

Available for Lease

135,896 SF - Divisible

11701 N 132nd Avenue,
Surprise, AZ 85379

Move-In Ready

Excess Outdoor Storage
and Trailer Parking

HORIZON

At Skyway Commons

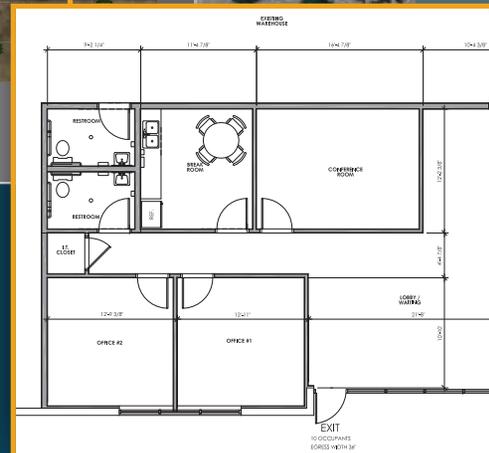


SITE PLAN



Building Features

- ±135,896 SF building
- Outside storage capable
- 32' clear height
- 54' x 54' column spacing with 60' speed bay
- 16 dock high doors (9' x 9')
- 8 drive-in doors (12' x 14')
- EVAP Cooling in the warehouse
- 3000 amps (APS)
- R-38 roof insulation
- 7" unreinforced slab
- Full concrete truck court (4" pavement, PCC concrete ramps)
- 144 parking stalls 30 trailer drops
- ESFR fire sprinklers
- BP zoning
- Fully secured truck court



SPEC SUITE HIGHLIGHTS

Suite 120

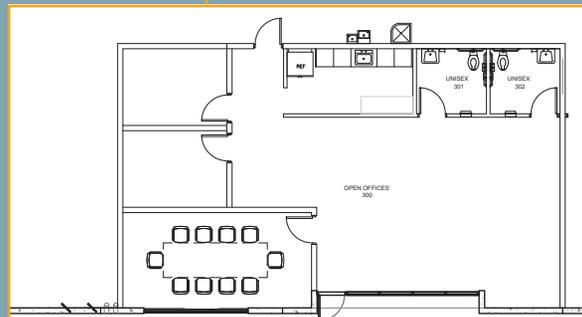
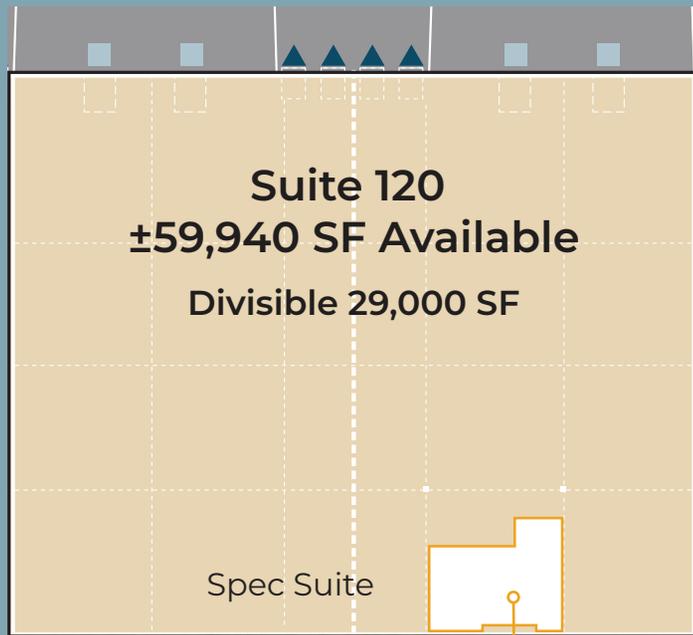
59,940 SF available divisible +/- 29,000 SF

Spec office 1,800 SF

1-pit leveler

4-dock high doors

4-drive in doors



Suite 140

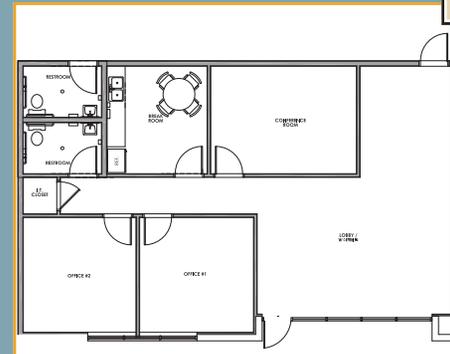
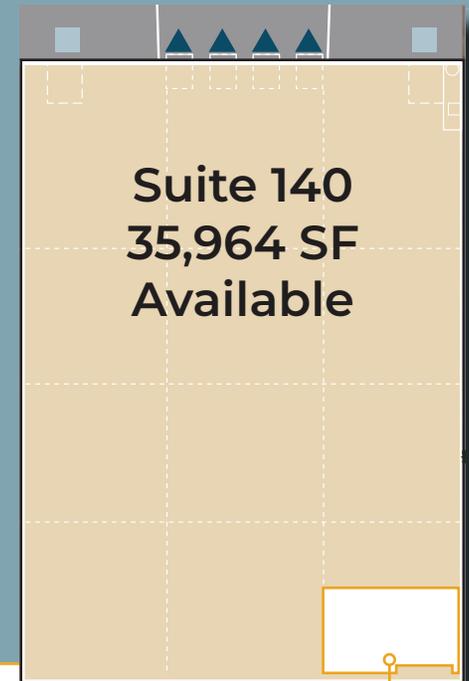
35,964 SF available

Spec office 1,397 SF

1-pit leveler

4-dock high doors

2-drive in doors



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



303

303

303

101

GREENWAY RD

WADDELL RD

CACTUS RD 9 MINUTES | 4.5 MILES

PEORIA AVE

OLIVE AVE

NORTHERN AVE

GLENDALE AVE

LUKE AIR
FORCE BASE

PRASADA

COSTCO

Bashas'

KOHL'S

RAUCH

Red Bull

PUMA

DESERT DIAMOND CASINO

U-HAUL

WILLIAMS
SONOMA

FRYS
SONIC CHASE Cafe Rio

E6S FITNESS

Ball

UDA

WHITE CLAW
HARD SELZER

Nestlé

HUBSTARR
LOGISTICS

Microsoft

Fortune 2
E-commerce

TRIMACO

SWP

NATIONAL
INDOOR
RV CENTERS

Safelite
AutoGlass

Microsoft

5 MINUTES | 3 MILES

CRESCENT
CROWN

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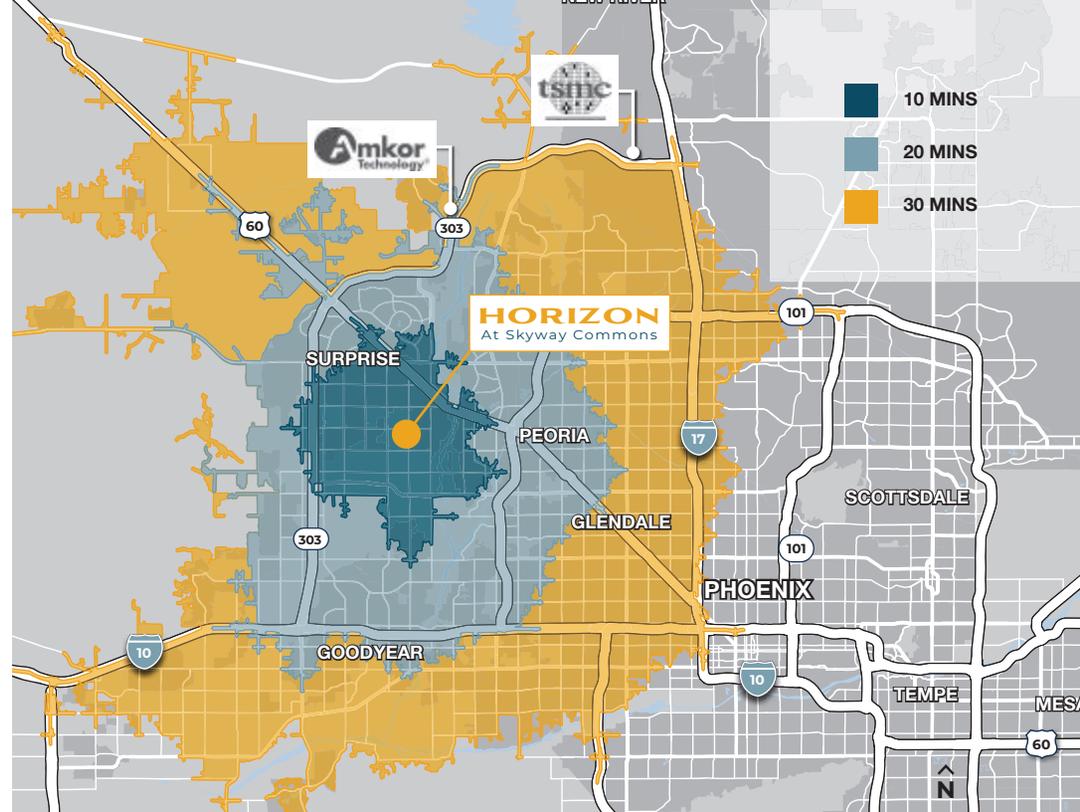
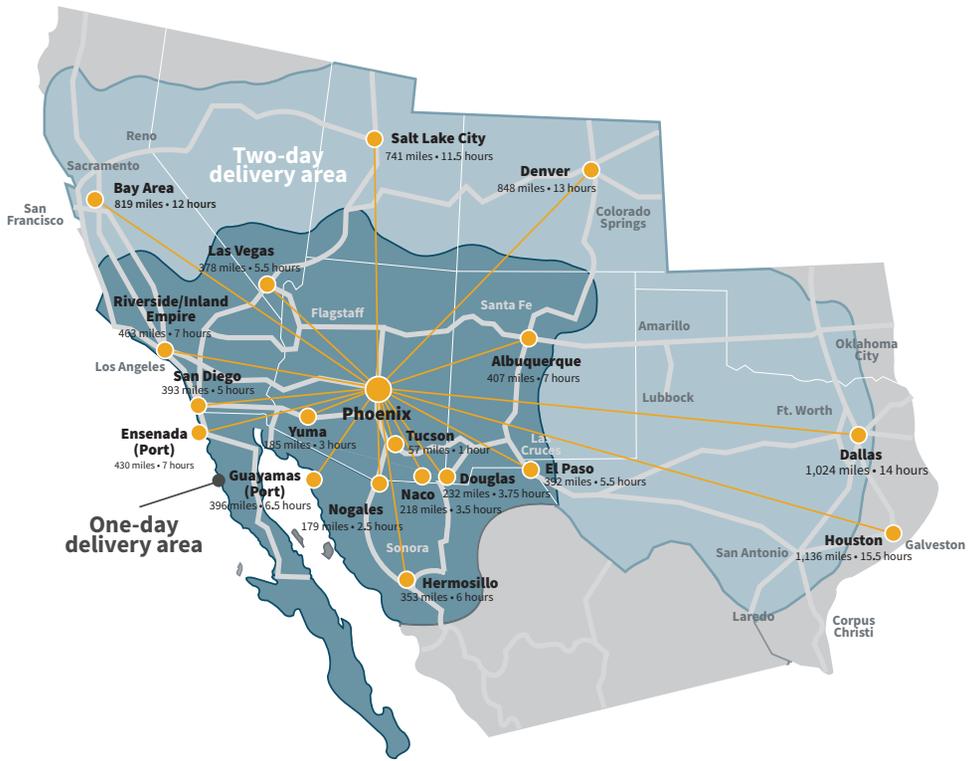
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DEMOGRAPHICS

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

FOR LEASING INFORMATION:

HAGEN HYATT

Executive Vice President
T+1 602 282 6275
M+1 520 904 1589
hagen.hyatt@jll.com

ANTHONY LYDON, SIOR

Vice Chairman
T+1 602 282 6268
M+1 602 469 1843
aj.lydon@jll.com

RILEY GILBERT, SIOR

Vice Chairman
T+1 602 282 6271
M+1 480 628 5590
riley.gilbert@jll.com

NICOLE MARSHALL

Associate
T+1 602 282 6300
M+1 951 723 0943
nicole.marshall@jll.com



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