

SKYWAY COMMONS



Available for Sale: Two ± 4.5 AC Sites

Sites are shovel-ready and fully entitled with permit-ready drawings

J, M, L, K

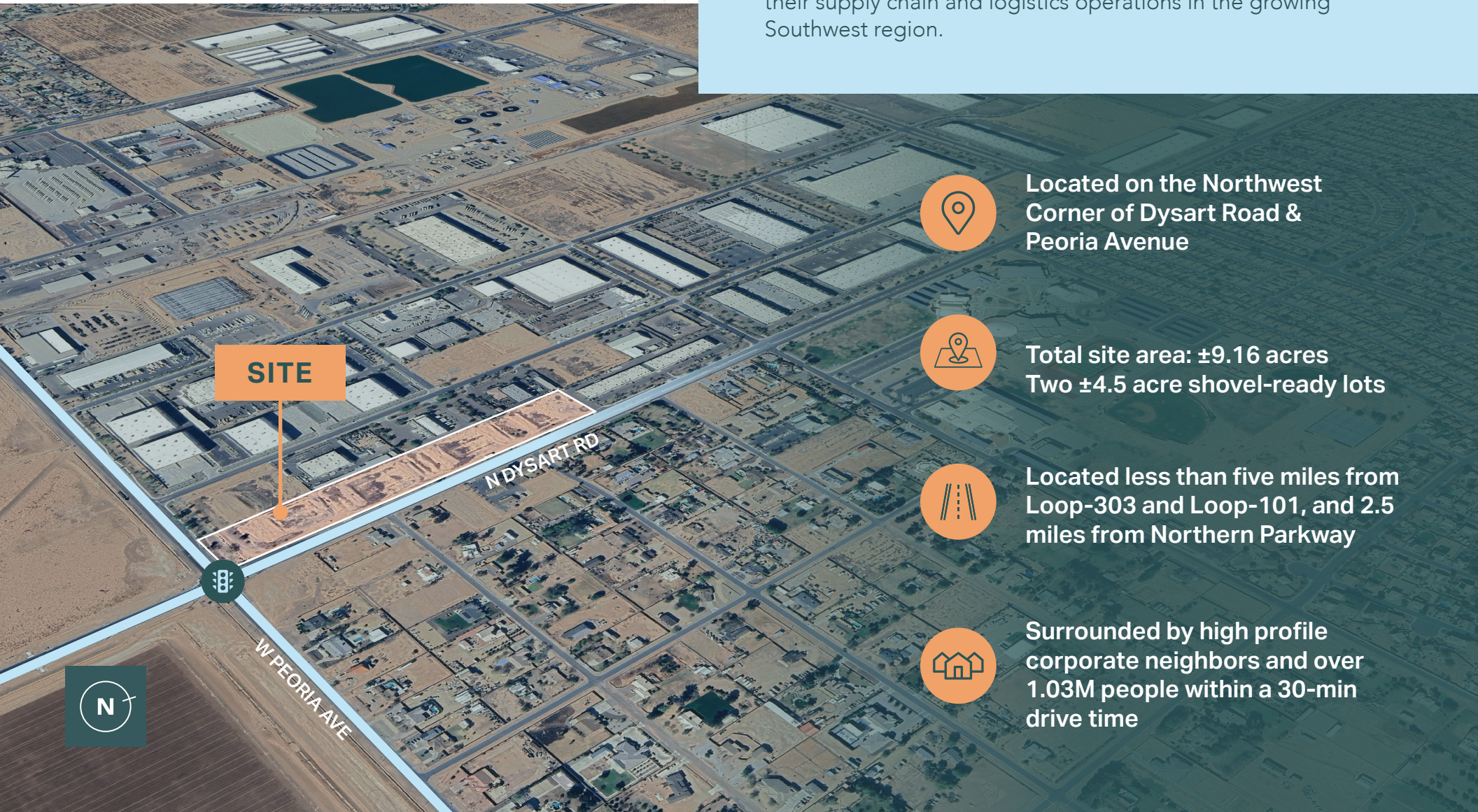
NWC Dysart Road & Peoria Avenue
Surprise, Arizona 85379



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PROPERTY OVERVIEW

Skyway Commons, located within Skyway Business Park, offers versatile industrial land opportunities for development of distribution, warehousing & manufacturing facilities. Strategically located in the Northwest Valley, it provides excellent access to major Western U.S. markets, including the Ports of Los Angeles/Long Beach, New Mexico, Utah, Nevada, and Southern California's consumers. This prime location enables businesses to optimize their supply chain and logistics operations in the growing Southwest region.



SITE

N DYSART RD

W PEORIA AVE



Located on the Northwest
Corner of Dysart Road &
Peoria Avenue



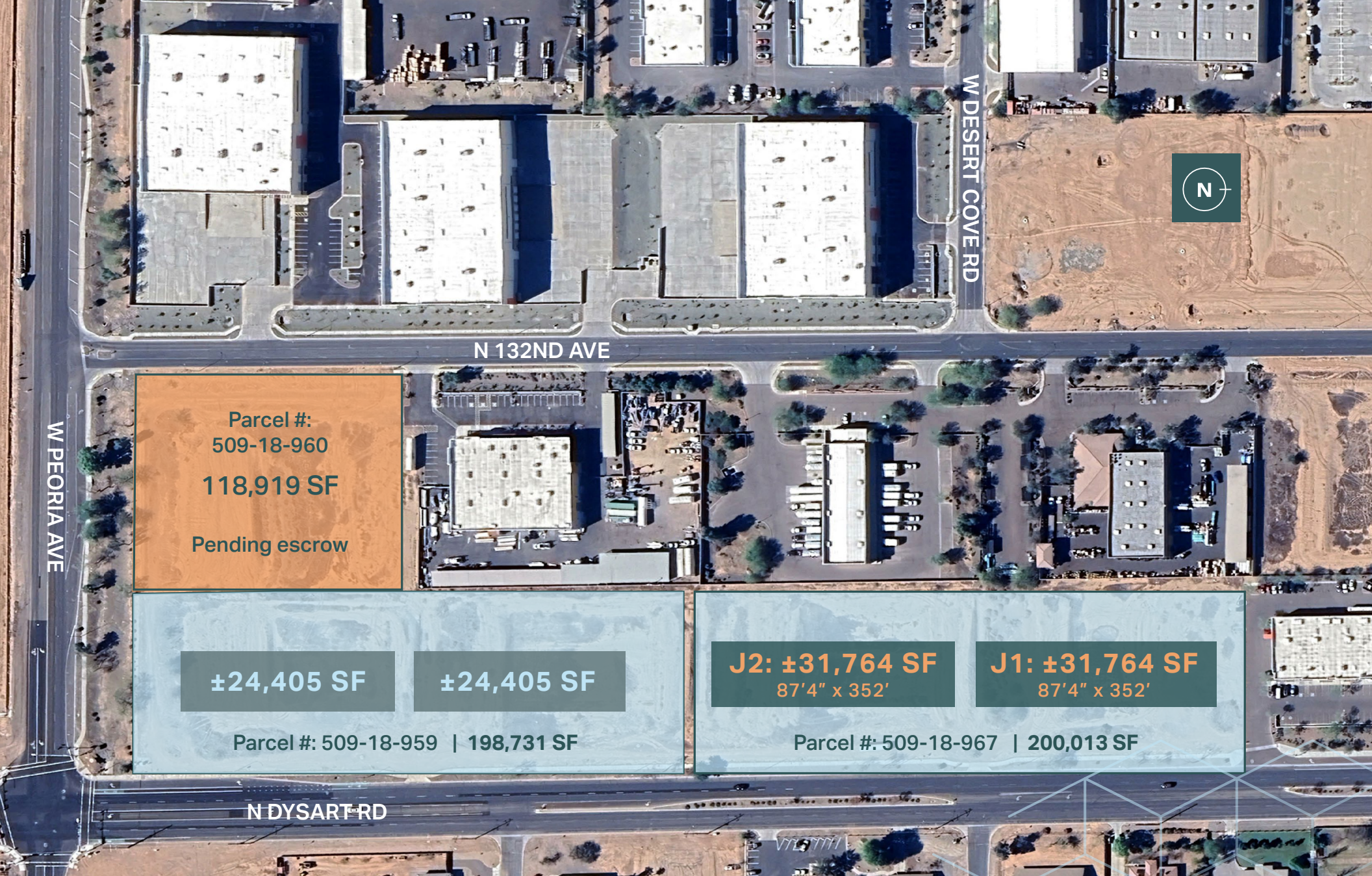
Total site area: ± 9.16 acres
Two ± 4.5 acre shovel-ready lots



Located less than five miles from
Loop-303 and Loop-101, and 2.5
miles from Northern Parkway

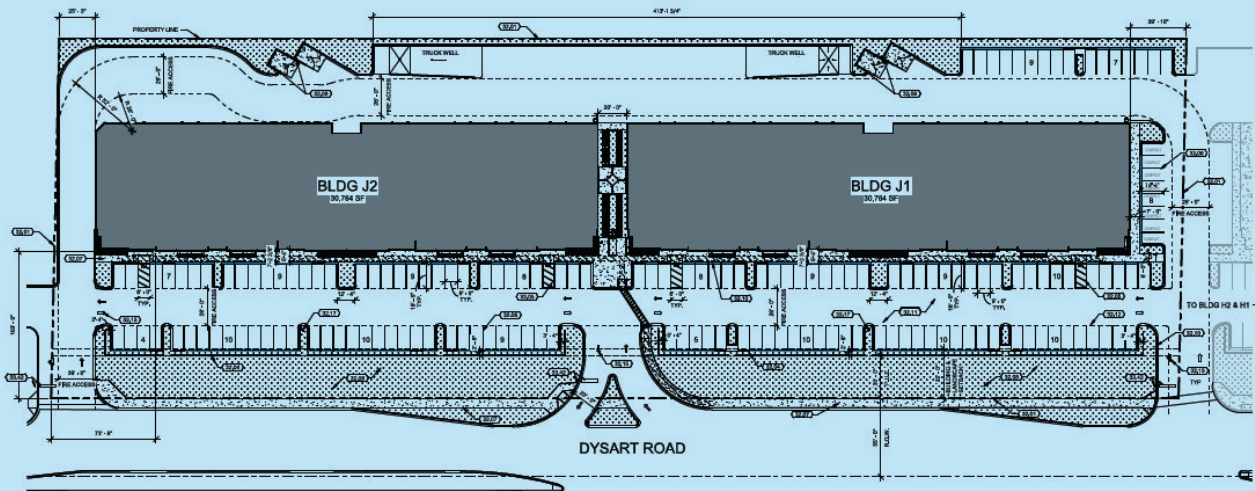


Surrounded by high profile
corporate neighbors and over
1.03M people within a 30-min
drive time



BUILDING FEATURES

J1 and J2 BUILDINGS



- Permit-ready building CD's for parcels J1 & J2
- 4.6 acres
- Each planned bldg. size at $\pm 31,764$ SF
- Existing electrical gear is owned by Seller and available for purchase (separate and apart from land)

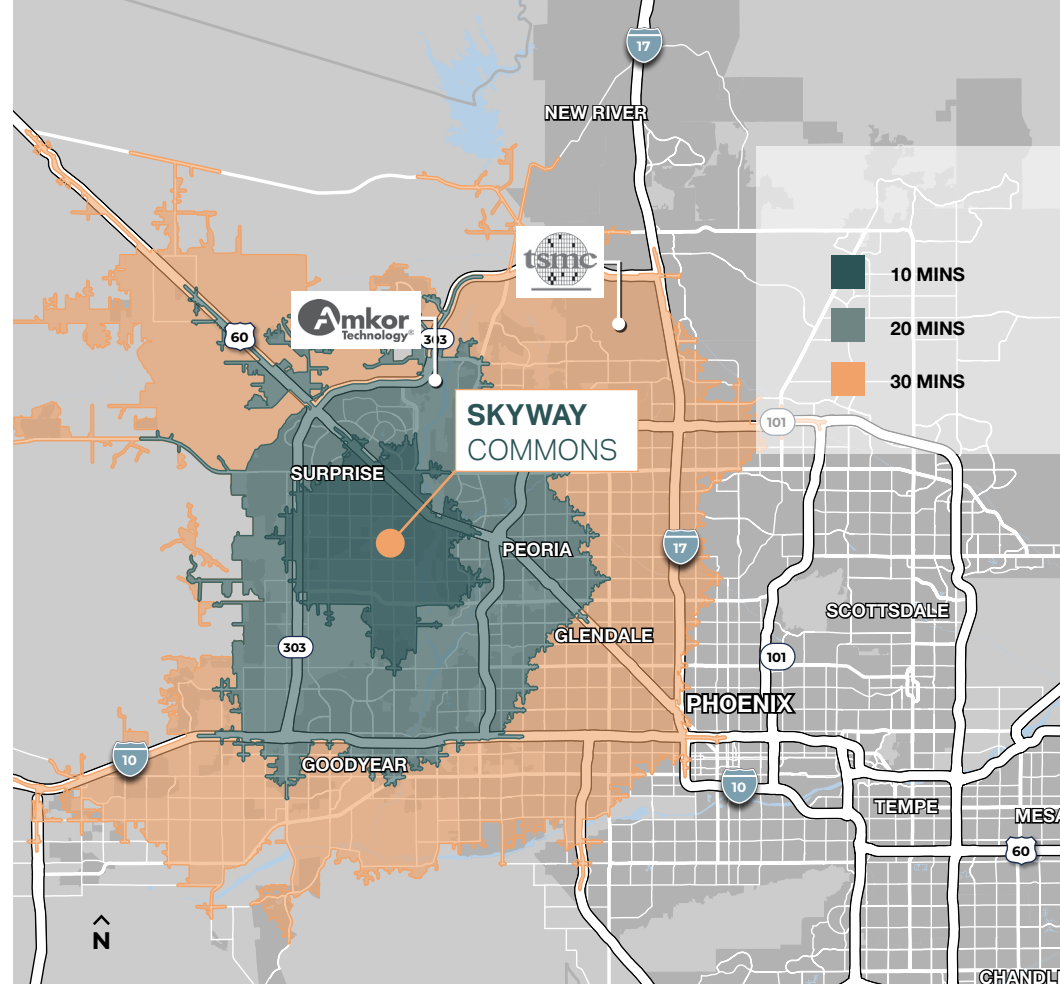
PAD ZONING

BP (Business Park) zoning district



Permitted Uses:

- Auto Supply Store.
- Retail sales of new and used furniture and/or toy consignment store.
- Indoor recreation/entertainment including indoor baseball/batting cage, gymnasiums, indoor swimming pools, bowling alleys, game rooms, video arcades, ice and roller skating rinks, shooting ranges, pool and dance halls, bingo halls & similar uses.
- Fabrication, manufacturing and/or assembly of finished products, de-manufacturing (such as computer de-assembly) or subassemblies
- Fabrication, manufacturing and/or assembly, or subassemblies of lumber & wood products.
- Outdoor storage of goods and material shall be permitted as an accessory use
- Wholesaling, warehousing, distributing, repair, rental and servicing of any commodity.
- Appliance, plumbing, heating and air-conditioning, and household equipment sales, service and will-call*.
- Retail sales of new and used merchandise, including "will-call*" and showroom sales.
- Appliance, furniture, and household equipment sales and rentals.
- Commercial service establishments combining retail, showroom with workshop.
- *"Will-call*" sales of merchandise.
- Swimming pool and spa sales.



Demographics

POPULATION	10 MINS	20 MINS	30 MINS
2029 Population	128,831	619,397	1,668,820
2024 Population	125,090	577,193	1,604,041
5 Year Growth	3.0%	7.3%	4.0%

INCOME	10 MINS	20 MINS	30 MINS
2024 Median Home Value	\$412,422	\$426,454	\$422,098
2024 Median HH Income	\$84,087	\$81,622	\$81,362
2022 Median Year Built	2003	1998	1993

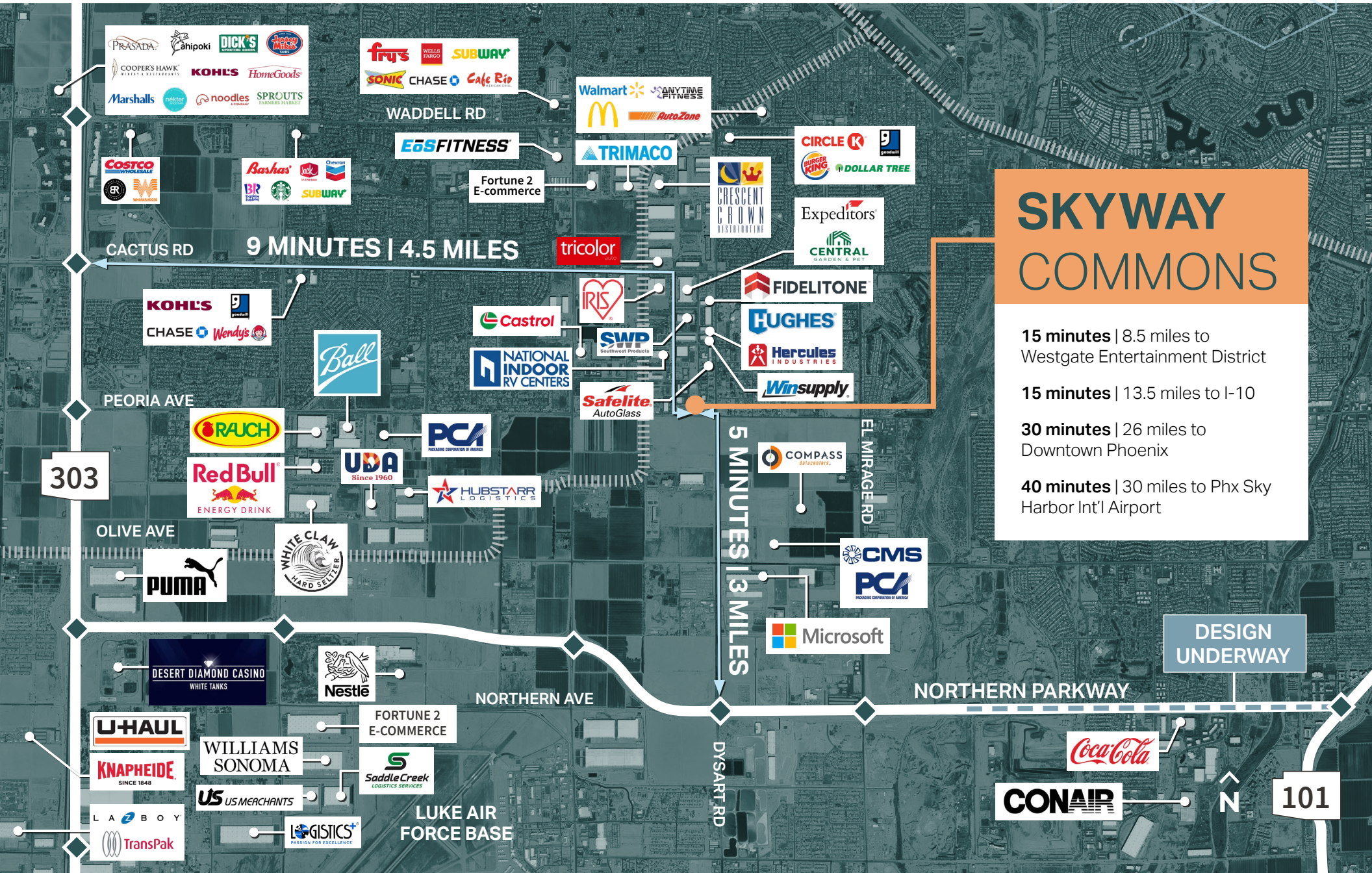
Labor facts

	10 MINS	20 MINS	30 MINS
2024 Employed Civilian Population (Age 16+, Place of Residence)	61,090	252,687	760,580
2024 Industry Employment (Place of Work)	21,849	144,828	441,845

2024 Manufacturing Employment (Place of Work)	4,014	16,965	55,536
2024 Manufacturing Businesses	41	206	994

2024 Transportation Employment (Place of Work)	4,673	18,054	52,232
2024 Transportation Businesses	37	142	580

CORPORATE NEIGHBORS





Hagen Hyatt

Senior Vice President
T +1 602 282 6275
hagen.hyatt@jll.com

Anthony Lydon, CSCMP

Executive Managing Director
T +1 602 282 6268
aj.lydon@jll.com

John Lydon

Managing Director
T +1 602 282 6326
John.lydon@jll.com

Kelly Royle

Vice President
T +1 602 282 6258
Kelly.royle@jll.com



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