Welcome to the fastest growing city in the West Valley



CACTUS 303

Jones Lang LaSalle Americas, Inc. License #: CO508577000

±50,000 to ±570,000 SF
Available for Lease

BUILDING A - 12555 N PRASADA PARKWAY
BUILDING B - 12401 N PRASADA PARKWAY
BUILDING C - 12375 N PRASADA PARKWAY
SURPRISE, ARIZONA

Hines | JLL



Building A

- 394,689 SF (divisible)
- 40' clear height
- 370' x 1098' building dimensions
- 50' x 56' column spacing with 60' speed bays
- (102) insulated dock high doors; (4) insulated grade level doors
- 265 auto parking stalls (expandable)
- 100% HVAC throughout
- LED lighting at 30 FC
- ±3,500 SF spec office
- (4) pit levelers
- (61) off dock trailer parking stalls
- (2) 3,000 amp 277/480v SES sections (expandable)

Building B

- 102,145 SF (divisible)
- 36' clear height
- 210' x 476' building dimensions
- 50' x 56' column spacing with 60' speed bays
- (22) insulated dock high doors; (2) insulated grade level doors
- 140 auto parking stalls (expandable)
- 100% HVAC throughout
- LED lighting at 30 FC
- ±2,500 SF spec office
- (2) pit levelers
- (1) 3,000 amp 277/480v SES section (expandable)

Building C

- 75,448 SF (divisible)
- 36' clear height
- 210' x 392' building dimensions
- 50' x 56' column spacing with 60' speed bays
- (20) insulated dock high doors; (2) insulated grade level doors
- 98 auto parking stalls (expandable)
- 100% HVAC throughout
- LED lighting at 30 FC
- ±2,500 SF spec office
- (2) pit levelers
- (1) 3,000 amp 277/480v SES section (expandable)



Site features

- Light industrial & manufacturing zoning
- 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

UNIQUE EMPLOYEE AMENITY BASE



NEIGHBORING RETAIL AMENITIES

Dining

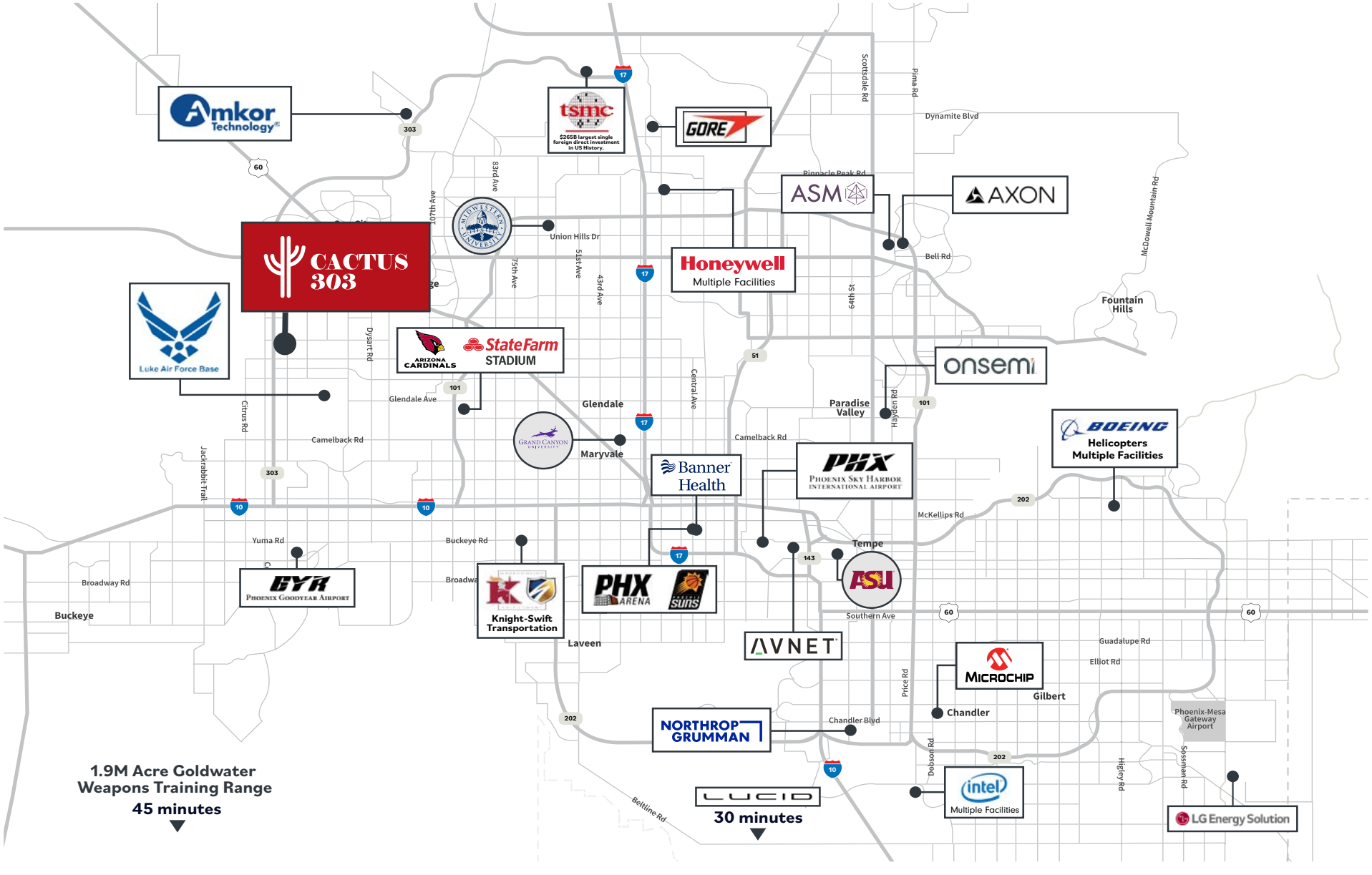
- Chick-fil-A
- Shake Shack
- Five Guys
- Cooper's Hawk Winery & Restaurants
- MOD Pizza
- Barrio Queen
- O.H.S.O. Brewery + Distillery
- Cold Beers & Cheeseburgers
- Lou Malnati's Pizzeria
- Blue Sushi Sake Grill
- Panera Bread
- Jersey Mike's
- Portillo's
- Firebirds Wood Fired Grill
- First Watch
- Ono Hawaiian BBQ
- Noodles & Company
- Habit Burger Grill
- Starbucks
- Buffalo Wild Wings GO
- Arby's
- Carl's Jr.
- Taco Bell
- Café Zupas
- Einstein Bros. Bagels
- Ahi Pokia
- Nekter Juice Bar
- Wetzel's Pretzels
- Burros and Fries
- Someburros

Shopping

- Costco
- Walmart Supercenter
- Target
- Sprouts Farmers Market
- Fry's Marketplace
- Home Depot
- Kohl's
- DICK'S Sporting Goods
- Hobby Lobby
- TJ Maxx
- Marshalls
- HomeGoods
- Ross Dress for Less
- Burlington
- Nordstrom Rack
- Floor & Decor
- Sephora
- Ulta Beauty
- Five Below
- DSW
- J.Crew Factory
- Buckle
- Boot Barn
- Famous Footwear
- Bath & Body Works
- Victoria's Secret
- Men's Wearhouse
- PetSmart
- Total Wine & More

Located at the front door of the Loop 303 tech corridor

Downtown Phoenix	PHX Sky Harbor Int'l Airport	Arizona State University	AMKOR	TSMC
±30 miles	±35 miles	±40 miles	±18 miles	±24 miles



Your Direct Connection to Phoenix's Tech & Manufacturing Powerhouses



Regional Northwest Valley

Demographics

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

Education

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

For more information:

Riley Gilbert, SIOR
Vice Chairman
+1 602 282 6271
riley.gilbert@jll.com

John Lydon, SIOR
Executive Managing Director
+1 602 282 6326
john.lydon@jll.com

Marc Hertzberg, SIOR
Vice Chairman
+1 602 625 2804
marc.hertzberg@jll.com

Kelly Royle
Vice President
+1 602 814 1583
kelly.royle@jll.com

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