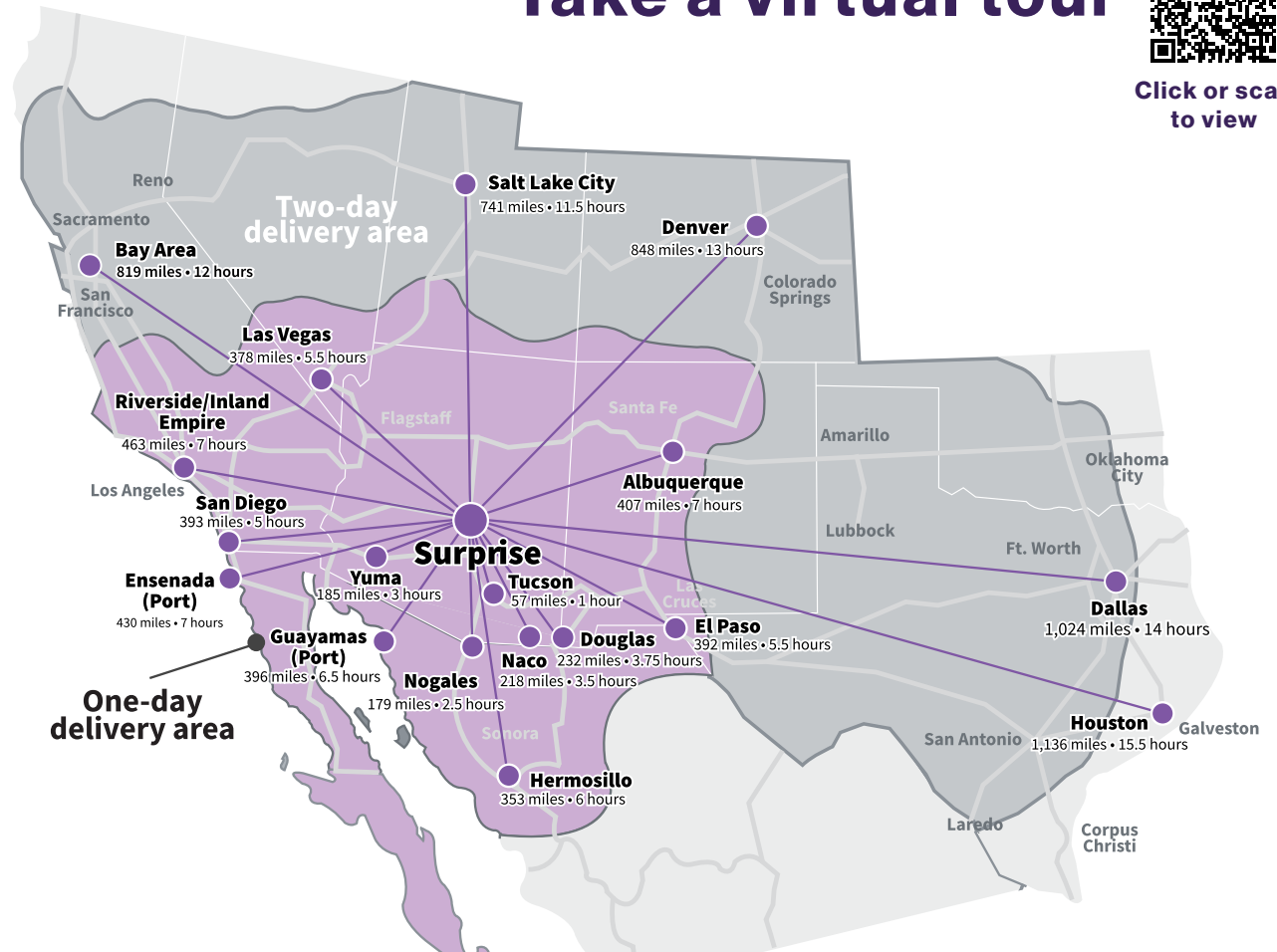
# Why Arizona:

- Foreign Trade Zone Incentives - eligible for up to a 72.9% reduction in state real and personal property taxes
- Quality jobs income tax credits
- Job training reimbursable grants
- R&D tax credit
- Qualified facility tax incentives
- Renewable energy tax program
- 100% electable sales factor for multi-state corporations
- 30% reduction in corporate income tax rate
- Improved accelerated depreciation schedule

# Take a virtual tour



Click or scan to view



**Anthony Lydon, CSCMP**  
Exec. Managing Director  
+1 602 282 6268  
AJ.Lydon@jll.com

**John Lydon**  
Senior Managing Director  
+1 602 282 6326  
John.Lydon@jll.com

**Kelly Royle**  
Vice President  
+1 602 282 6258  
Kelly.Royle@jll.com

**Tom Theobald**  
Senior Vice President - Development  
Mohr Capital | +1 317 340 3968  
Tom@mohrcap.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2023 Jones Lang LaSalle IP, Inc. All rights reserved.

