Available for Lease

HORIZON
At Skyway Commons

135,896 SF - Divisible

11701 N 132nd Avenue, Surprise, AZ 85379

Move-In Ready

Excess Outdoor Storage and Trailer Parking



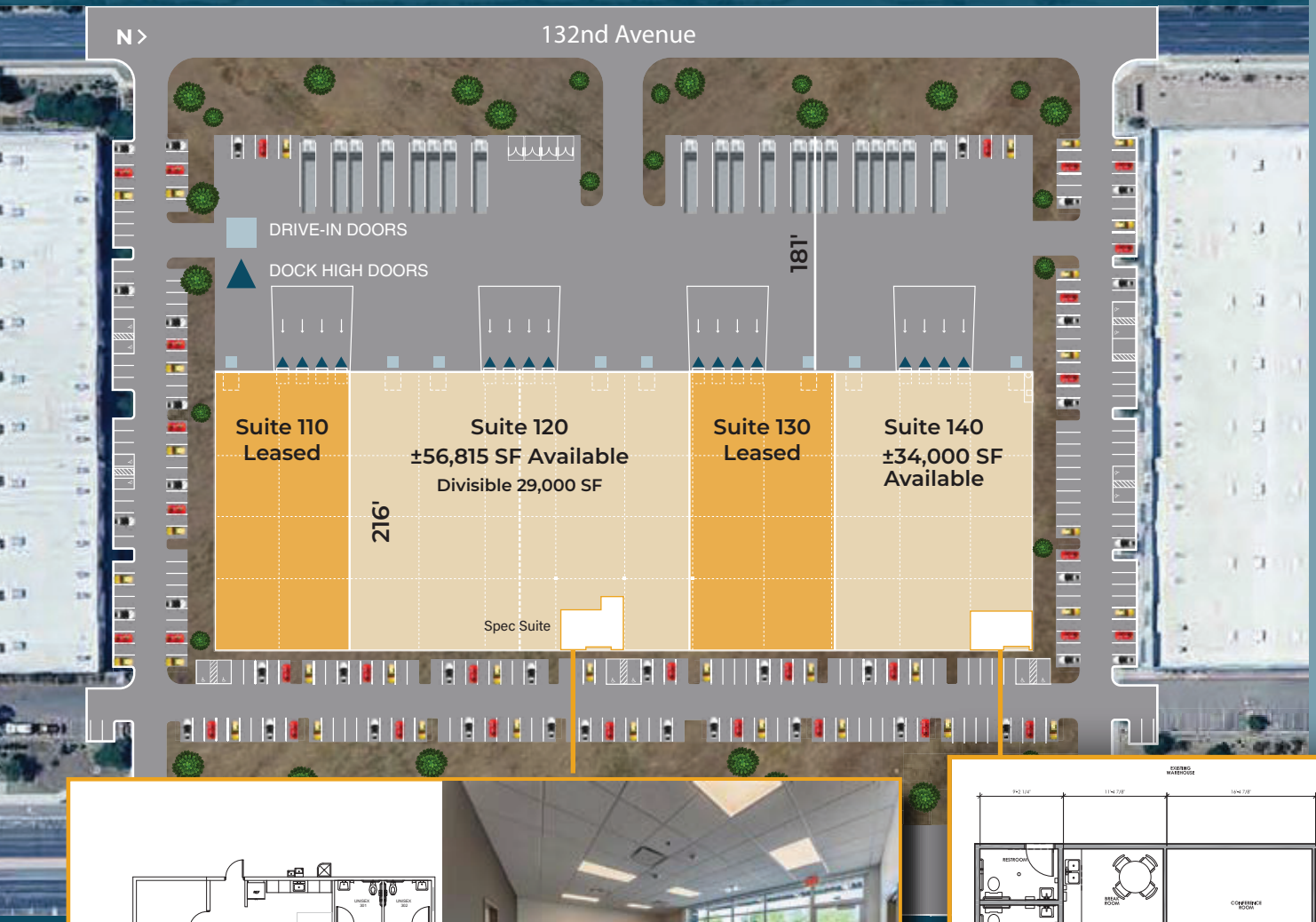
CAPITAL BAY PARTNERS

FCP FOUNDATION CAPITAL PARTNERS

JLL

Jones Lang LaSalle Americas, Inc. | AZ License #CO508577000

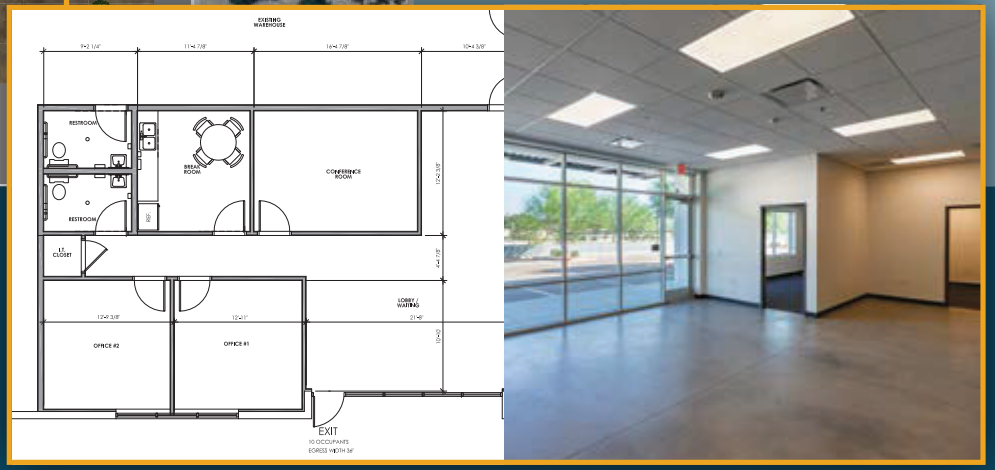
SITE PLAN



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

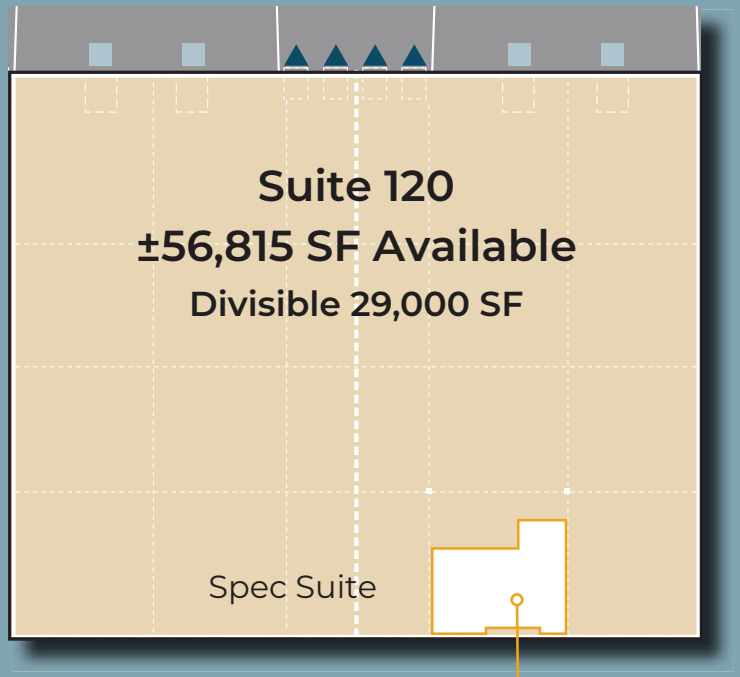


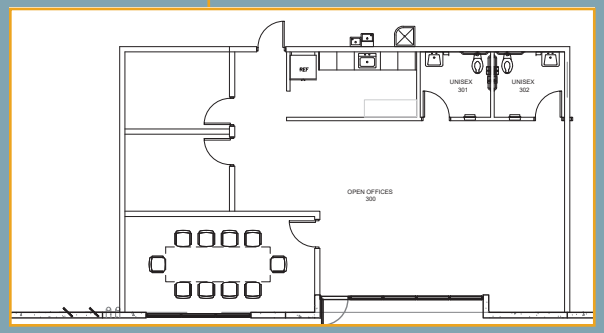


SPEC SUITE HIGHLIGHTS

Suite 120

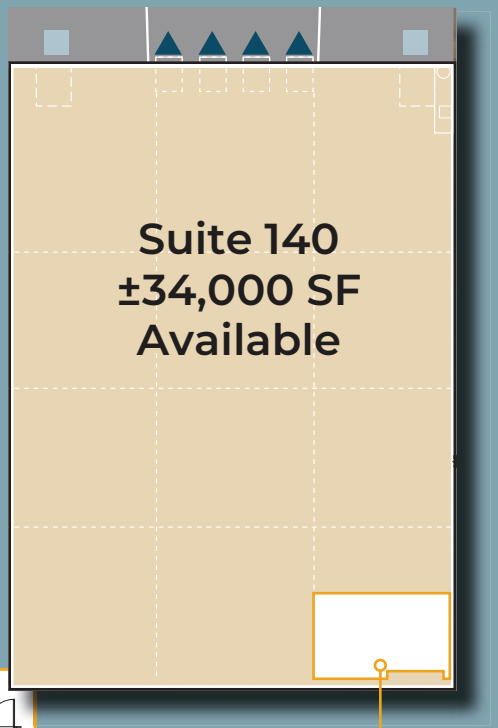
- 56,815 SF available divisible +/- 29,000 SF
- Spec office 1,800 SF
- 1-pit leveler
- 4-dock high doors
- 4-drive in doors

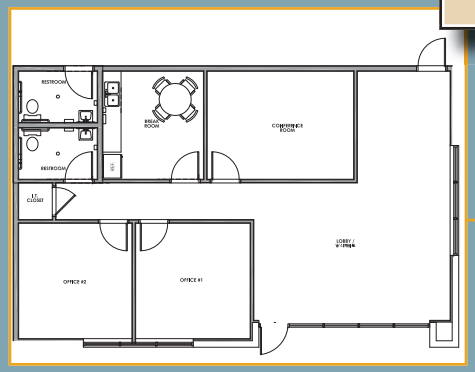




Suite 140

- 34,000 SF available
- Spec office 1,397 SF
- 1-pit leveler
- 4-dock high doors
- 2-drive in doors





CORPORATE NEIGHBORS

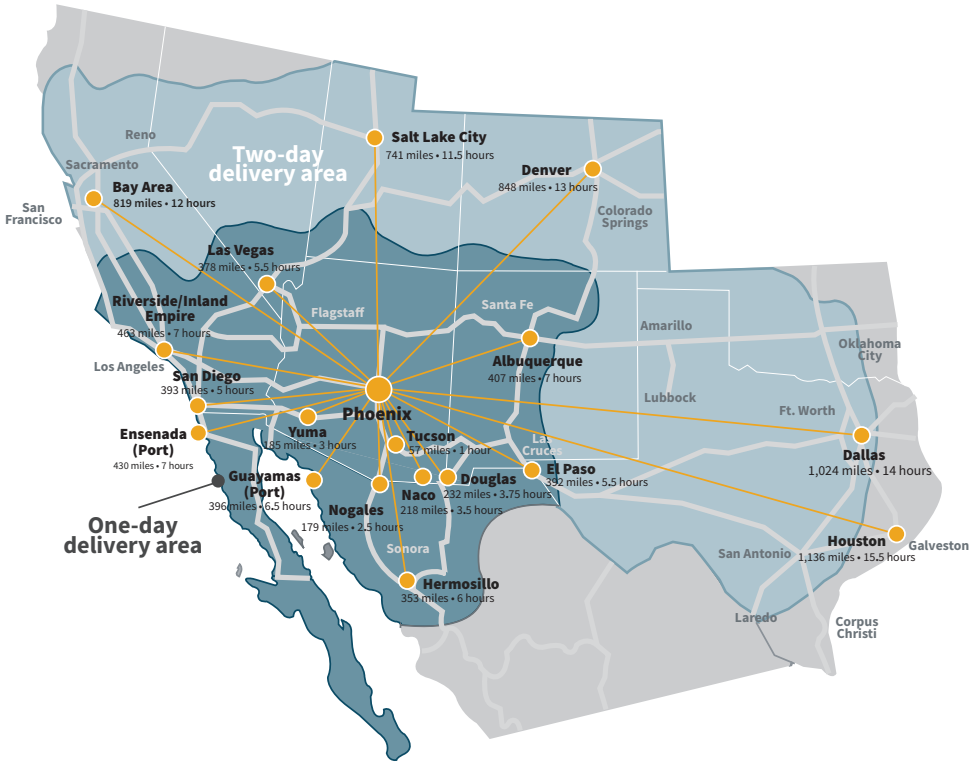


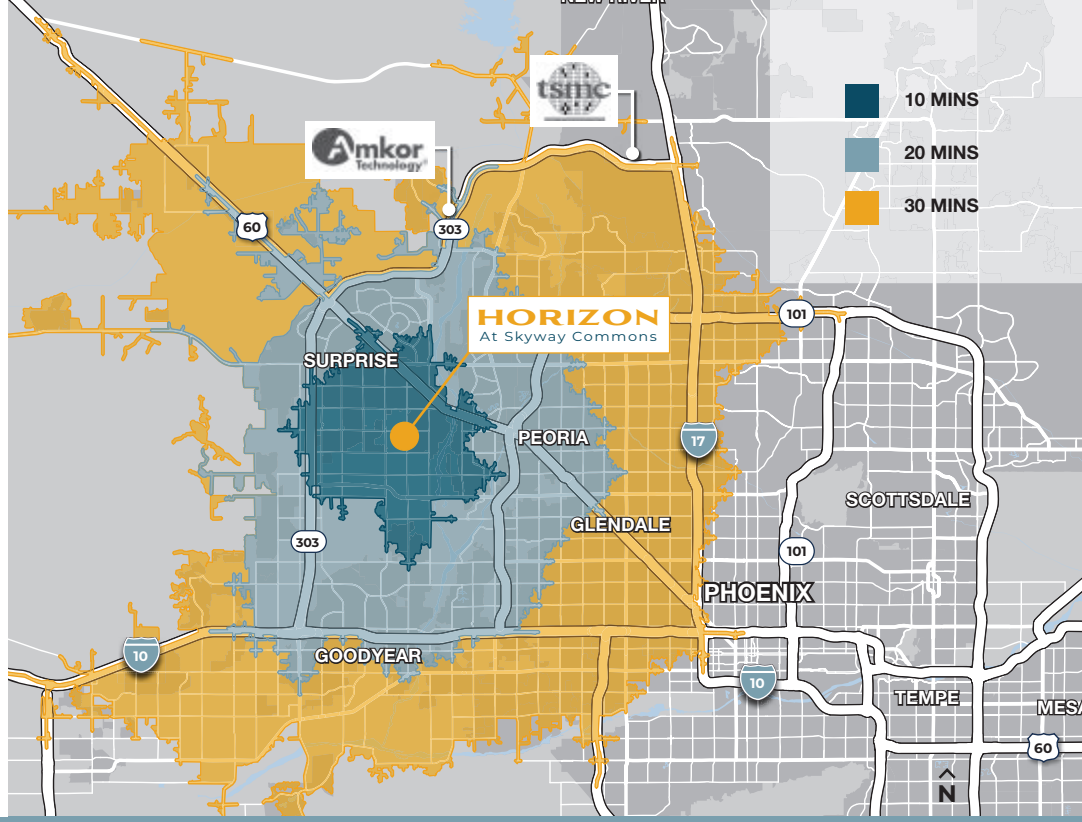
15 minutes | 8.5 miles to Westgate Entertainment District

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





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

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