

# Litchfield at Surprise

NWC Litchfield Road and Waddell Road, Surprise, AZ

Site delivering with utilities & roadway improvements

±6 Acres

Surprise Self Storage

140th Drive

Litchfield Road

Waddell Road

fray's  
Fuel



SUPERCUTS

The UPS Store

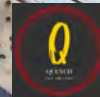
LESLIE'S

Cafe Rio

SONIC

GALAXY  
CLEANERS

T Mobile



EXPRESS  
OIL CHANGE



±6 Acres Available  
Build-To-Suit or Land For Sale



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# Introducing Litchfield at Surprise

An exceptional industrial development opportunity on  $\pm 6$  acres. This is a rare chance to build your project or purchase a valuable plot of land.

Surrounded by abundant retail amenities, Litchfield at Surprise enjoys a bustling atmosphere and established neighborhoods. With a population of over 165,000 in Surprise alone, and an average household income exceeding \$110,000, Litchfield at Surprise offers a prime location for businesses seeking success in a thriving market.



# Property Overview



**Site size:**  
±6 Acres



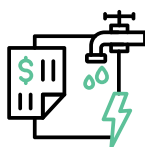
**Entitlements:**  
Fully entitled site



**Litchfield Rd &  
Waddell Rd:** Incredible  
infill location



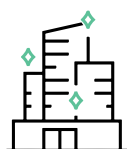
**Flexible zoning  
regulations:**  
Flex/Business Park



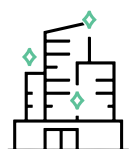
**Utilities:**  
Utilities to site  
in place



**Neighborhood:**  
Favorable submarket  
demographics



**Conceptual  
Building A:**  
±42,500 SF



**Conceptual  
Building B:**  
±42,500 SF



**VPD:** ±50,000 vehicles  
per day at Litchfield Rd &  
Waddell Rd intersection



Litchfield Road

LITCHFIELD

# Conceptual Site Plan

LOT 3

Available  
Retail

LOT 4  
BY OTHERS



LOT 5  
BY OTHERS



LOT 7

PAD F  
42,500 SF

280'

150'

60k SF Available Flex/Showroom/  
Industrial Space For Lease

±691'

LOT 8

PAD H  
42,500 SF

280'

150'

Surprise Self  
Storage

±351'

140TH DRIVE



Litchfield Road

LITCHFIELD

# Conceptual Site Plan

LOT 3

Available Retail

LOT 4  
BY OTHERS



LOT 5  
BY OTHERS



Available Retail

LOT 7

60k SF Available Flex/Showroom/  
Industrial Space For Lease

±691'

PAD F  
85,350 SF

LOT 8

Surprise Self  
Storage

±351'

140TH DRIVE

# Access Points



# Location

- 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



# Litchfield at Surprise



Waddell Road



Fortune 2  
E-commerce



Cactus Road



Hutch Industrial



Bullard Avenue

Litchfield Road



## 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.

Bell Road

# Litchfield at Surprise

Bell Road

303

Waddell Road

Cactus Road

Cactus Road

Grand Avenue

Bullard Avenue

Litchfield Road

Northern Pkwy





# Litchfield at Surprise

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