13400 W. CACTUS ROAD

258,075 SF AVAILABLE
RAIL CAPABLE

13400 WEST CACTUS ROAD | SURPRISE, AZ

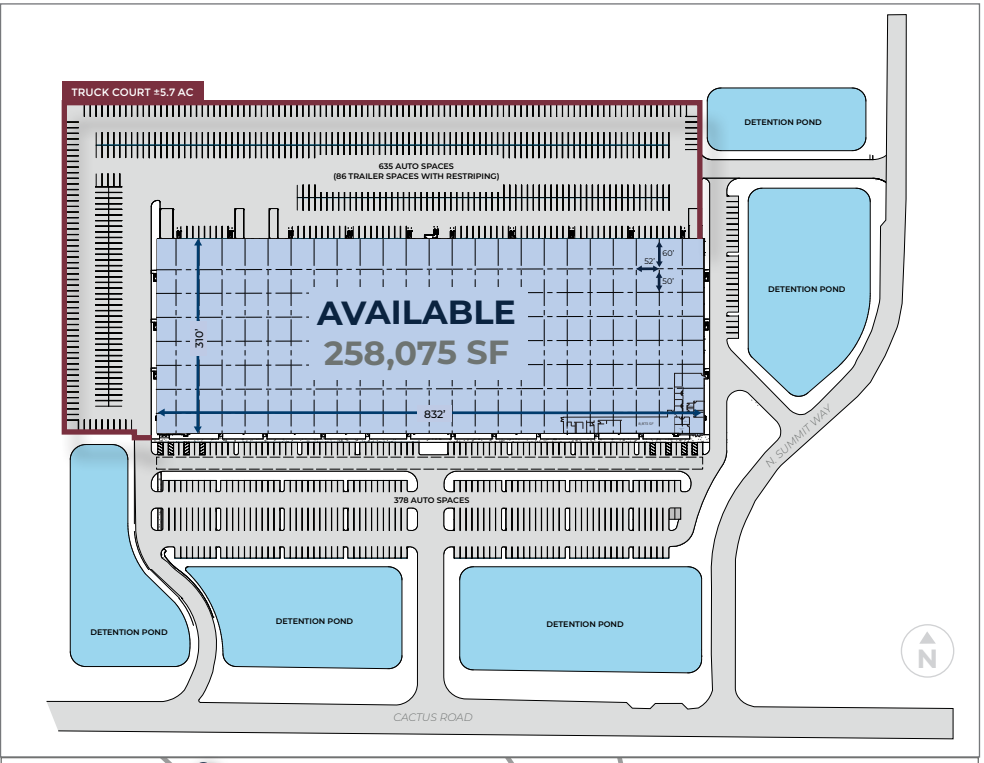
Strategically located in Phoenix's high-growth West Valley, this facility offers modern, scalable space designed for today's distribution and logistics users. This fully automotive facility features specialized infrastructure and operational capabilities that can seamlessly adapt to serve diverse industrial 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.



HILLWOOD
A PEROT COMPANY®

13400 W. CACTUS ROAD

13400 WEST CACTUS ROAD | SURPRISE, AZ





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

HILLWOOD
A PEROT COMPANY

SCOTT MORSE
909 380 7292 (o)
scott.morse@hillwood.com

Leasing

JLL

MARC HERTZBERG
602 282 6269 (o)
marc.hertzberg@jll.com

JOHN LYDON
602 282 6326 (o)
john.lydon@jll.com

NICOLE MARSHALL
951 723 0943 (c)
nicole.marshall@jll.com

13400 W. CACTUS ROAD

13400 WEST CACTUS ROAD | SURPRISE, AZ

SITE PLAN



Development

HILLWOOD
A PEROT COMPANY

SCOTT MORSE
909 380 7292 (o)
scott.morse@hillwood.com

Leasing

JLL

MARC HERTZBERG
602 282 6269 (o)
marc.hertzberg@jll.com

JOHN LYDON
602 282 6326 (o)
john.lydon@jll.com

NICOLE MARSHALL
951 723 0943 (c)
nicole.marshall@jll.com

13400 W. CACTUS ROAD

13400 WEST CACTUS ROAD | SURPRISE, AZ

LOCATION HIGHLIGHTS

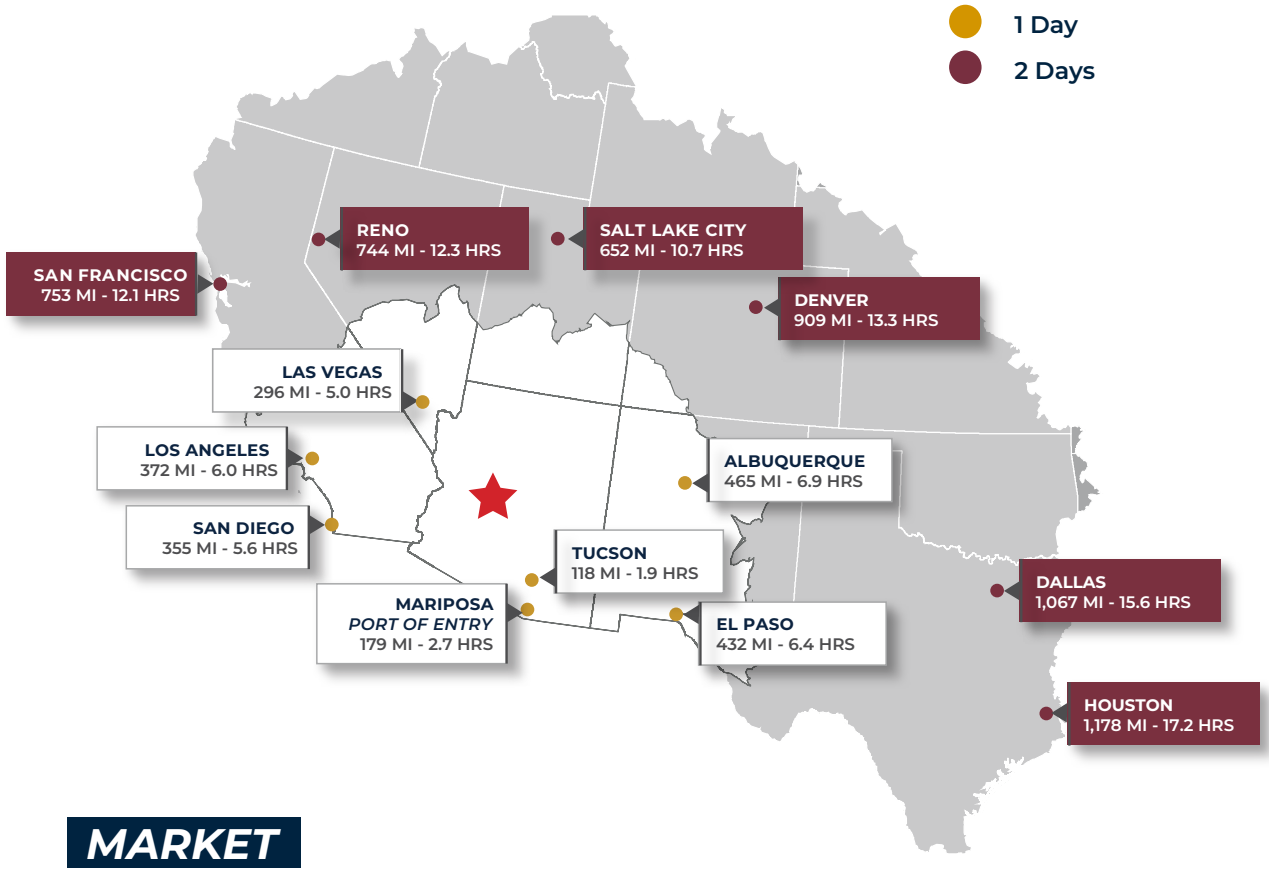


DRIVE TIMES

Highway 60	Interstate 303	Arizona State Route 101
2.9 mi. 8 min.	5.7 mi. 10 min.	8.3 mi. 20 min.

MARKET OVERVIEW

DELIVERY ZONE DRIVE TIMES



MARKET HIGHLIGHTS

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

62% of population
is within working age

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

$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.

BNSF RAILWAY

Located near BNSF Rail Lines

PHX
Phoenix Sky Harbor

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

Source: ESRI / Census.gov

13400 W. CACTUS ROAD

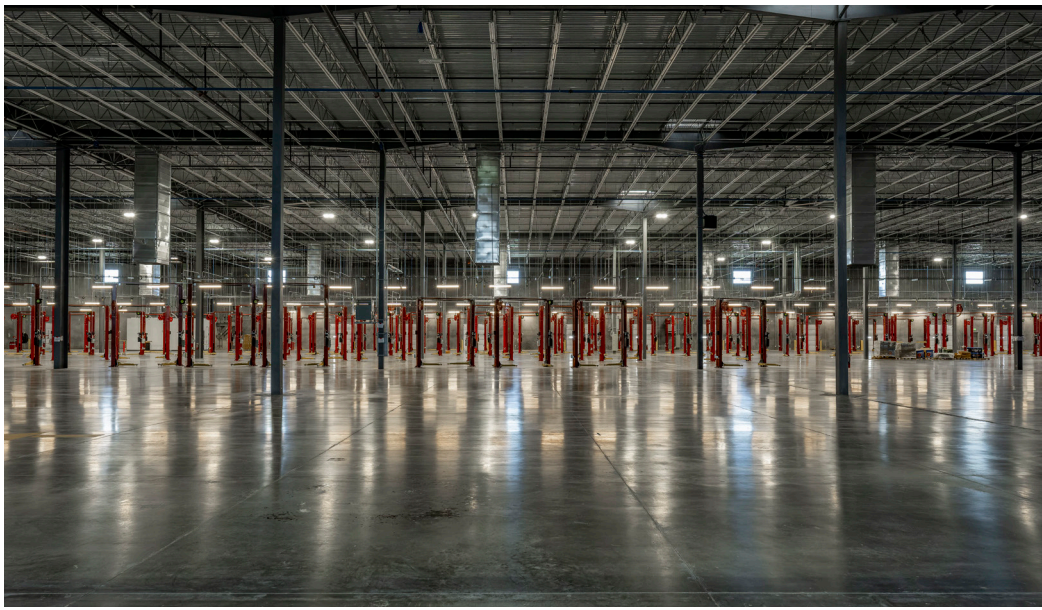
13400 WEST CACTUS ROAD | SURPRISE, AZ

PHOTOGRAPHY









Development

HILLWOOD
A PEROT COMPANY

SCOTT MORSE
909 380 7292 (o)
scott.morse@hillwood.com

Leasing

JLL

MARC HERTZBERG
602 282 6269 (o)
marc.hertzberg@jll.com

JOHN LYDON
602 282 6326 (o)
john.lydon@jll.com

NICOLE MARSHALL
951 723 0943 (c)
nicole.marshall@jll.com

DEVELOPMENT

HILLWOOD
A PEROT COMPANY®

901 Via Piemonte | Suite 175
Ontario, CA 91764 | hillwood.com

Scott Morse
909 380 7292 (o) | 909 214 7899 (c)
scott.morse@hillwood.com
CA License # 01969110

LEASING

JLL

4300 E Camelback Road | Suite 100
Phoenix, AZ | jll.com

Marc Hertzberg
602 282 6269 (o)
marc.hertzberg@jll.com
AZ License # 100812000

John Lydon
602 282 6326 (o)
john.lydon@jll.com
AZ License # 660674000

Nicole Marshall
951 723 0943 (c)
nicole.marshall@jll.com
AZ License # 707996000

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Hillwood and the Hillwood logo are service marks of Hillwood. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Hillwood. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.