

SURPRISE POINTE CAMPUS

FOR SALE/LEASE - RAIL CAPABLE - FTZ ENABLED

±92K SF INDUSTRIAL WAREHOUSE



13257 W. WILLOW AVE. | ±91,878 SF
SURPRISE, AZ | AVAILABLE



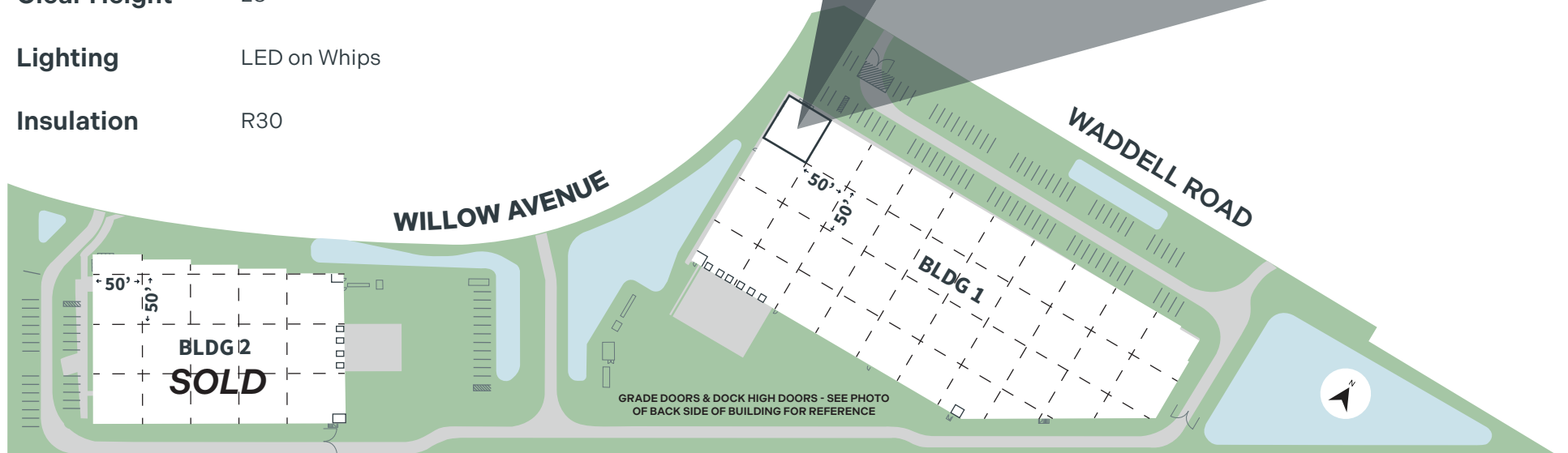
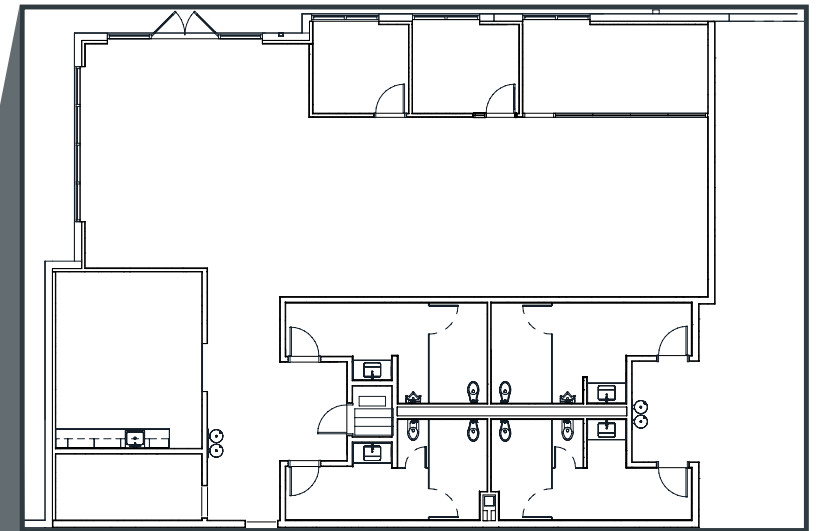
PROPERTY OVERVIEW

Building 1

Address	13257 W. Willow Avenue
Building Size	±91,878 SF
Spec Suite	3,500 SF
FTZ	Enabled
Rail Capable	BNSF
Power	3,000 Amps
Loading	6 Dock Doors, 8 (12' x 14') Grade Level Doors
Cooling	HVAC Warehouse
Clear Height	28'
Lighting	LED on Whips
Insulation	R30

Walking distance to incredible retail amenities:

- AMC Theaters
- Uptown Alley
- EOS Fitness
- Dutch Bros
- McDonald's
- Angie's Lobster
- Sushi
- Safeway & Fry's
- Walgreens and more!



LOCATION & ADVANTAGES

- **Big Beautiful Bill Advantage** - up to 70% first-year tax deduction of purchase price for qualified users.
- **Located in Surprise** - one of Arizona's fastest growing cities.
- **1.9M population** - within a 35-minute drive.
- **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.



WHY SURPRISE

1. Strategic Location & Accessibility

- Only 45 minutes from downtown Phoenix
- Easy access to major highways (Loop 303, US-60, Loop 101)
- Key position near trade routes to California, Mexico, and the Southwest

2. Economic & Industrial Growth

- Expanding Class A industrial developments
- Strong logistics, manufacturing, and tech job growth
- Pro-business environment with streamlined permitting

3. Investment Advantages

- Lower cost per square foot than other Phoenix submarkets
- Limited industrial supply driving rental increases
- Access to Opportunity Zones and multiple tax incentives

4. Workforce & Demographics

- Young, skilled, bilingual labor pool
- Influx of residents from California and other high-cost states
- Supported by local colleges and Arizona State University

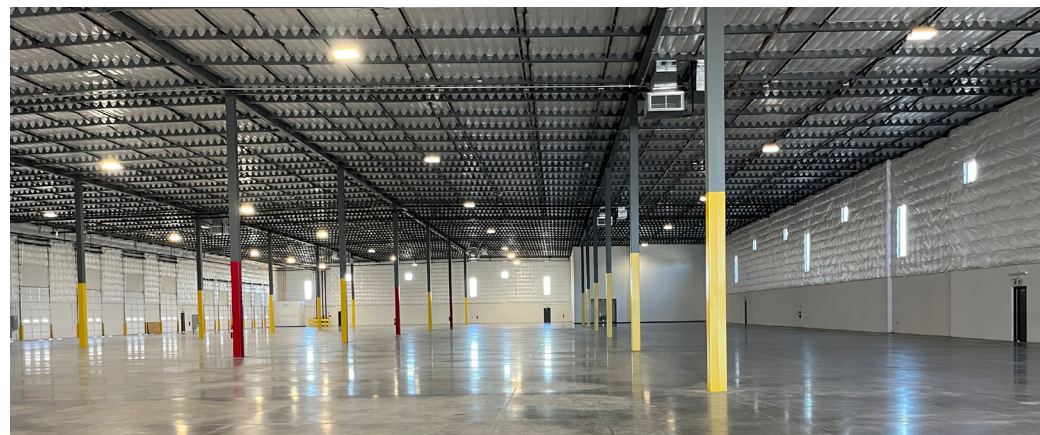
5. Quality of Life

- Safe, family-oriented community with parks and recreation
- Popular 55+ neighborhoods
- Balanced lifestyle with retail and healthcare access

6. Business & Growth Environment

- Active city support for businesses and infrastructure
- Over 300 days of sunshine and strong solar potential
- Growth momentum fueled by nearby cities and regional connectivity







**FOR MORE INFORMATION,
PLEASE CONTACT:**

Kelly Royle
Vice President
kelly.royle@jll.com
+1 602 814 1583

Anthony Lydon, SIOR
Vice Chairman
aj.lydon@jll.com
+1 602 469 1843

Nicole Marshall
Associate
nicole.marshall@jll.com
+1 951 723 0943



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