

Property Video



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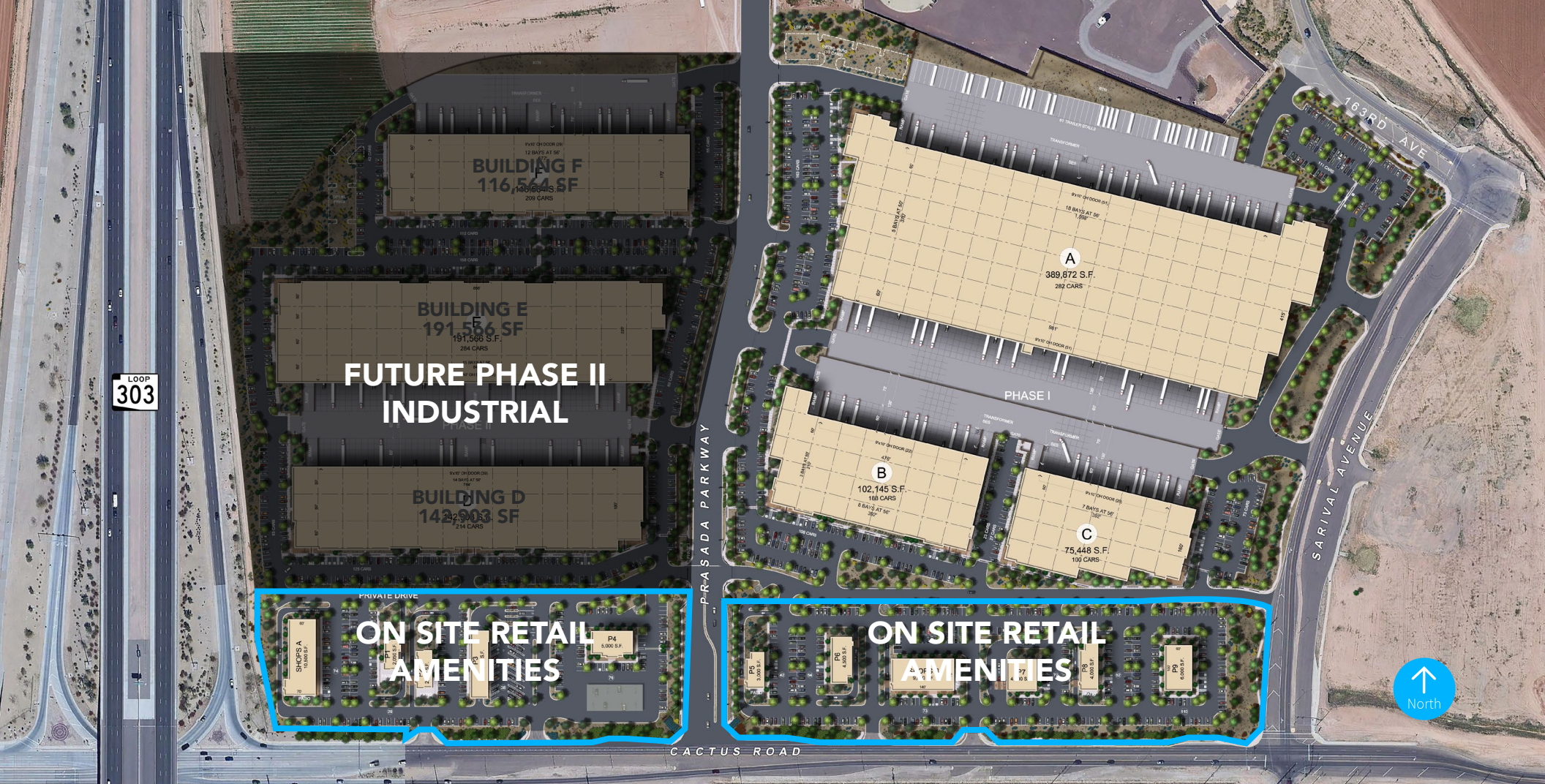
Locate your business in the fastest growing city in Arizona!

CACTUS | 303

NEC LOOP 303 & CACTUS ROAD
SURPRISE, ARIZONA

±75,000 - ±390,000 s.f.
industrial buildings





Building A

- 389,872 s.f. (divisible)
- 40' clear height
- 370' x 1098' building dimensions
- 135' and 200' full concrete truck courts
- (102) insulated dock high doors; (4) insulated grade level doors
- 282 auto parking stalls (expandable)

Building B

- 102,145 s.f. (divisible)
- 32' clear height
- 210' x 476' building dimensions
- 135' full concrete truck court
- (22) insulated dock high doors; (2) insulated grade level doors
- 188 auto parking stalls (expandable)

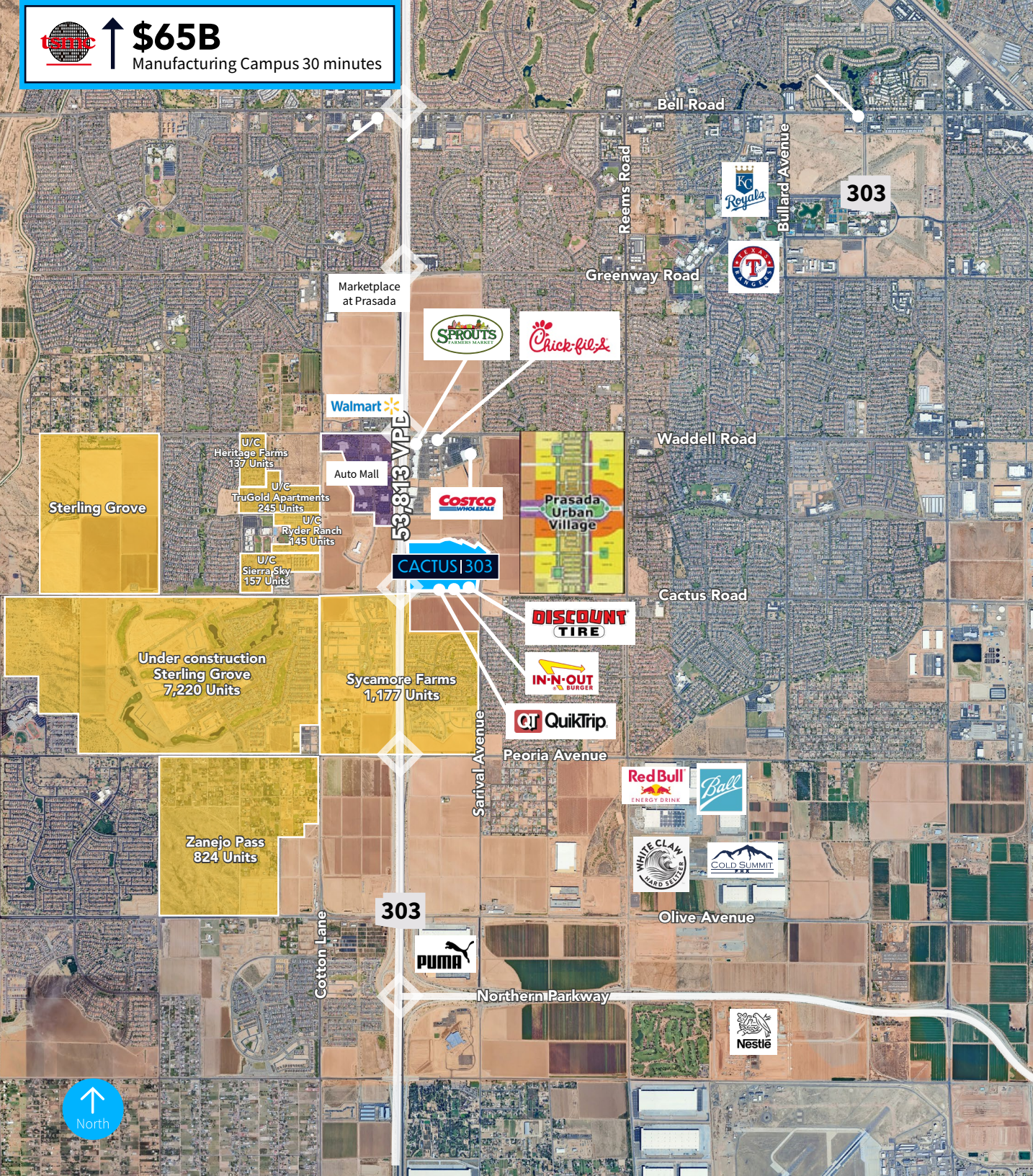
Building C

- 75,448 s.f. (divisible)
- 32' clear height
- 160' x 392' building dimensions
- 135' full concrete truck court
- (20) insulated dock high doors; (2) insulated grade level doors
- 100 auto parking stalls (expandable)



\$65B

Manufacturing Campus 30 minutes



Site features

- PAD zoning with industrial overlay
- Proximate access to Loop 303 via full diamond interchange at Cactus Rd
- Multiple points of ingress/egress
- Proximity to commercial/retail services
- Flexible size offerings

Regional highlights

- 1.9 million population within a 30 minute drive
- Quality affordable housing nearby
- Robust, qualified labor in close proximity
- Corporate neighbors include Red Bull, Microsoft, White Claw, Ball Enclosure, Crescent Crown, and Expeditors
- Close proximity to TSMC - \$65B Manufacturing Campus

Prasada Master Plan

- ±3,300 acre master planned community
- ±60 acre Walmart anchored power center
- ±180 acre auto mall

Adjacent retail





\$65B
Manufacturing Campus
30 minutes

Regional Northwest Valley

101



Demographics

- Population: **1,304,958**
- Median Household Income: **\$55,839**
- Median Age: **35.5**
- Professional Workers: **383,047**



Education

- College-Educated: **31.6%**
- Associate Degree: **8.8%**
- Bachelor Degree: **14.8%**
- Graduate Degree: **8.0%**



Workforce

- **12.4%** Management, business, science, and arts occupations
- **11.9%** Sales and office occupations
- **45.9%** Service occupations
- **11.8%** Production, transportation, and material moving occupations

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