

For Lease or Sale



# CROSSROADS

AT SURPRISE

13270 W Bell Road | Surprise, AZ



 WIDEWATERS

 Colliers

# PROJECT DETAILS

±114,543 SF building under construction on a ±7.31 Acre site in a prime location on Bell Road @ 134th Drive in Surprise.

114,543 SF Rear Load Building

Divisible to +/- 8,000 - 18,000 SF

(12) 9' x 10' Dock High Doors  
With Knockouts for 13 More

(11) 12' x 14' Grade Level Doors

32' Clear Height

54' x 60' Column Spacing

7" Floor Slab; 4,000 PSI

R-38 Roof Insulation

60' Speed Bays

ESFR Fire Sprinkler System

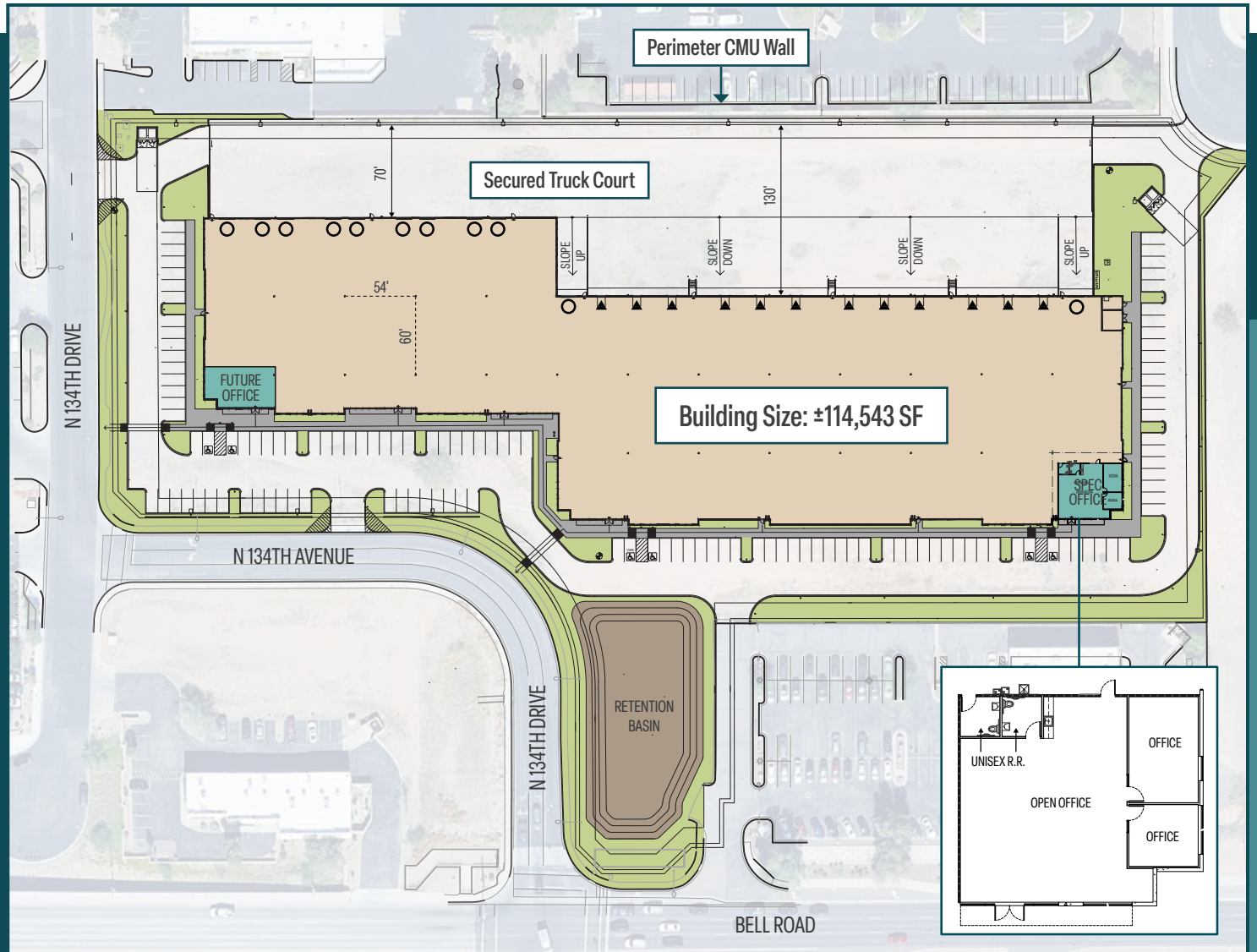
130' Truck Court

2,000 SF Spec Office

3,000A, 277/480V, 3P for Building

124 Auto Parking Stalls

PAD Zoning - City of Surprise



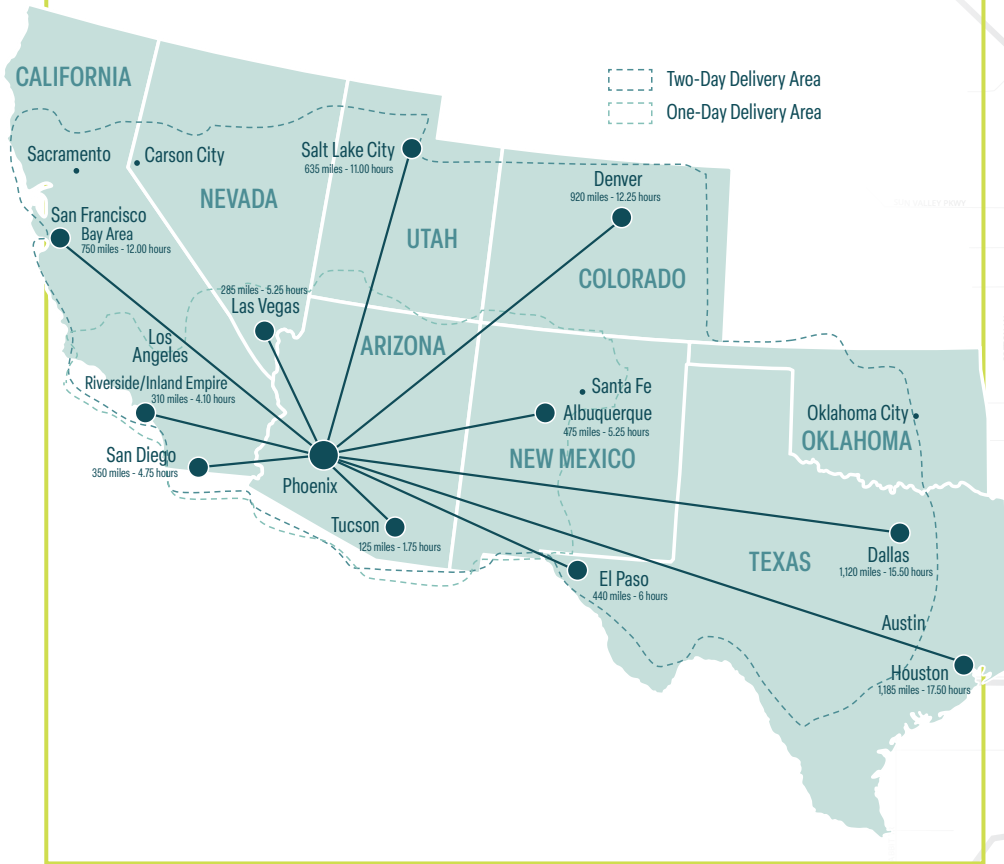
# CONSTRUCTION PROGRESS



# NEARBY AMENITIES



# ACCESS TO SITE



## NEARBY DOWNTOWNS

**11 miles**  
TO WESTGATE GLENDALE

**20 miles**  
TO DOWNTOWN PHOENIX



## FREEWAY ACCESS

**0.2 miles**  
TO US-60

**13 miles**  
TO I-10 @ DYSART RD

**4.3 miles**  
TO LOOP 303

**13 miles**  
TO I-17 @ BELL RD

**6.4 miles**  
TO LOOP 101



## NEARBY AIRPORTS

**32 miles**  
TO PHX SKY HARBOR INTL

**22 miles**  
TO PHOENIX-GOODYEAR



MARICOPA COUNTY  
SHERIFF'S OFFICE  
**ADOT**

**CHAMPS**  
FAMILY AUTOMOTIVE

**7-ELEVEN**

**O'Reilly** AUTO PARTS

**McDonald's**

**EWING**  
Irrigation & Landscape Supply

**SURPRISE RV STORAGE**

**CROSSROADS**  
AT SURPRISE

**Destiny Springs**  
HEALTHCARE

**CENTRAL ARIZONA**  
SUPPLY  
EST. 1968

**Applebees** **the Vitamin Shoppe**  
**Walmart** **PANDA EXPRESS**  
**OfficeMax** **FIVE GUYS**  
**BURGERS and FRIES** **Michaels**

**at&t** **SPROUTS** **chili's**  
**Dutch Bros** **CHIPOTLE** **verizon**

**BEST BUY** **Carli's Jr.** **BARNES & NOBLE**  
**LOWE'S** **TARGET** **VISIONWORKS**  
**Chick-fil-A** **RED LOBSTER** **Olive Garden**

**THE HOME DEPOT** **IHOP**  
**SATA** **EASTERN SPICE BREADS**

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