

Welcome to the fastest growing city in the West Valley



Jones Lang LaSalle Americas, Inc. License #: CO508577000

CACTUS | 303

±75,000 to ±390,000 SF
Available for Lease

NEC LOOP 303 & CACTUS ROAD
SURPRISE, ARIZONA

Hines | JLL



FUTURE PHASE II INDUSTRIAL

Building A

- 389,872 SF (divisible)
- 40' clear height
- 370' x 1098' building dimensions
- 135' and 200' full concrete truck courts
- (102) insulated dock high doors; (4) insulated grade level doors
- 282 auto parking stalls (expandable)
- 100% HVAC throughout
- LED lighting at 30 FC
- ±2,500 SF spec office
- (2) pit levelers

Building B

- 102,145 SF (divisible)
- 32' clear height
- 210' x 476' building dimensions
- 135' full concrete truck court
- (22) insulated dock high doors; (2) insulated grade level doors
- 188 auto parking stalls (expandable)
- 100% HVAC throughout
- LED lighting at 30 FC
- ±2,500 SF spec office
- (2) pit levelers

Building C

- 75,448 SF (divisible)
- 32' clear height
- 160' x 392' building dimensions
- 135' full concrete truck court
- (20) insulated dock high doors; (2) insulated grade level doors
- 100 auto parking stalls (expandable)
- 100% HVAC throughout
- LED lighting at 30 FC
- ±3,500 SF spec office
- (4) pit levelers



\$265B

Manufacturing Campus 30 minutes



Site features

- PAD zoning with industrial overlay
- Proximate access to Loop 303 via full diamond interchange at Cactus Rd
- Multiple points of ingress/egress
- Proximity to commercial/retail services
- Flexible size offerings

Regional highlights

- 1.9 million population within a 30 minute drive
- Quality affordable housing nearby
- Robust, qualified labor in close proximity
- Corporate neighbors include Red Bull, Microsoft, White Claw, Ball Enclosure, Crescent Crown, and Expeditors
- Close proximity to TSMC - \$265B Manufacturing Campus

Prasada Master Plan

- ±3,300 acre master planned community
- ±60 acre Walmart anchored power center
- ±180 acre auto mall

Adjacent retail



STRATEGIC POSITION WITH IMMEDIATE FREEWAY ACCESS

Direct access to Loop 303 via Cactus Road interchange



CACTUS | 303

Located at the front door of
the Loop 303 tech corridor

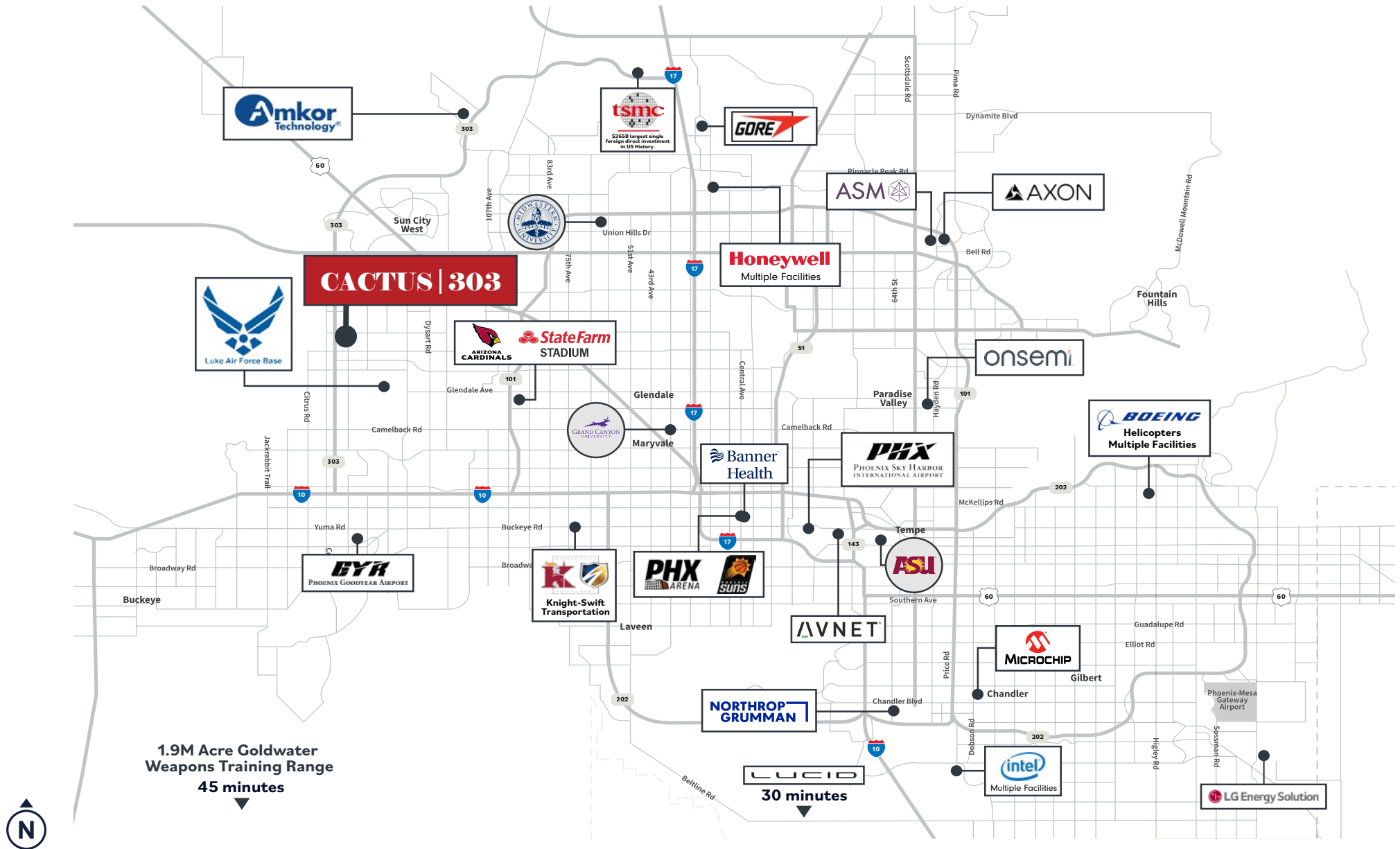
Downtown
Phoenix
±30 miles

PHX Sky Harbor
Int'l Airport
±35 miles

Arizona State
University
±40 miles

AMKOR
±18 miles

TSMC
±24 miles



Your Direct Connection to Phoenix's Tech & Manufacturing Powerhouses



Regional Northwest Valley



Demographics

- Population: **1,304,958**
- Median Age: **35.5**
- Median Household Income: **\$55,839**
- Professional Workers: **383,047**



Education

- College-Educated: **31.6%**
- Bachelor Degree: **14.8%**
- Associate Degree: **8.8%**
- Graduate Degree: **8.0%**



Workforce

- **12.4%** Management, business, science, and arts occupations
- **11.9%** Sales and office occupations
- **45.9%** Service occupations
- **11.8%** Production, transportation, and material moving occupations

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