

LEVEL
CROSSING

BUILDING 3

13550 N DYSART RD | SURPRISE, AZ



Available For Lease

**Masterplan
Industrial Development
in Surprise, AZ**



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PROPERTY DETAILS

Zoning and entitlements are in place to accommodate a diverse business base such as:



**HEAVY
MANUFACTURING**



**DISTRIBUTION/
LOGISTICS**



**SUSTAINABLE
INDUSTRIES**

Provided utilities include:



Power
APS power
adjacent to the site



Gas
Southwest Gas
is available



Water
& sewer provided
by City of Surprise

DELIVERING Q1 2025



Building Size
150,615 SF



Paving

3.00" HMA, 6.00" ABC

Heavy Duty Paving
Fire Lanes

2.50" HMA, 4.00" ABC

Light Duty Paving
Car Stalls

**6.00" Unreinforced
Concrete**

Dock Aprons and
Truck Court

IMPROVEMENTS

- Roofing: 60 Spray Foam & Elastometric Coating
- Dock Doors and Equipment: 30 Dock Doors total with 10 Dock Packages included
- Fire protection: ESFR
- Power: 3000 amps, 3-phase 480
- 100% HVAC
- LED Lighting
- Drive In Doors: Motor operated



SURPRISE RAILPLEX



RAILPLEX highlights



4 Corporate HQs



2 Sq Mi Shovel Ready Industrial Park



5,000 Linear Feet Ennis BNSF Rail Spur



2 Power Substations



Foreign Trade Zone



Surprise Water Campus & Future Fire Station



25 Restaurants & Anchor Entertainment



1,500 Jobs



<4 hours to SoCal's Inland Empire

Tenant Summary

40%

MANUFACTURING/
DISTRIBUTION/
WHOLESALE

30%

PROFESSIONAL
SERVICES

13%

EDUCATION/
GOVERNMENT

10%

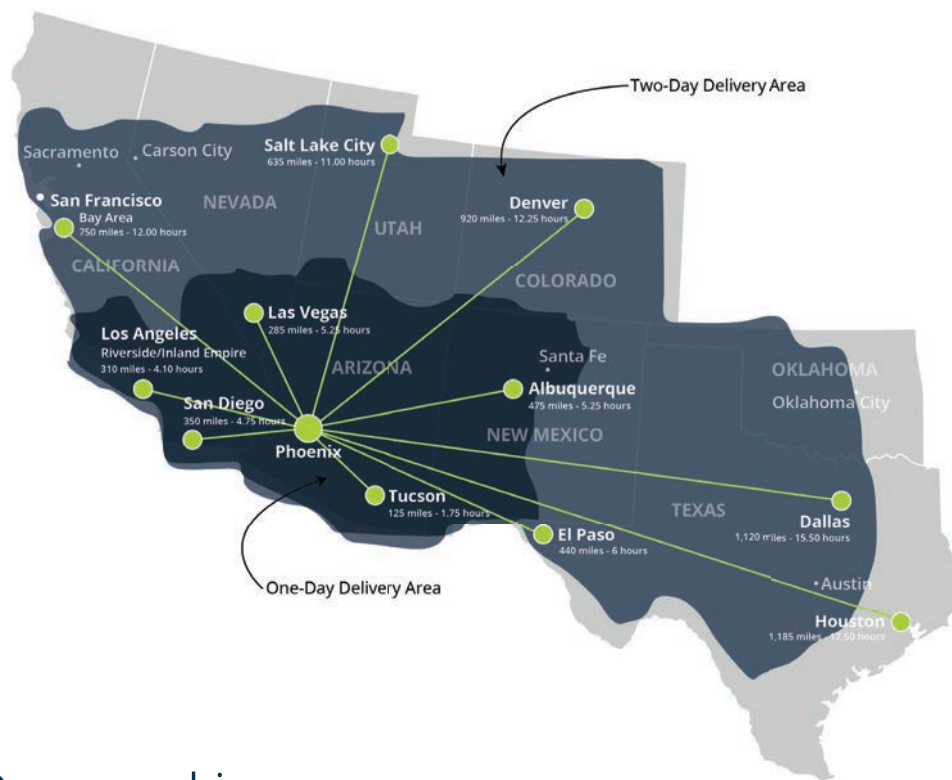
MEDICAL

7%

OTHER

LOCATION OVERVIEW

The city of Surprise is experiencing steady population growth and is currently home to more than 130,000 residents. In fact, it's not only the fastest growing city in Arizona, but it's the fifth fastest nationwide and has increased 24.8% since 2010. The median household income in Surprise is \$59,094 as compared to Phoenix at \$46,881.



Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Current Population	17,452	98,003	205,216
2026 Projection	18,509	104,400	218,447

Proximity

- 2 miles
- 5.5 miles
- 25 miles
- 30 miles
- 4.4 miles
- 5.5 miles
- 30 miles
- 44 miles

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

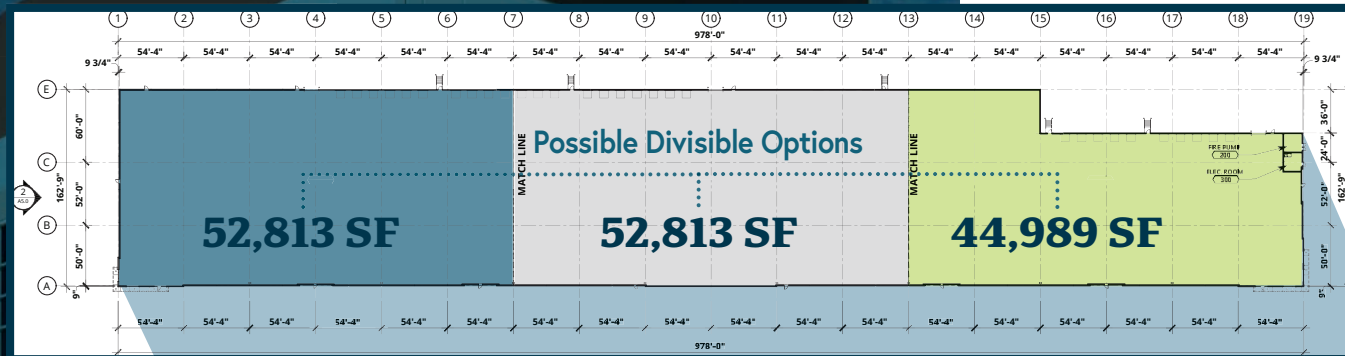
- Healthcare
- Education
- Advanced Business Services
- Emerging Technologies
- Advanced Manufacturing

Top Amenities in Surprise

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



SITE PLAN



LEVEL CROSSING - 1
36,000 SQ FT
FULLY LEASED

LEVEL CROSSING - 2
32,000 SQ FT
FULLY PRE-LEASED
COMPLETING CONSTRUCTION - FALL 2023

LEVEL CROSSING - 3

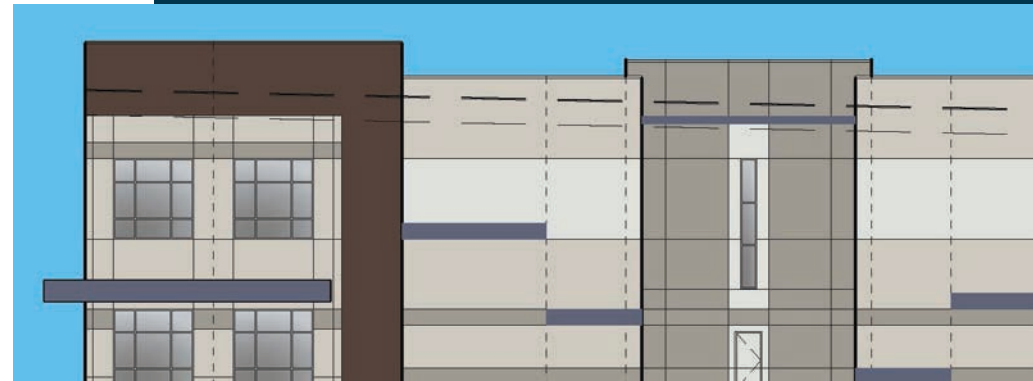
150,615 SQ FT | 978' X 162' | 60' SPEED BAY | 30 DOCK DOORS | 3 DRIVE-IN DOORS
3,000 AMPS | FULL WAREHOUSE LIGHTING | 17 FUTURE DOCK DOORS | 2 FUTURE DRIVE-INS

SUITE 101
52,813 SQ FT

SUITE 102
52,813 SQ FT

SUITE 103
44,989 SQ FT

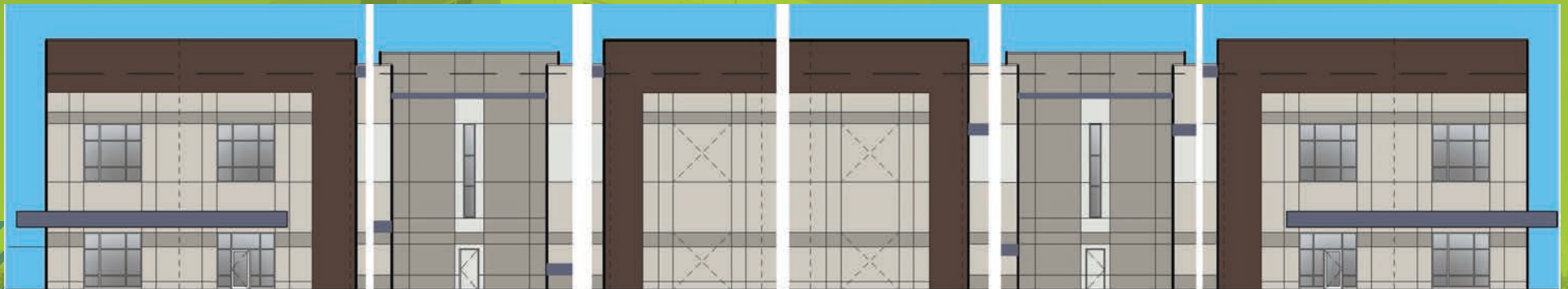
ELEVATIONS



..... West Elevation

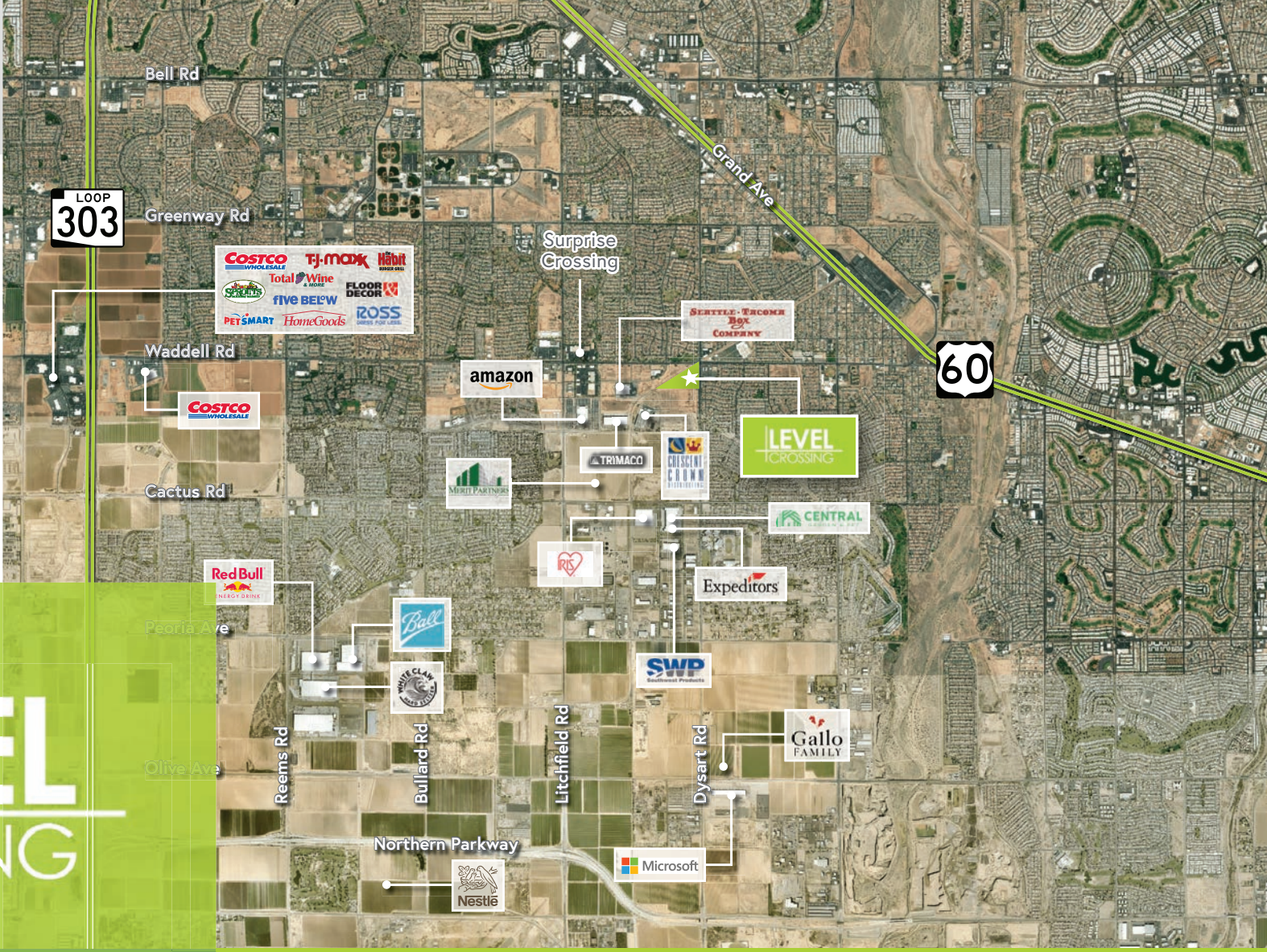
..... East Elevation

..... South Elevation



AVAILABLE
FOR
LEASE

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