

SKYWAY COMMONS



Available for Sale: Two \pm 4.5 AC Sites

Sites are shovel-ready and fully entitled with permit-ready drawings

J, M, L, K

NWC Dysart Road & Peoria Avenue
Surprise, Arizona 85379



PROPERTY OVERVIEW

Skyway Commons, located within Skyway Business Park, offers versatile industrial land opportunities for development of distribution, warehousing & manufacturing facilities. Strategically located in the Northwest Valley, it provides excellent access to major Western U.S. markets, including the Ports of Los Angeles/ Long Beach, New Mexico, Utah, Nevada, and Southern California's consumers. This prime location enables businesses to optimize their supply chain and logistics operations in the growing Southwest region.



SITE

N DYSART RD

W PEORIA AVE



Located on the Northwest
Corner of Dysart Road &
Peoria Avenue



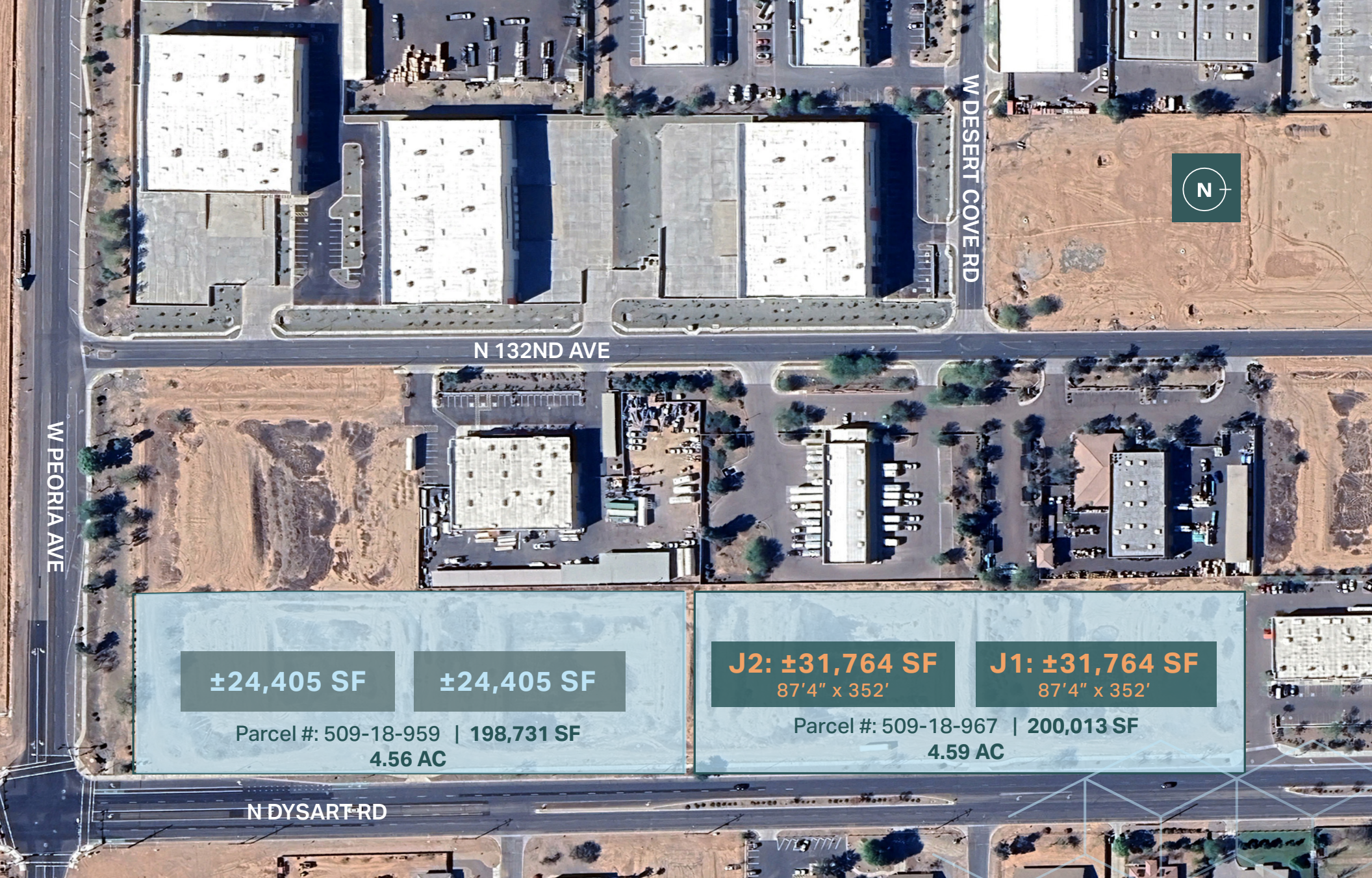
Total site area: ± 9.16 acres
Two ± 4.5 acre shovel-ready lots



Located less than five miles from
Loop-303 and Loop-101, and 2.5
miles from Northern Parkway



Surrounded by high profile
corporate neighbors and over
1.03M people within a 30-min
drive time



W PEORIA AVE

W DESERT COVER RD

N 132ND AVE

N DYSART RD

±24,405 SF

±24,405 SF

Parcel #: 509-18-959 | 198,731 SF
4.56 AC

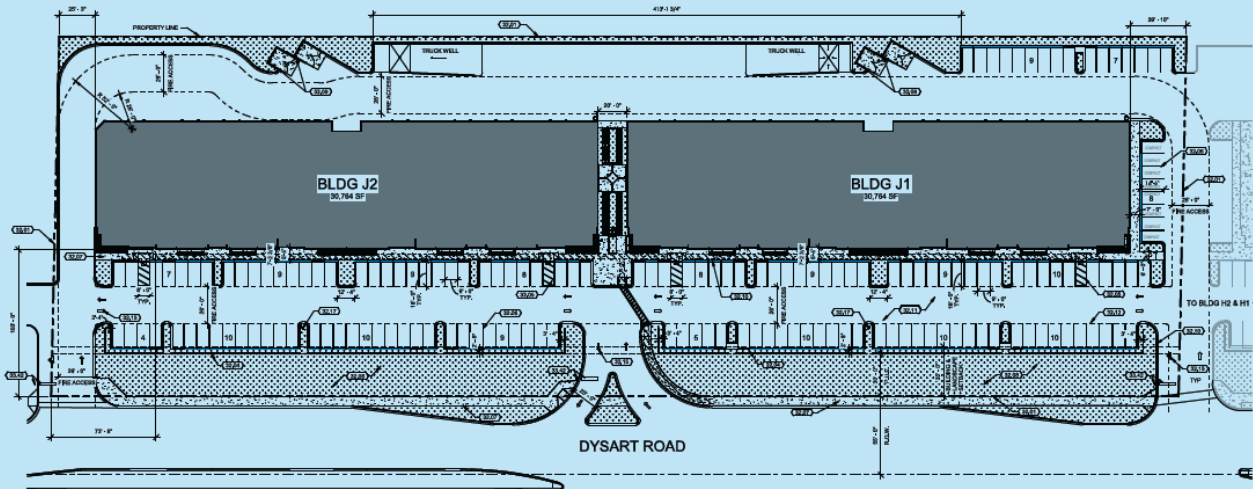
J2: ±31,764 SF
87'4" x 352'

J1: ±31,764 SF
87'4" x 352'

Parcel #: 509-18-967 | 200,013 SF
4.59 AC

BUILDING FEATURES

J1 and J2 BUILDINGS



- Permit-ready building CD's for parcels J1 & J2
- 4.6 acres
- Each planned bldg. size at $\pm 31,764$ SF
- Existing electrical gear is owned by Seller and available for purchase (separate and apart from land)

PAD ZONING

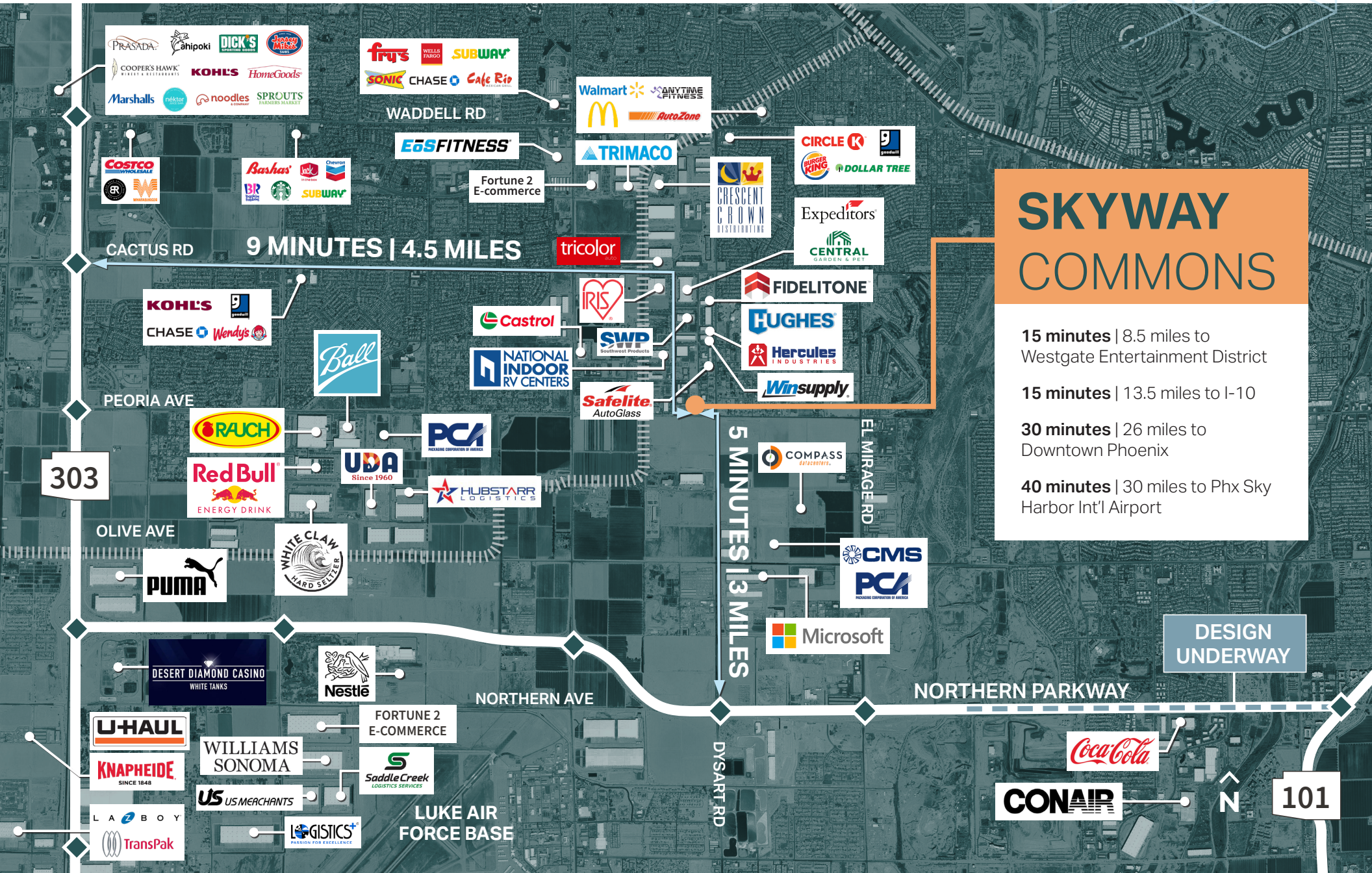
BP (Business Park) zoning district



Permitted Uses:

- Auto Supply Store.
- Retail sales of new and used furniture and/or toy consignment store.
- Indoor recreation/entertainment including indoor baseball/batting cage, gymnasiums, indoor swimming pools, bowling alleys, game rooms, video arcades, ice and roller skating rinks, shooting ranges, pool and dance halls, bingo halls & similar uses.
- Fabrication, manufacturing and/or assembly of finished products, de-manufacturing (such as computer de-assembly) or subassemblies
- Fabrication, manufacturing and/or assembly, or subassemblies of lumber & wood products.
- Outdoor storage of goods and material shall be permitted as an accessory use
- Wholesaling, warehousing, distributing, repair, rental and servicing of any commodity.
- Appliance, plumbing, heating and air-conditioning, and household equipment sales, service and will-call*.
- Retail sales of new and used merchandise, including "will-call*" and showroom sales.
- Appliance, furniture, and household equipment sales and rentals.
- Commercial service establishments combining retail, showroom with workshop.
- *"Will-call*" sales of merchandise.
- Swimming pool and spa sales.

CORPORATE NEIGHBORS





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