

Available for Lease or Sale

22,000 SF to 113,915 SF

11701 N 132nd Avenue,
Surprise, AZ 85379

Move-In Ready

Excess Outdoor Storage
and Trailer Parking

HORIZON
At Skyway Commons

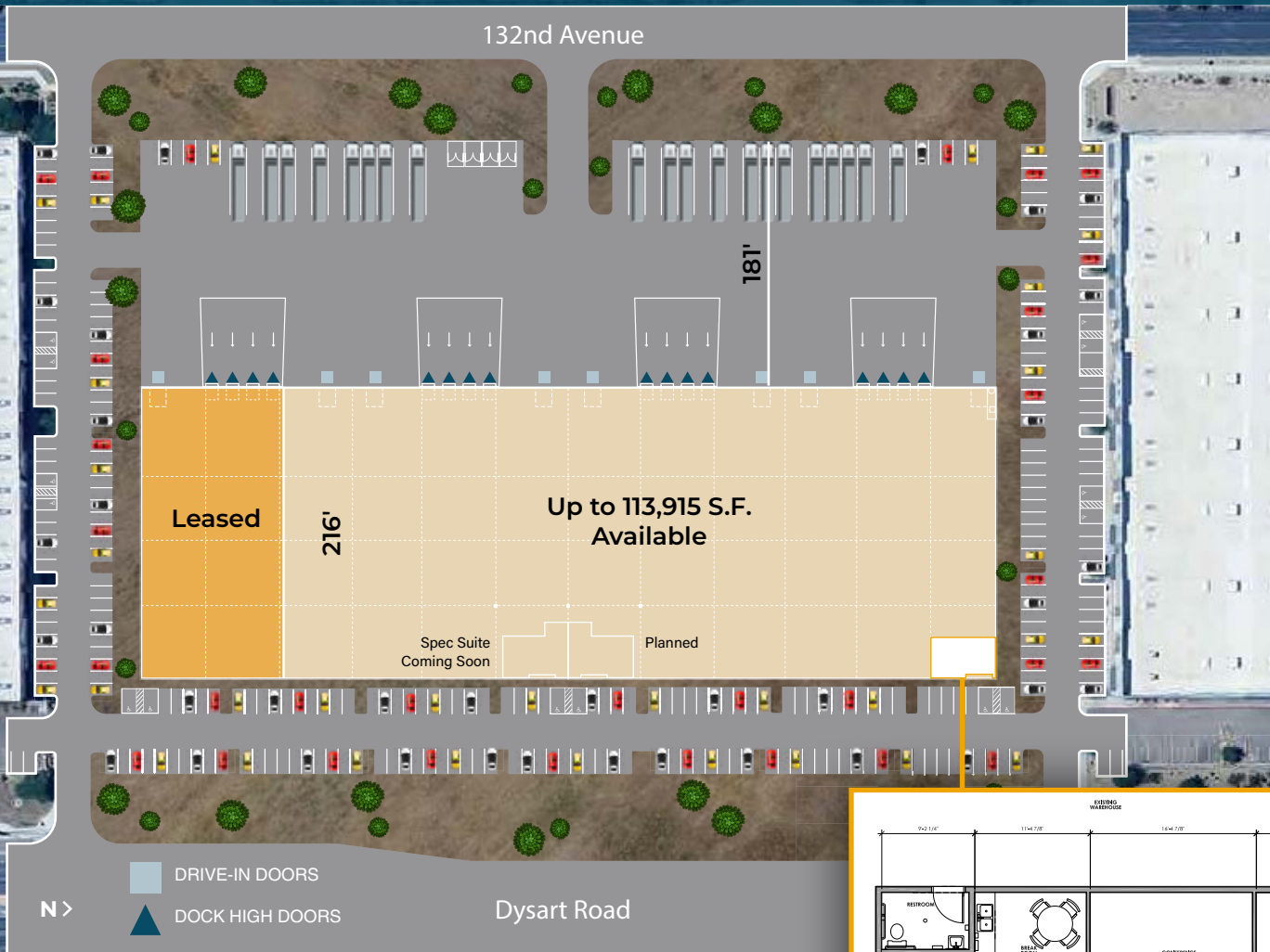


 CAPITAL BAY
PARTNERS

 FCP FOUNDATION
CAPITAL
PARTNERS

 JLL

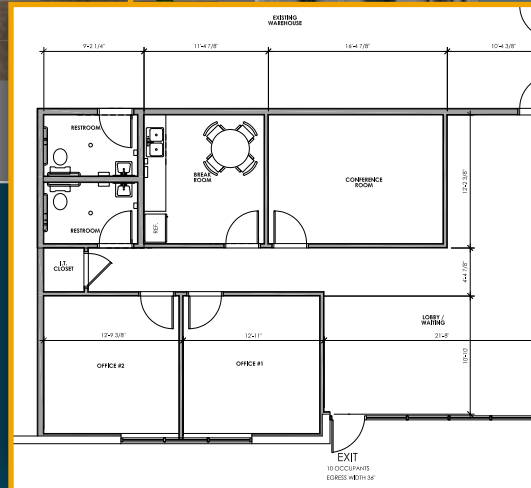
SITE PLAN



Improvements Completed - Ready for Occupancy

- Additional 1,800 SF spec office
- LED lighting
- 3 pit levelers
- Larger building address signage for increased visibility

Building Features



CORPORATE NEIGHBORS

HORIZON At Skyway Commons

15 minutes | 8.5 miles to
Westgate Entertainment District

15 minutes | 13.5 miles to I-10

30 minutes | 26 miles to
Downtown Phoenix

40 minutes | 30 miles to Phx Sky
Harbor Int'l Airport

DESIGN
UNDERWAY

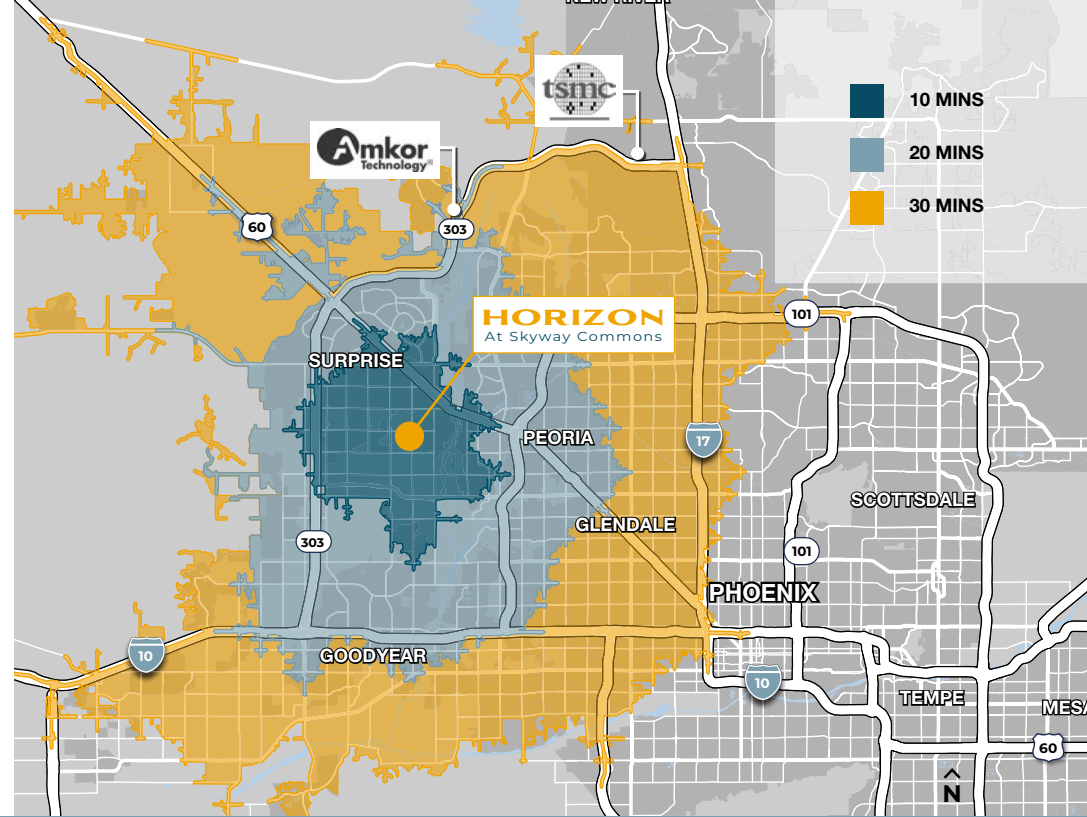
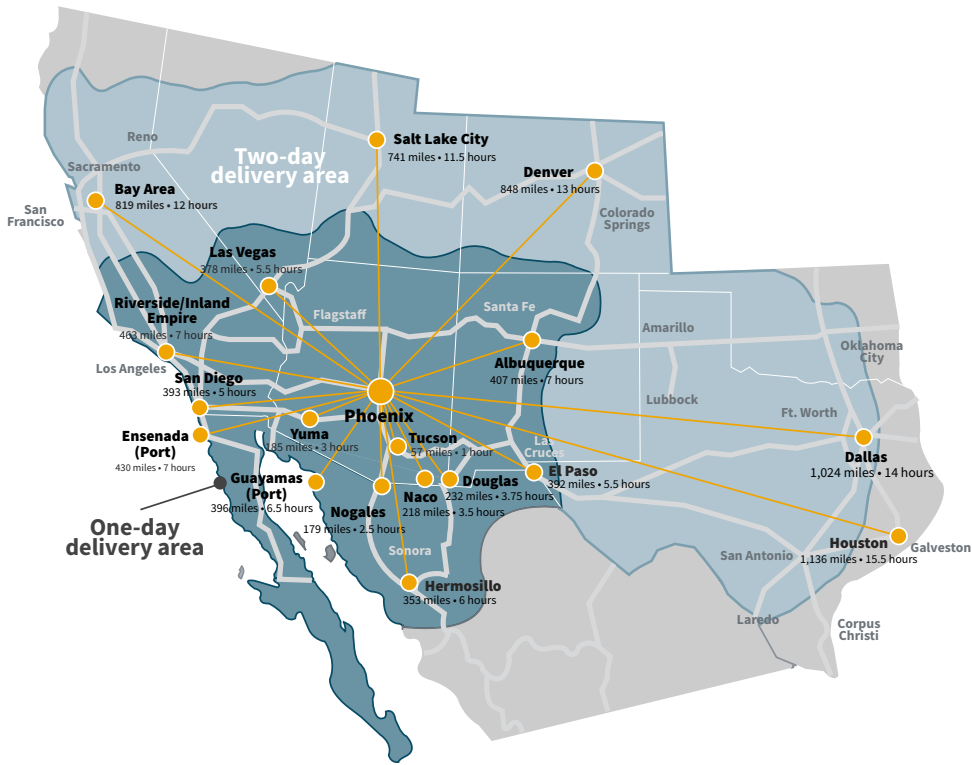


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DEMOGRAPHICS

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

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