

# 13400 W. CACTUS ROAD

13400 WEST CACTUS ROAD | SURPRISE, AZ

Strategically located in Phoenix's high-growth West Valley, this facility offers modern, scalable space designed for today's distribution and logistics users. This fully automotive facility features specialized infrastructure and operational capabilities that can seamlessly adapt to serve diverse industrial needs. With immediate access to Loop 303, the site provides seamless connectivity to major highways, rail lines, and is just 30 miles from Phoenix Sky Harbor International Airport, a top U.S. air cargo hub.

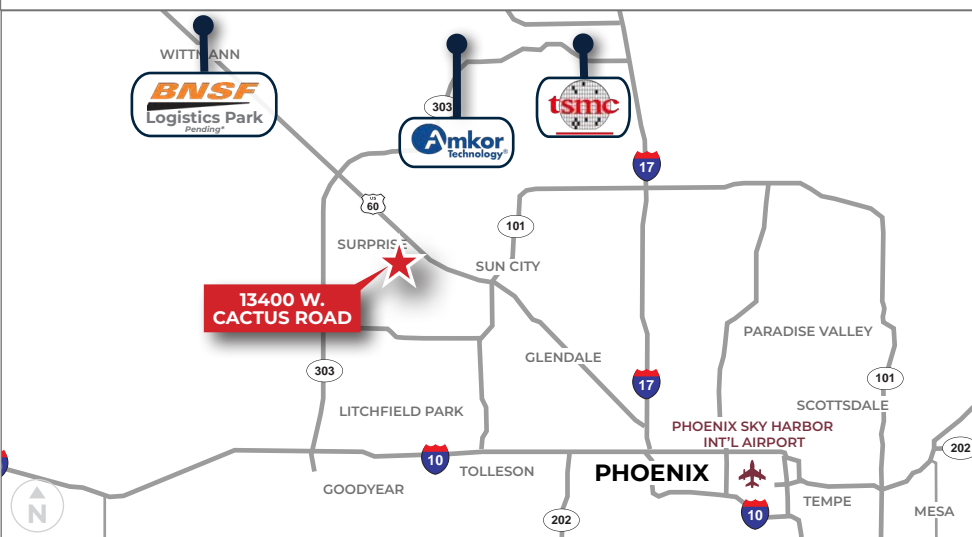
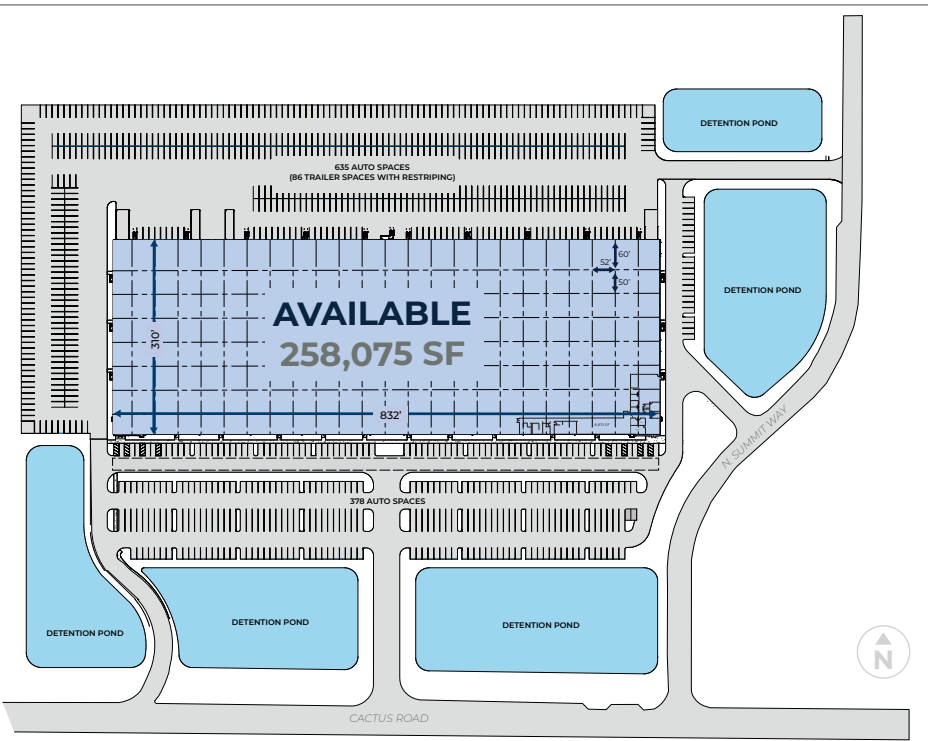
**258,075 SF**  
**AVAILABLE**  
**RAIL CAPABLE**



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# PROPERTY OVERVIEW



258,075 SF available



8,873 SF ground floor office space



Tilt-wall construction



32' clear height



216' fully secured truck yard



24 - 9'x10' dock doors (22 expansion panels)



2 - 16'x16' motorized 2 - 9'x10' grade-level drive-in doors



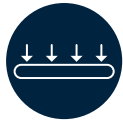
124 - future trailer stalls



1,013 - auto spaces



Metal deck roof with TPO roofing membrane



7" fully reinforced slab; 4,000 psi over 4" aggregate base



52' x 50' column spacing; 60' at speed bay



K-25 ESFR fire protection system



3,000-amp, 277/480-volt, 3-phase, 4-wire power service (expandable)



Rail capable

Development



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Leasing



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# SITE PLAN



### SPEC OFFICE LAYOUT

8,873 SF

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# LOCATION HIGHLIGHTS



## DRIVE TIMES

Highway 60

2.9 mi. 8 min.

Interstate 303

5.7 mi. 10 min.

Arizona State Route 101

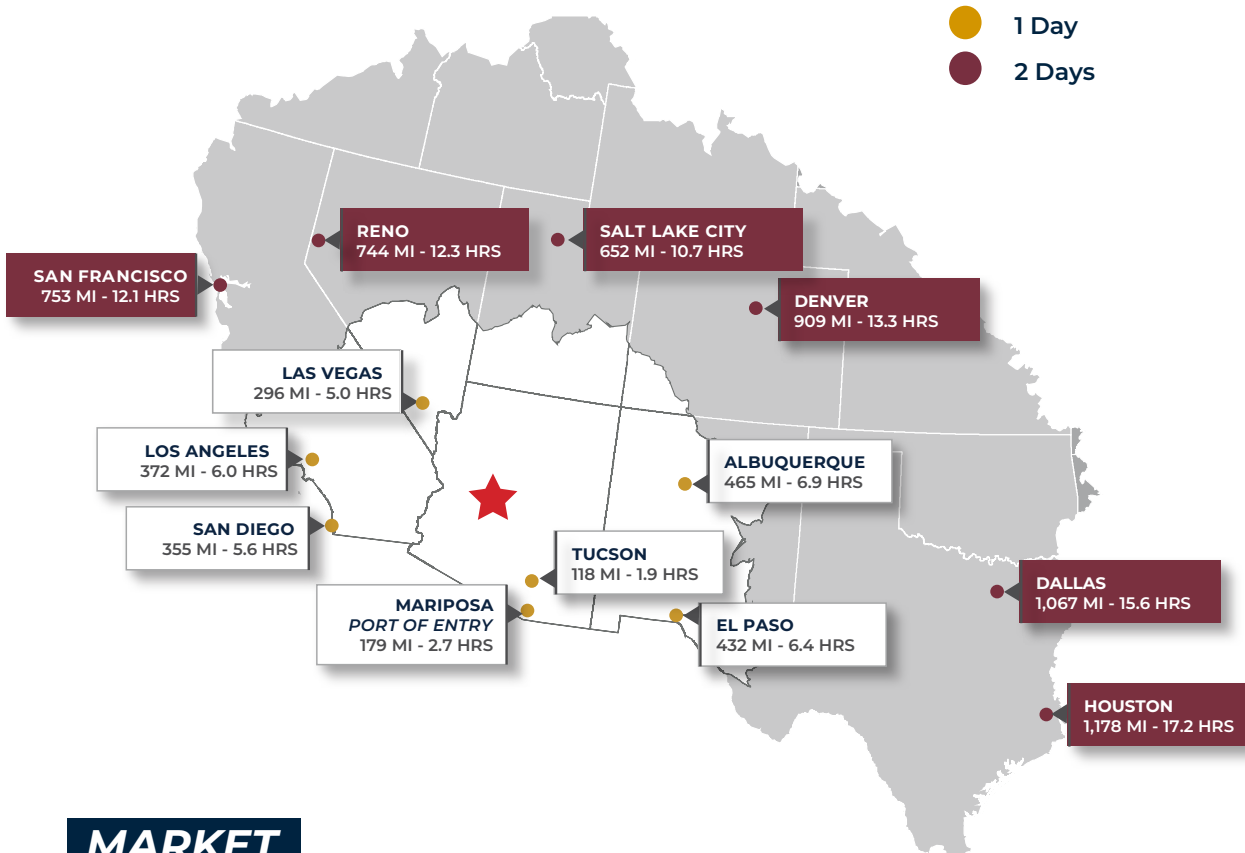
8.3 mi. 20 min.

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# MARKET OVERVIEW

## DELIVERY ZONE DRIVE TIMES



## MARKET HIGHLIGHTS



**Home to 1.7 million residents**  
projected to reach 2.1 million  
by 2030



**6-hour drive**  
to the Ports of Los Angeles  
& Long Beach



**62% of population**  
is within working age



**\$20.09**  
average hourly earning  
within 30 mile radius

Situated along the Northwest Corridor of Greater Metro Phoenix, 13400 W. Cactus Road offers direct access to major transportation routes, ideal for one- and two-day delivery zones.



Located near BNSF Rail Lines

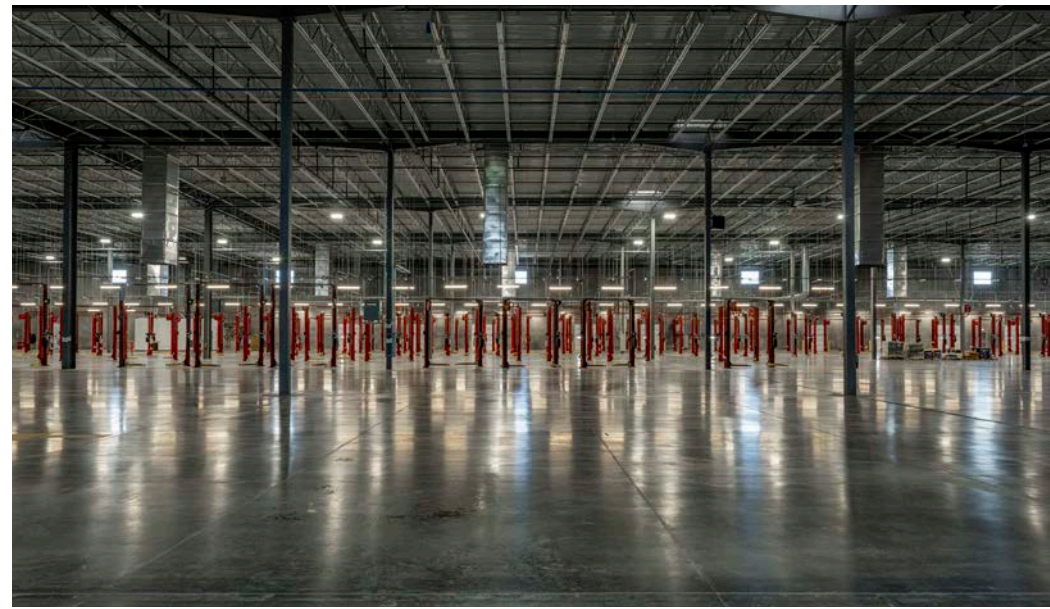
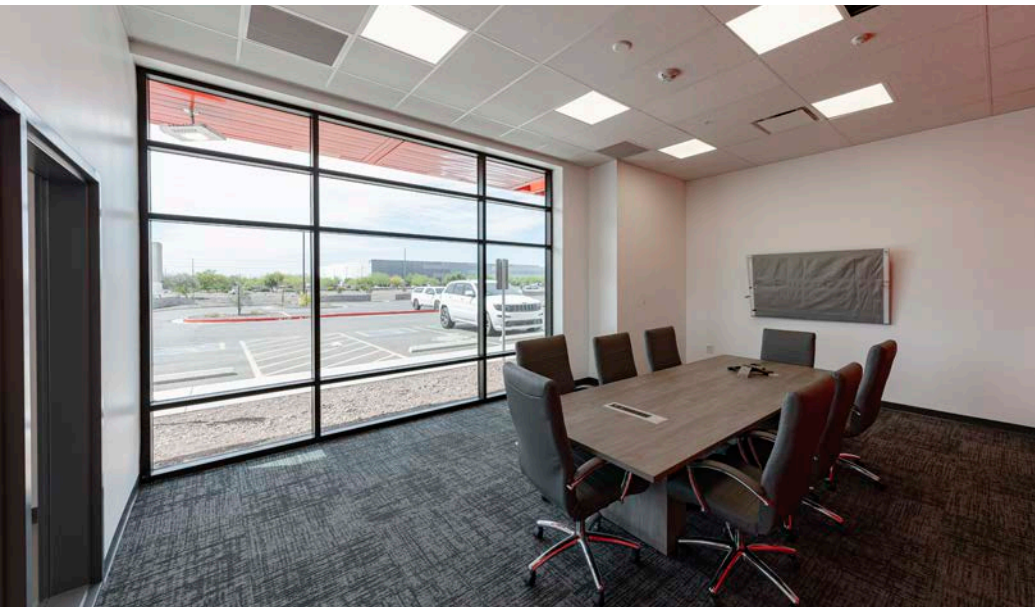


30 Miles from  
Phoenix Sky Harbor International Airport  
one of the busiest U.S. cargo hubs

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# PHOTOGRAPHY



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## DEVELOPMENT



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