

±71,195 SF NOW AVAILABLE

LEVEL CROSSING

BUILDING 3

13550 N DYSART RD
SURPRISE, AZ



SILVER CREEK
DEVELOPMENT



BUILDING OVERVIEW

AVAILABLE SPACE

- » ±71,195 SF
- » Office Build to Suit
- » Potential Yard: ±1 Acre

PROVIDED UTILITIES

- » APS Power
1,600 amps, 3-phase, 480V
- » City of Surprise Water & Sewer
- » Southwest Gas (potential)

BUILDING FEATURES

- » 32' Clear Height
- » 17 Dock Doors (9' x 10')
- » 1 Grade-Level Door (12' x 14')
- » ESFR Fire Protection
- » 6" Unreinforced Concrete
- » LED Lighting
- » 100% HVAC

POTENTIAL USES

- » Distribution/Logistics
- » Light Assembly
- » Manufacturing

TRAVEL TIMES



5 MINUTES
to US-60



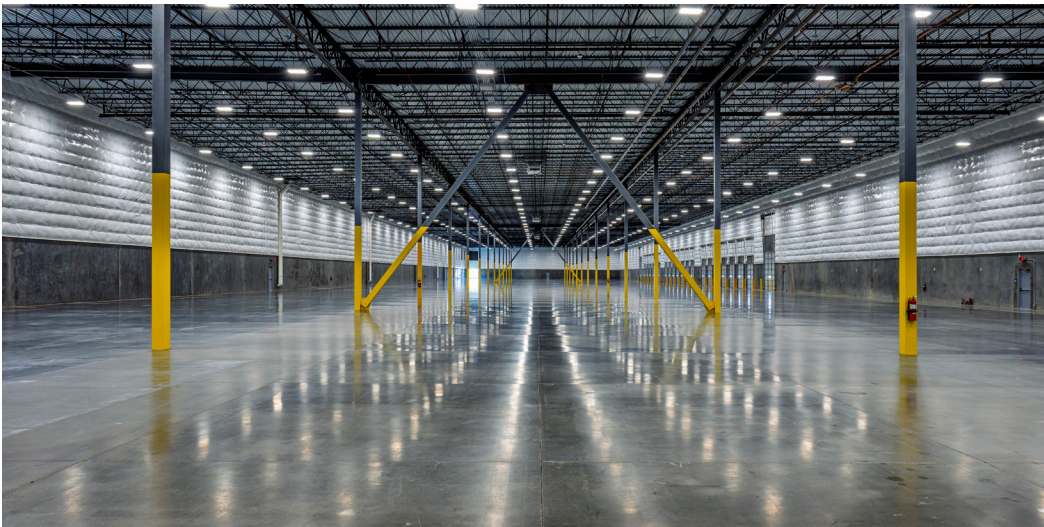
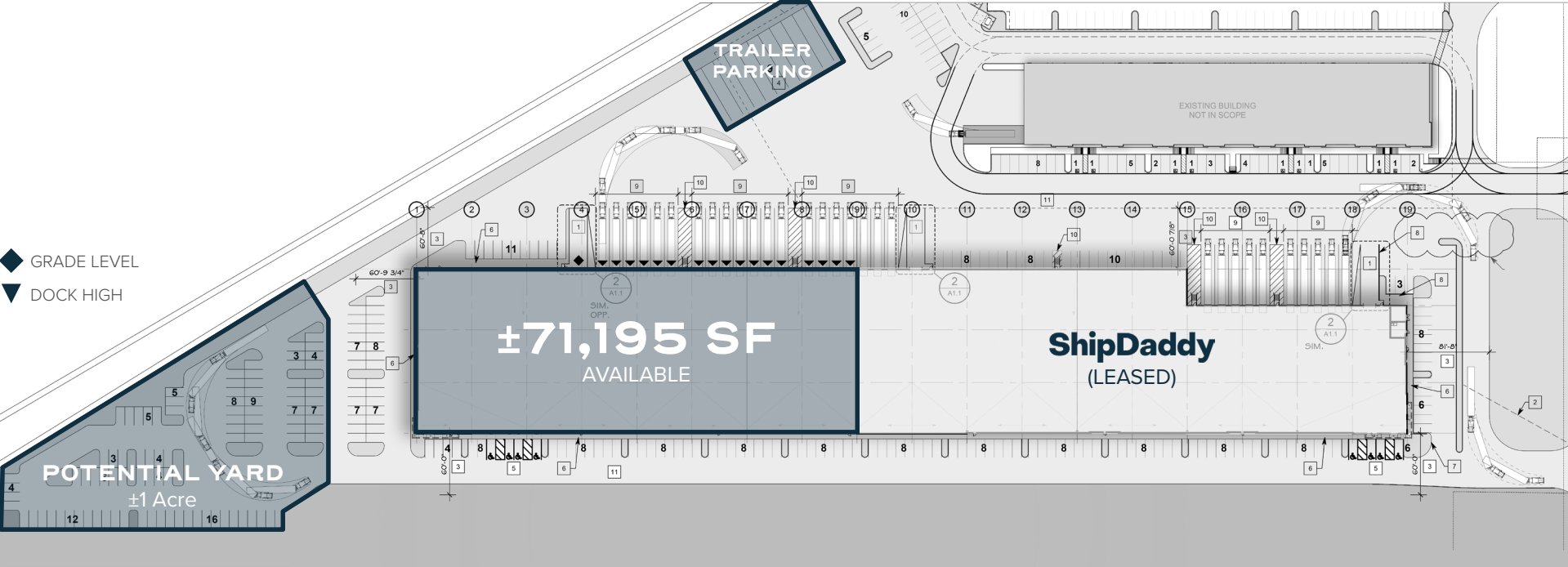
14 MINUTES
to Loop 101



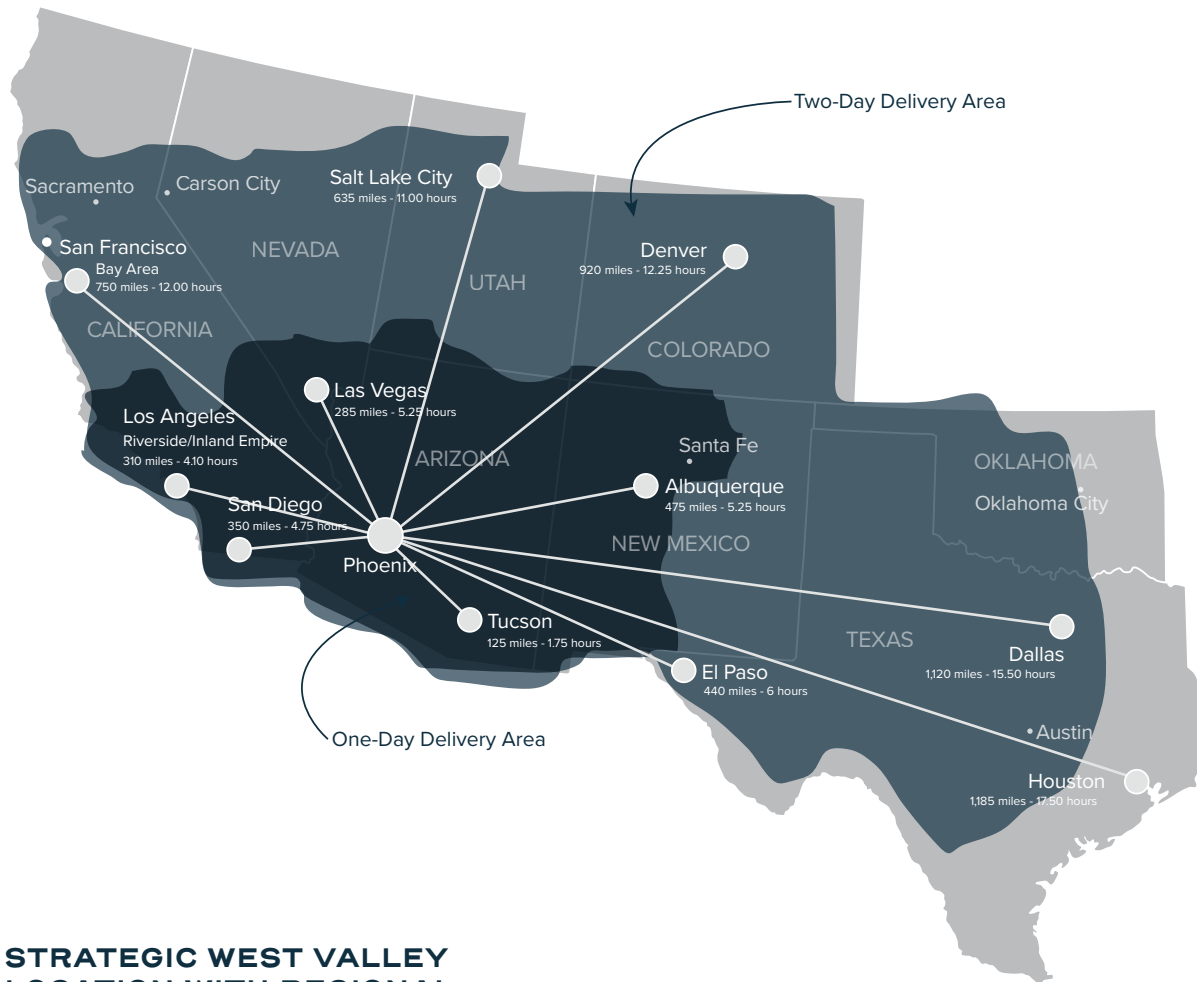
14 MINUTES
to Loop 303



SITE PLAN



LOCATION OVERVIEW



STRATEGIC WEST VALLEY LOCATION WITH REGIONAL DISTRIBUTION REACH

Located in Surprise, AZ, Level Crossing offers efficient access to US-60, Loop 101, and Loop 303, with regional reach across Arizona, Southern California, Nevada, Utah, Colorado, New Mexico, and Texas.

TOP EMPLOYERS IN SURPRISE

- » Sands Motor Company
- » Red Bull
- » Expeditors
- » Crescent Crown
- » Larry H. Miller
- » IRIS USA
- » Southwest Products
- » White Claw
- » Microsoft

TOP INDUSTRIES IN SURPRISE

- » Healthcare
- » Education
- » Advanced Manufacturing
- » Advanced Business Services
- » Emerging Technologies

TOP AMENITIES IN SURPRISE

- » Prasada
- » Surprise Spectrum
- » Loop 303 Development
- » City Center
- » Railplex
- » Surprise Stadium
- » Surprise Tennis & Racquet Complex



FOR MORE INFORMATION, PLEASE CONTACT

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