

# SURPRISE POINTE

COMMERCE CENTER

13290 W SWEETWATER AVE,  
SURPRISE, AZ

BREAKING  
GROUND 3Q23

FOR LEASE OR SALE



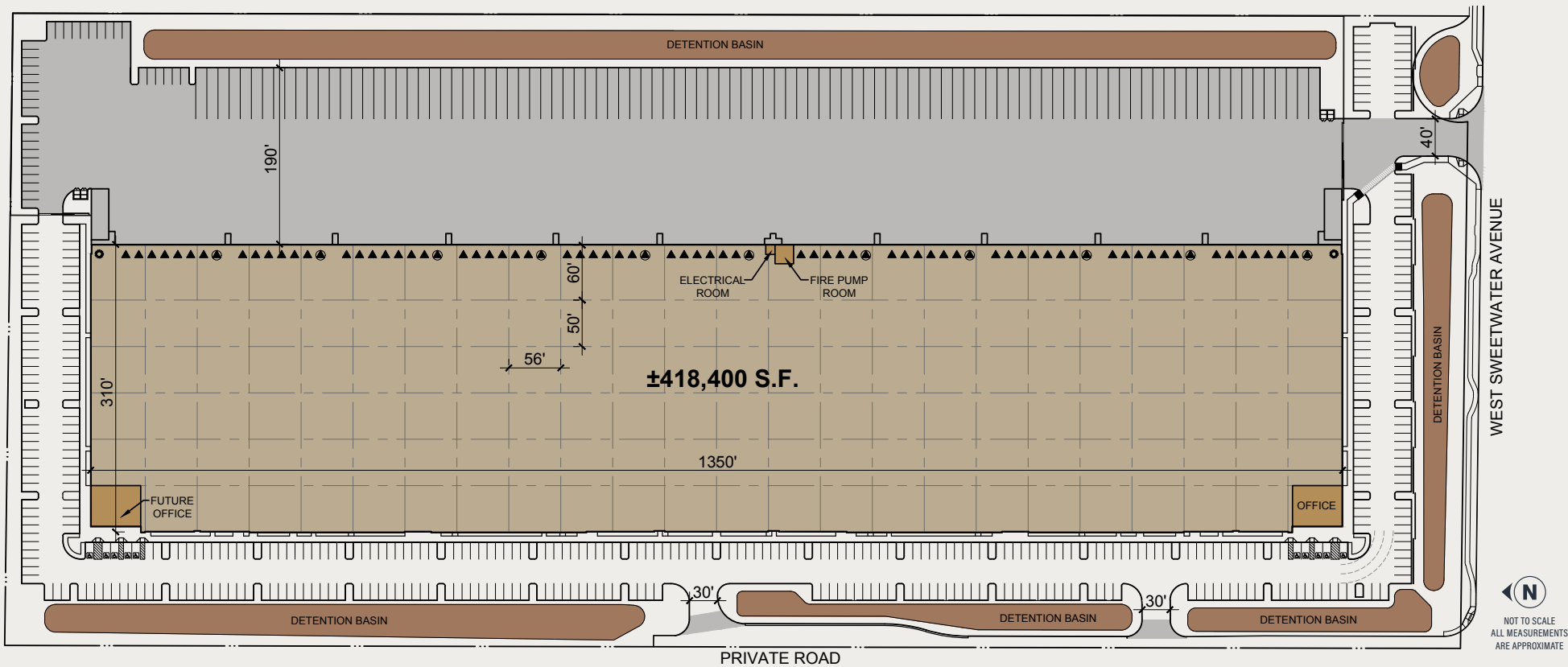
±418,400 SF • CLASS A INDUSTRIAL  
DIVISIBLE TO ±150,000 SF

LEASED BY:

**CBRE**

DEVELOPED BY:

**ROCKEFELLER  
GROUP**



## BUILDING FEATURES

**SIZE:** ±418,400 SF

**SPEC OFFICE:** ±2,484 SF

**DIVISIBILITY:** ±150,000 SF

**BUILDING DIMENSIONS:** ±1350' x ±310'

**CLEAR HEIGHT AT FIRST COLUMN:** ±36'

**COLUMN SPACING:** ±54' x ±50' and ±60' speed bays

**DOCK DOORS:** 84

**DRIVE INS:** 2

**GRADE DOORS:** 2

**DOCK LEVELERS:** 12  
(30,000 IBS mechanical)

**FLOOR SLAB:** 7"

**ROOF STRUCTURE:** R30 Batt Insulation  
with White Scrim Foil underneath

**AUTO PARKING:** 466

**TRAILER PARKING:** 103

**SPRINKLERS:** ESFR

**LIGHTING:** LED

**TRUCK COURT:** Fully secured, concrete

**POWER:** 3,000 amp, 277/480V,  
3-phase switch gear; with (2) 1,000  
amp tenant meter sections



# LOCATION HIGHLIGHTS

## SURPRISE, AZ



The West Valley is home to 1.7 million residents and is expected to grow to 2.1 million by 2030



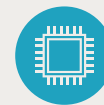
62% of the West Valley population is of workforce age



Tremendous residential & retail growth in the area




9-minute drive to Loop 303



30-minute drive to TSMC



 Phoenix is strategically located within a 6-hour drive to the ports of LA & Long Beach and less than 2 days from 11 major metros

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