



READY FOR OCCUPANCY

METAL ROOF DECK

SKYWAY BUSINESS PARK

13280 W RIOGLASS SOLAR ROAD | SURPRISE, AZ

107,400 SF (DIVISIBLE TO 30,000 SF)

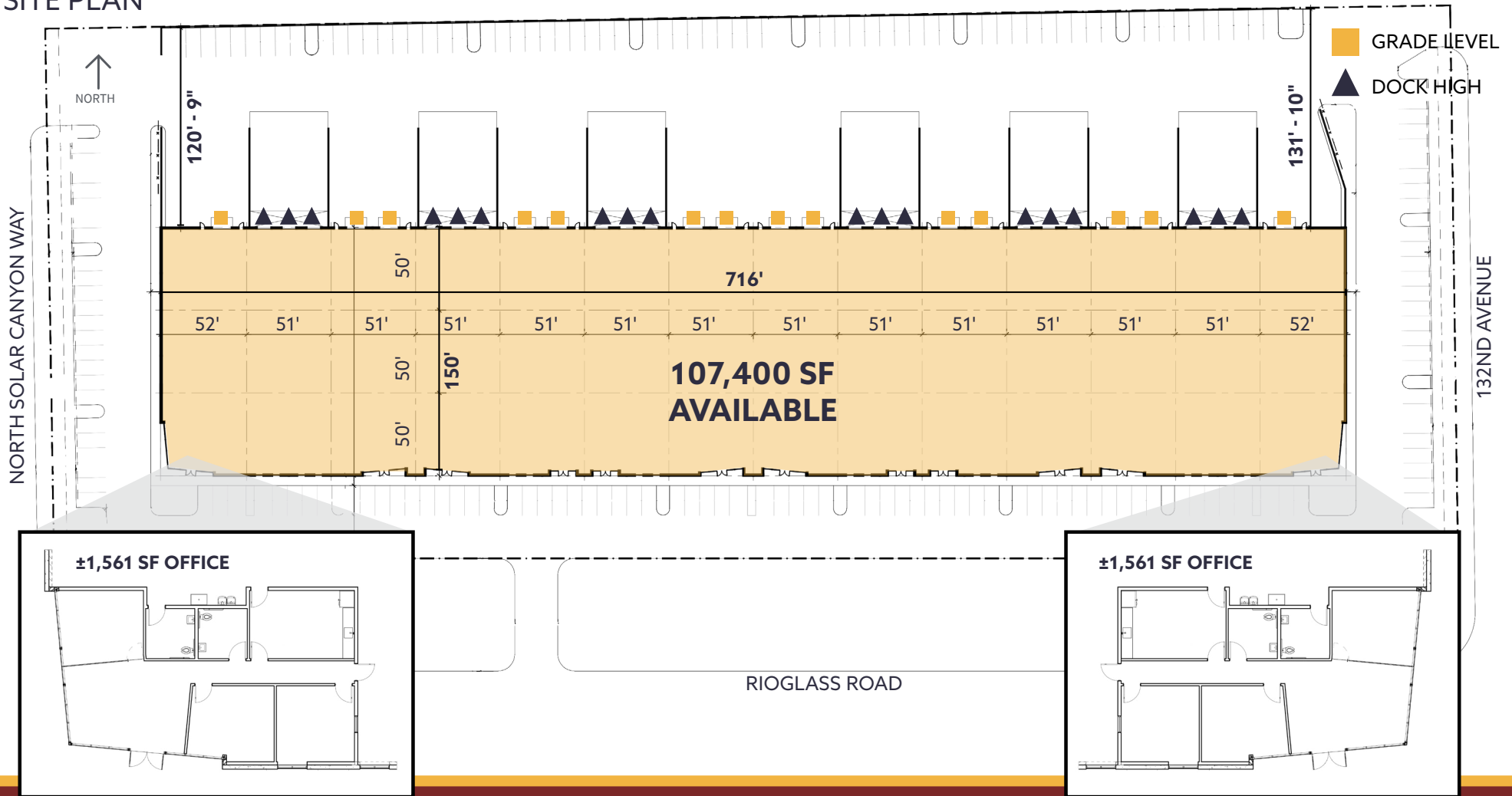
AVAILABLE FOR LEASE

LOCATED IN FOREIGN
TRADE ZONE (FTZ)



Jones Lang LaSalle Americas, Inc. License #: CO508577000

SITE PLAN



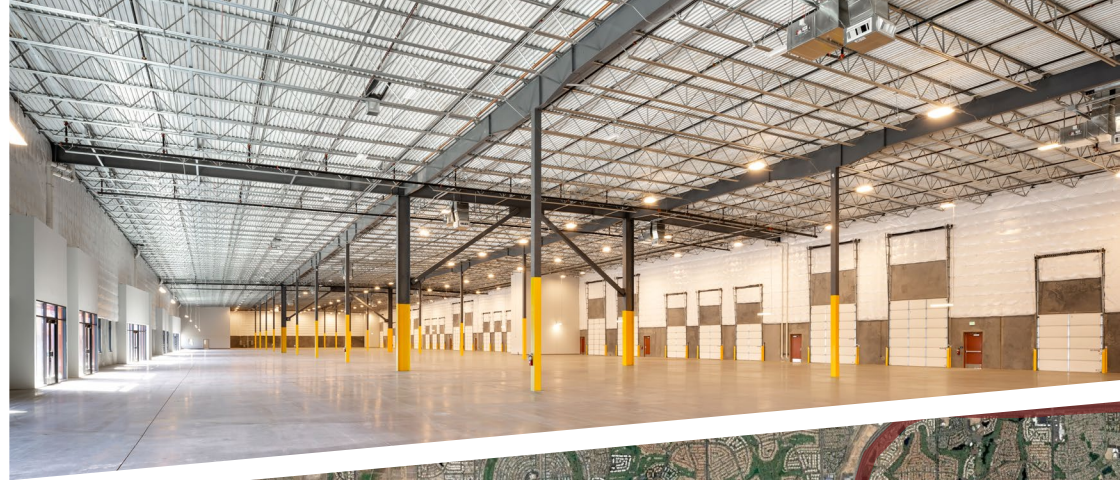
PROPERTY FEATURES

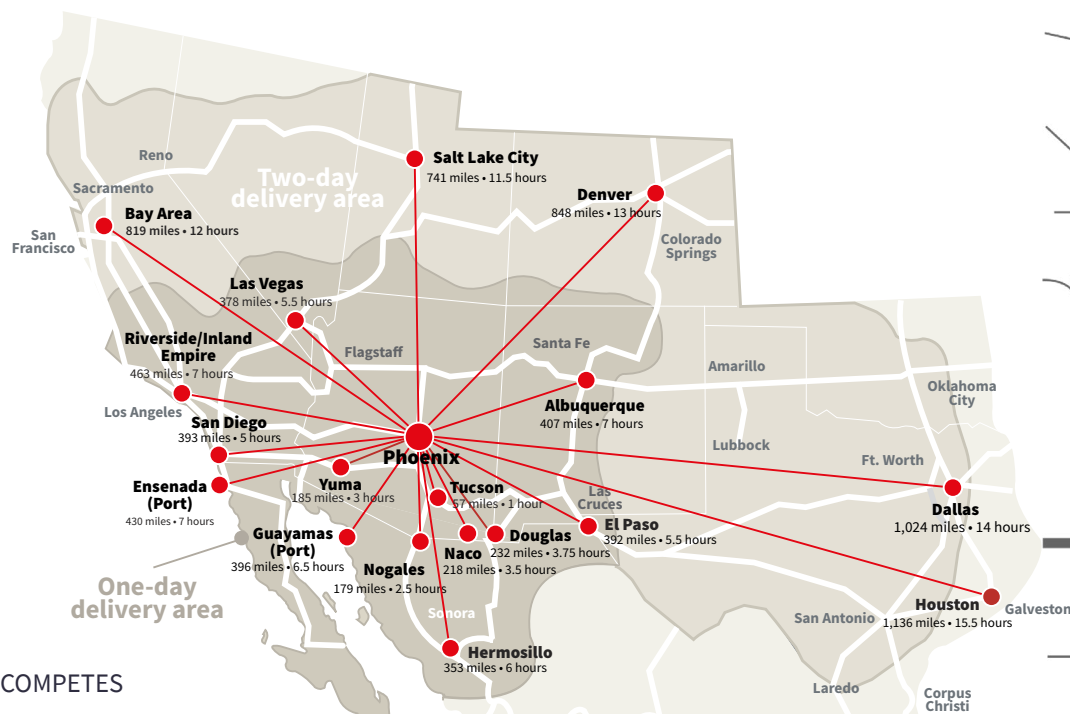
- Building size: ±107,400 SF
- Divisible to ±30,000 SF
- Building dimensions: 150' x 716'
- Clear height: ±30'
- Metal roof deck
- (18) 9' x 10' dock high doors
- (14) 12' x 14' grade level doors
- 198 auto parking spaces
- ESFR K-25 fire sprinkler system

- R-24 roof insulation
- 60 mil TPO roof membrane
- Floor thickness: 6" (4000 PSI)
- 131' full concrete truck court
- Power: 3000A, 480/277V, 3 phase (APS)
- Industrial park zoning
- Located less than 5 miles between Loop 303 and Loop 101
- Corporate neighbors include: Southwest Products, Expeditors, IRIS, Crescent Crown Distribution, Microsoft, Red Bull, White Claw, and Ball

MAKE-READY IMPROVEMENTS

- (2) office suites: ±1,561 SF each
- LED lighting throughout
- Dock levelers (every other door)
- 100% air conditioned
- Fully secured truck court with motorized rolling gates





ARIZONA COMPETES

- 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

For additional information:

John Lydon
Sr. Managing Director
+1 602 282 6326
john.lydon@jll.com

Anthony Lydon, CSCMP
Vice Chairman
+1 602 282 6268
aj.lydon@jll.com

Hagen Hyatt
Sr. Vice President
+1 602 282 6275
hagen.hyatt@jll.com

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

THE WEST VALLEY

1.7 million people live in the West Valley

40% of Phoenix residents live west of I-17

\$96,038 is the average annual income for households in the West Valley

62% of the West Valley population is workforce age

74% of the West Valley workforce commutes

outside of the region to work in other parts of Maricopa County

34% of the manufacturing workers in Maricopa County live in the West Valley, yet only 23% of the jobs are located here

