



READY FOR OCCUPANCY

METAL ROOF DECK

SKYWAY BUSINESS PARK

13280 W RIOGLASS SOLAR ROAD | SURPRISE, AZ

107,400 SF (DIVISIBLE TO 15,000 SF)

AVAILABLE FOR LEASE OR SALE

LOCATED IN FOREIGN
TRADE ZONE (FTZ)



Jones Lang LaSalle Americas, Inc. License #: CO508577000

107,400 SF AVAILABLE

±1,561 SF OFFICE

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LEGEND:
 ■ GRADE LEVEL
 ▲ DOCK HIGH

Dimensions:
 North: 120' - 9" (left), 131' - 10" (right)
 East: 716' (top), 150' (left)
 West: 52', 51', 51', 51', 51', 51', 51', 51', 51', 51', 51', 51', 52'
 South: 50', 50', 50'

Surrounding Area:
 NORTH SOLAR CANYON WAY (left)
 RIOGLASS ROAD (bottom)
 132ND AVENUE (right)

- Building size: $\pm 107,400$ SF
- Divisible to $\pm 15,000$ SF
- Building dimensions: 150' x 716'
- Clear height: $\pm 30'$
- 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

- **(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**



