

*Available  
Summer  
2026*

  
**Bethany**Bay



**NEWMARK**

**FOR LEASE**  
±4,700 - ±25,000 SF Available

# PROJECT DETAILS



**Bldg 1** Divisible to  
**±10,000 SF**



**Bldg 2** Divisible to  
**±4,700 SF**



**Bldg 1** Spec Office  
**1,628 SF**



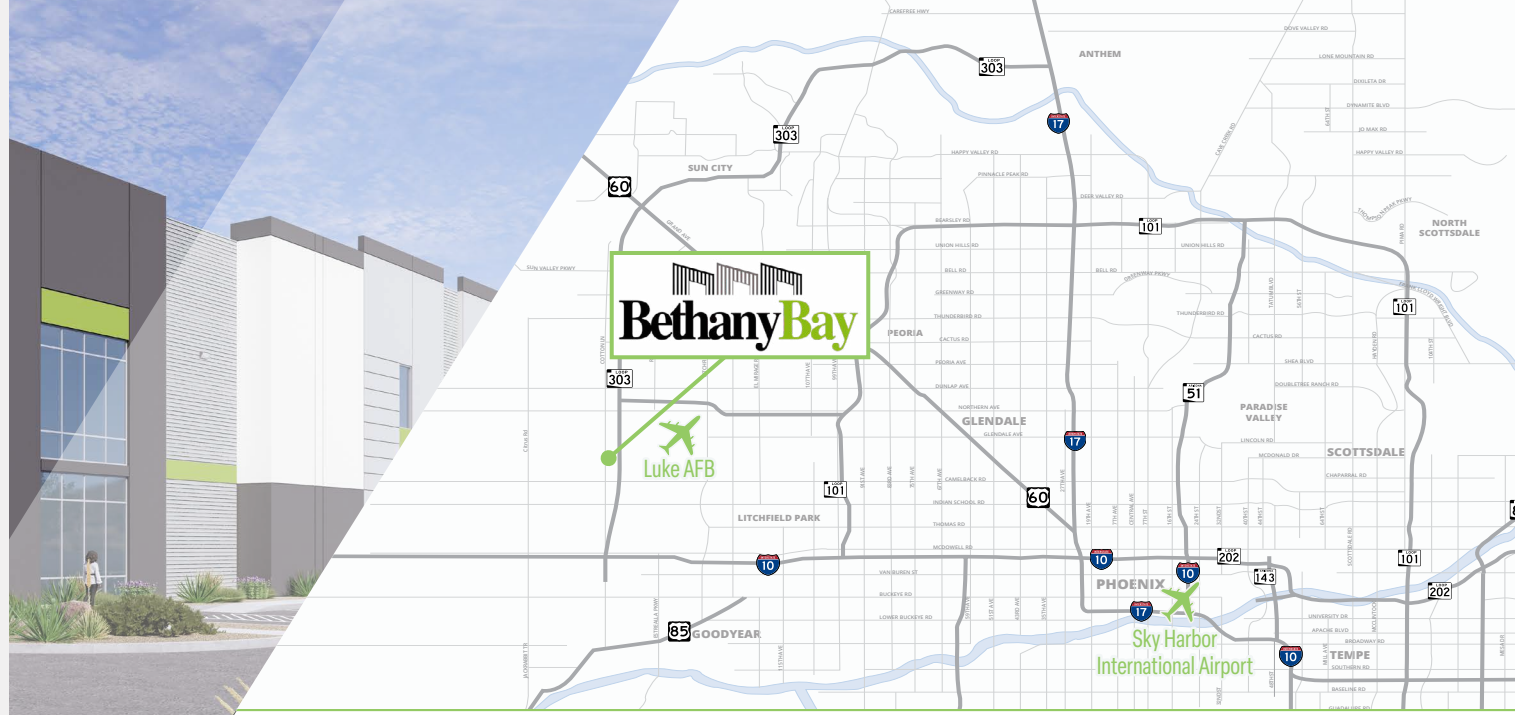
**Bldg 2** Spec Office  
**1,078 SF**



**114,543 SF** Rear  
Load Building



**PAD Zoning**  
City of Surprise



## BUILDING 1 - ±98,060 SF

100% AC

28' Clear Height

Column: 50'x52'

6" Concrete over 4" ABC SOG

R-38 Combined Roof System  
Insulation Value

2ea - 2500A SESs

ESFR Fire Sprinkler System

Loading: Grade + Dock

Divisibility: 7,800 SF - 17,879 SF

## BUILDING 2 - ±39,226 SF

100% AC

24' Clear Height

Column: 50'x54"

6" Concrete over 4" ABC SOG

R-38 Combined Roof System  
Insulation Value

1ea - 2500amp SES

ESFR Fire Sprinkler System

Loading: All Grade Level

Divisibility: 4,804 SF - 9,993 SF

# SITE PLAN

Key Features Designed for Efficiency, Access, and Flow



(22) 9' x 10' Dock High Doors with Knockouts for 8 More (Bldg 1 Only)



80' Truck Court  
60' Truck Dock



(16) 12' x 14' Grade Level Doors  
Bldg 1: 8ea  
Bldg 2: 8ea



156 Auto Parking Stalls  
Bldg 1: 111ea Total  
Bldg 2: 45ea Total

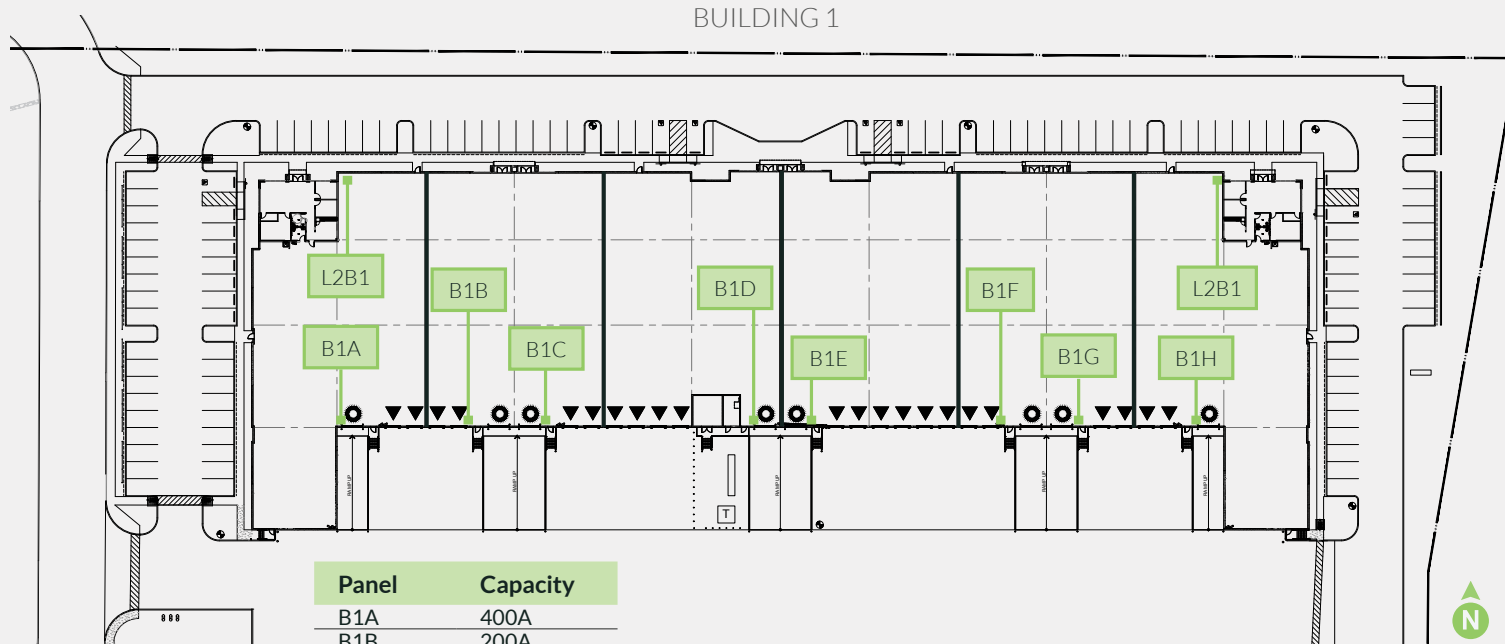


# SITE PLAN

## Electrical Layout Service Capacity & Initial Power Distribution

### BUILDING 1

- (2) 2500 AMP SES, each providing:
  - (4) 400 AMP sections
  - (1) 3-packs of 200 AMP sections
- Spare capacity for future needs:
  - (4) 400 AMP sections
  - (1) 200 AMP section
- Initial power distribution:
  - (200) AMPs per bay ( $\pm 15K$  SF per bay)
  - 2 bays receive (400) AMPs Day One



Panel	Capacity
B1A	400A
B1B	200A
B1C	200A
B1D	400A
B1E	400A
B1F	200A
B1G	200A
B1H	400A
L1B1	225A
L2B1	225A
LPB1	225A

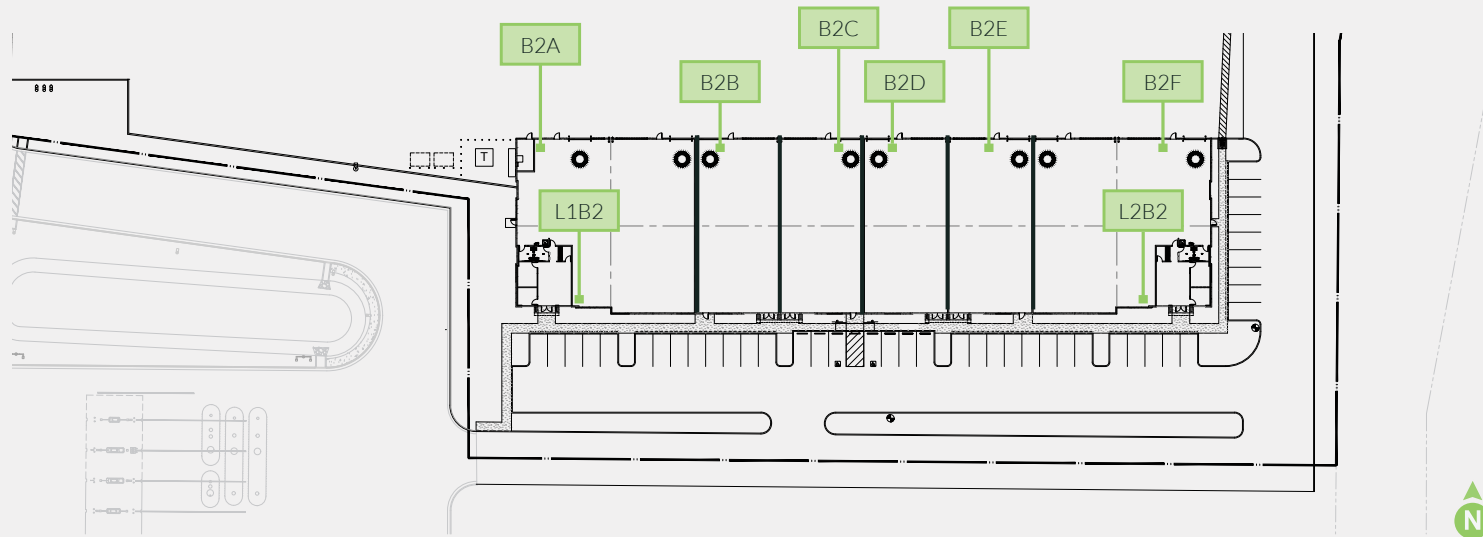
# SITE PLAN

## Electrical Layout Service Capacity & Initial Power Distribution

### BUILDING 2

- (1) 2500 AMP SES providing:
  - (2) 400 AMP sections
  - (1) 3-pack of 200 AMP sections
  - (1) 6-pack of 200 AMP sections
- Initial power distribution:
  - (400) AMPs to end caps
  - (200) AMPs per 5K SF bay
- Spare capacity for future needs:
  - (4) 200 AMP sections

BUILDING 2



Panel	Capacity
B2A	400A
B2B	200A
B2C	200A
B2D	200A
B2E	200A
B2F	400A
L1B2	225A
L2B2	225A
LPB2	225A

# AREA OVERVIEW

## Nearby Downtowns

11 miles

TO WESTGATE  
GLENDALE

20 miles

TO DOWNTOWN  
PHOENIX

## Freeway Access

0.2 miles

TO US-60

4.3 miles

TO LOOP 303

## Nearby Airports

32 miles

TO PHX SKY  
HARBOR INTL

22 miles

TO PHOENIX-  
GOODYEAR



W Northern Ave

LOOP 303

TransPak

WILLIAMS-SONOMA

US MERCHANTS

LOGISTICS+  
PASSION FOR EXCELLENCE

LENNOX

LUKE FORWARD  
TO SERVE THOSE WHO SERVE US

Walmart

Mor

LOGISTICS+  
PASSION FOR EXCELLENCE

amazon

Verst  
LOGISTICS

W Bethany Home Rd

Bethany Bay

N Sarival Ave

W Camelback Rd

LOOP 303

REI  
CO-OP

DICK'S  
SPORTING GOODS

BOEING

Ball

ups

SUB-ZERO

W Indian School Rd





## Contact Us

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