

West Summit at Surprise

For Lease or Sale

250,512 SF

12600 N Summit Way, Surprise, AZ 85379



MOHR
CAPITAL



JLL



FTZ Enabled

Ready For Occupancy

The Site

West Summit at Surprise is a brand new two-building industrial development within Summit Business Park in Surprise, Arizona. These new state-of-the-art buildings are rail-capable via the BNSF Railroad and will service distribution, manufacturing, and logistics companies throughout the southwest.

Corporate Neighbors

- Castrol
 - Crescent Crown Distribution
 - Seattle Tacoma Box Company
 - Trimaco
 - IRIS
 - Central Garden & Pet
 - Expeditors
 - White Claw
 - HD Supply
 - REI
 - XPO Logistics
- Dick’s Sporting Goods
 - Walmart
 - SubZero
 - Ferrero
 - Aldi
 - Fairlife
 - Milly
 - Ball Corp
 - KeHe
 - UPS
 - Fortune 2 e-commerce company
 - Fortune 30 tech company

Overall Project Info:

- 46.26 acre site
- 707,380 total square feet
- Located along the BNSF railroad, rail service capable
- North/South dock doors
- North of the northwest corner of Dysart Road and Cactus Road
- Access to Dysart Road via Sweetwater Avenue and West Summit Parkway

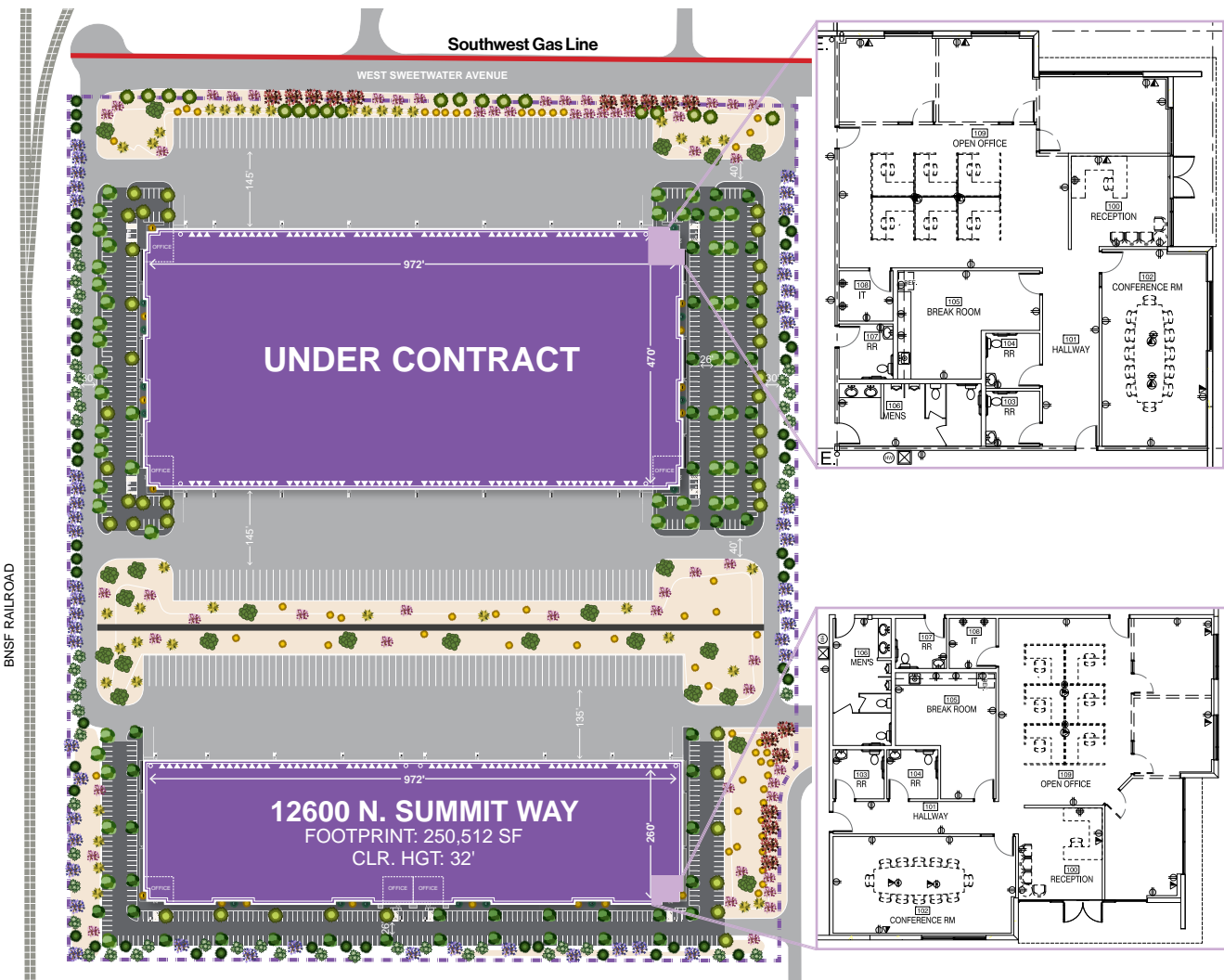


13401 W. Sweetwater Ave

- 453,960 SF
- 2,951 SF spec office suite
- LED lighting
- Dock doors: 101 (9' x 10' insulated)
 - ±50% with 40,000 lb. dock levelers
- 100% HVAC
- Grade level doors: 4
- Auto parking: 368
- Trailer parking: 144
- Clear height: 36'
- Power: (2) 3,000-amp, 480/277 V
- Floor thickness: 7" unreinforced slab
- Column spacing: 50' x 54' and 60' speed bays
- **INSULATED METAL ROOF DECK**
- ESFR K22 sprinklers
- Fully secured concrete 145' truck court
- Sweetwater Avenue frontage
- Rail capable via BNSF

12600 N. Summit Way

- 250,512 SF
- 2,728 SF spec office suite
- LED lighting
- Dock doors: 56 (9' x 10' insulated)
 - ±50% with 40,000 lb. dock levelers
- 100% HVAC
- Grade level doors: 4
- Auto parking: 338
- Trailer parking: 81
- Clear height: 32'
- Power: 3,000 amp, 480/277 V
- Floor thickness: 7" unreinforced slab
- Column spacing: 50' x 54' and 60' speed bays
- **INSULATED METAL ROOF DECK**
- ESFR K17 sprinklers
- Fully secured concrete 135' truck court

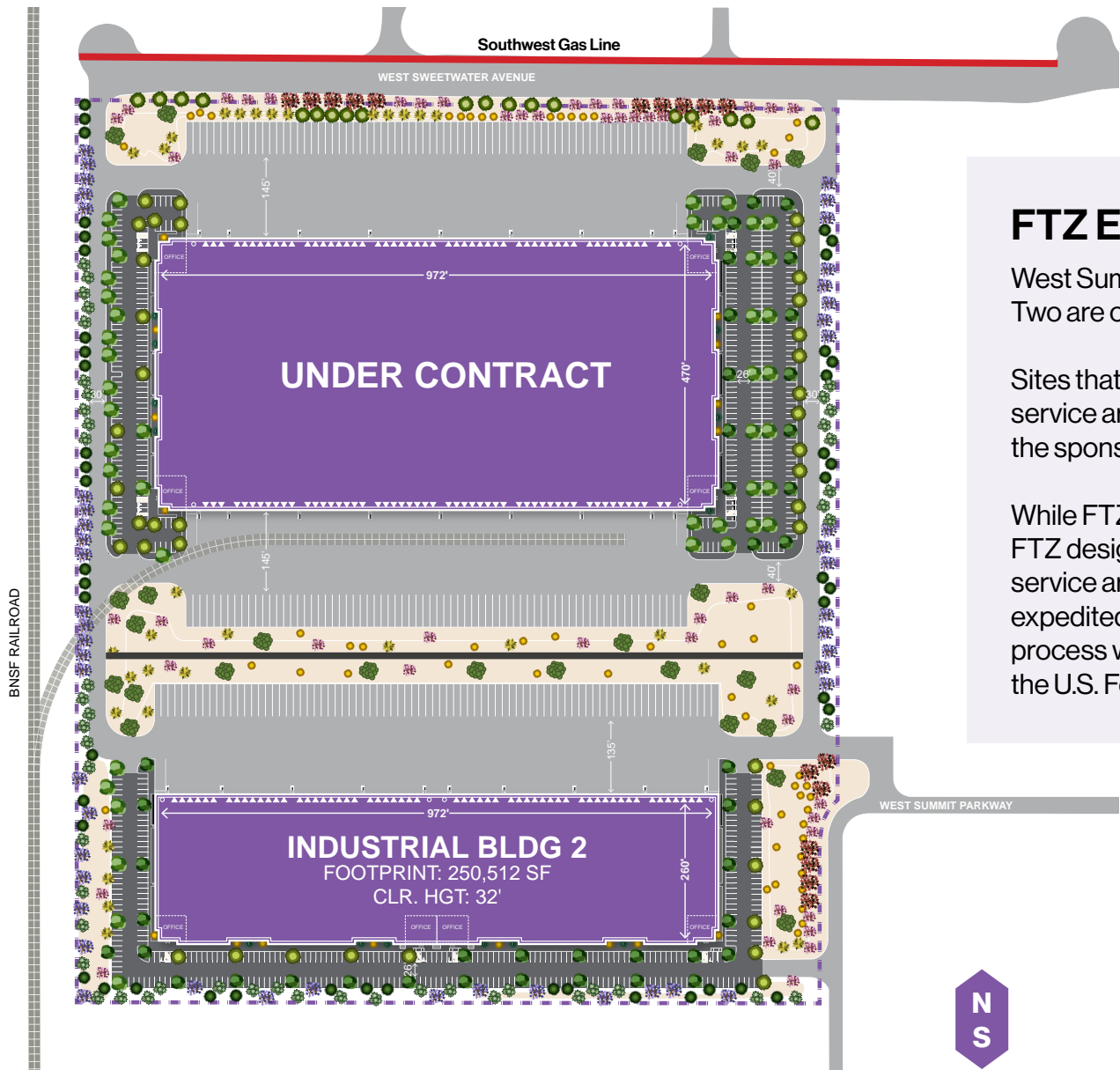


Take a virtual tour



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to view

Alternate Rail Served Site Plan



FTZ Enabled

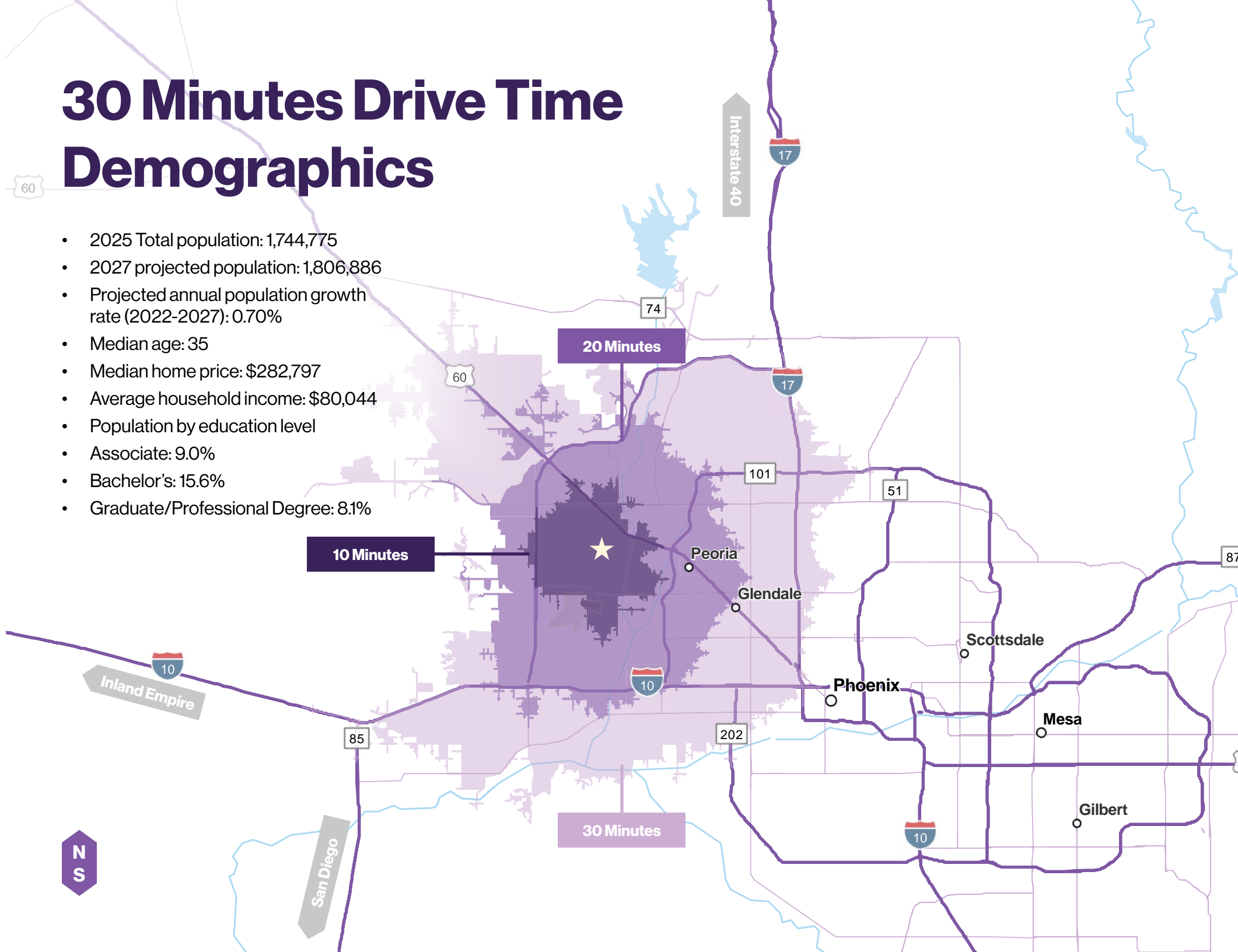
West Summit at Surprise Buildings One and Two are considered "FTZ enabled."

Sites that are FTZ enabled are located in the service area of an existing FTZ project under the sponsorship of an existing grantee.

While FTZ-enabled sites do not yet maintain FTZ designation, their inclusion in a defined service area allows for a simplified and expedited FTZ designation application process without any fees payable to the U.S. Foreign-Trade Zones Board.

30 Minutes Drive Time Demographics

- 2025 Total population: 1,744,775
- 2027 projected population: 1,806,886
- Projected annual population growth rate (2022-2027): 0.70%
- Median age: 35
- Median home price: \$282,797
- Average household income: \$80,044
- Population by education level
- Associate: 9.0%
- Bachelor's: 15.6%
- Graduate/Professional Degree: 8.1%



Location Features

- Located in Surprise, one of Arizona's fastest growing cities
- 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

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.



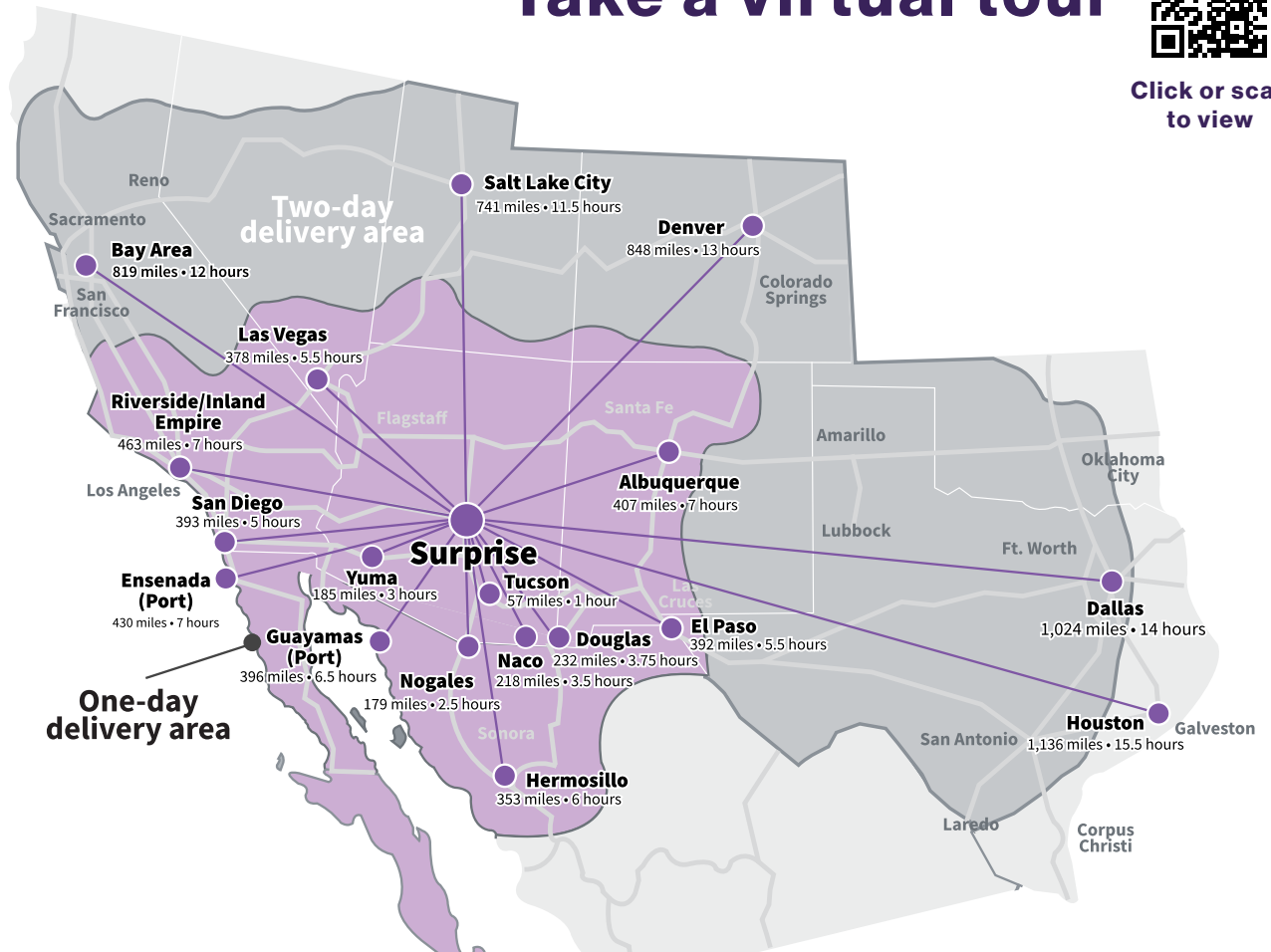
Why Arizona:

- Foreign Trade Zone Incentives - eligible for up to a 72.9% reduction in state real and personal property taxes
- 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

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