



MERIT SURPRISE



RAIL SERVED LOGISTICS & MANUFACTURING PARK



±15 – ±147
ACRES



LAND
FOR SALE



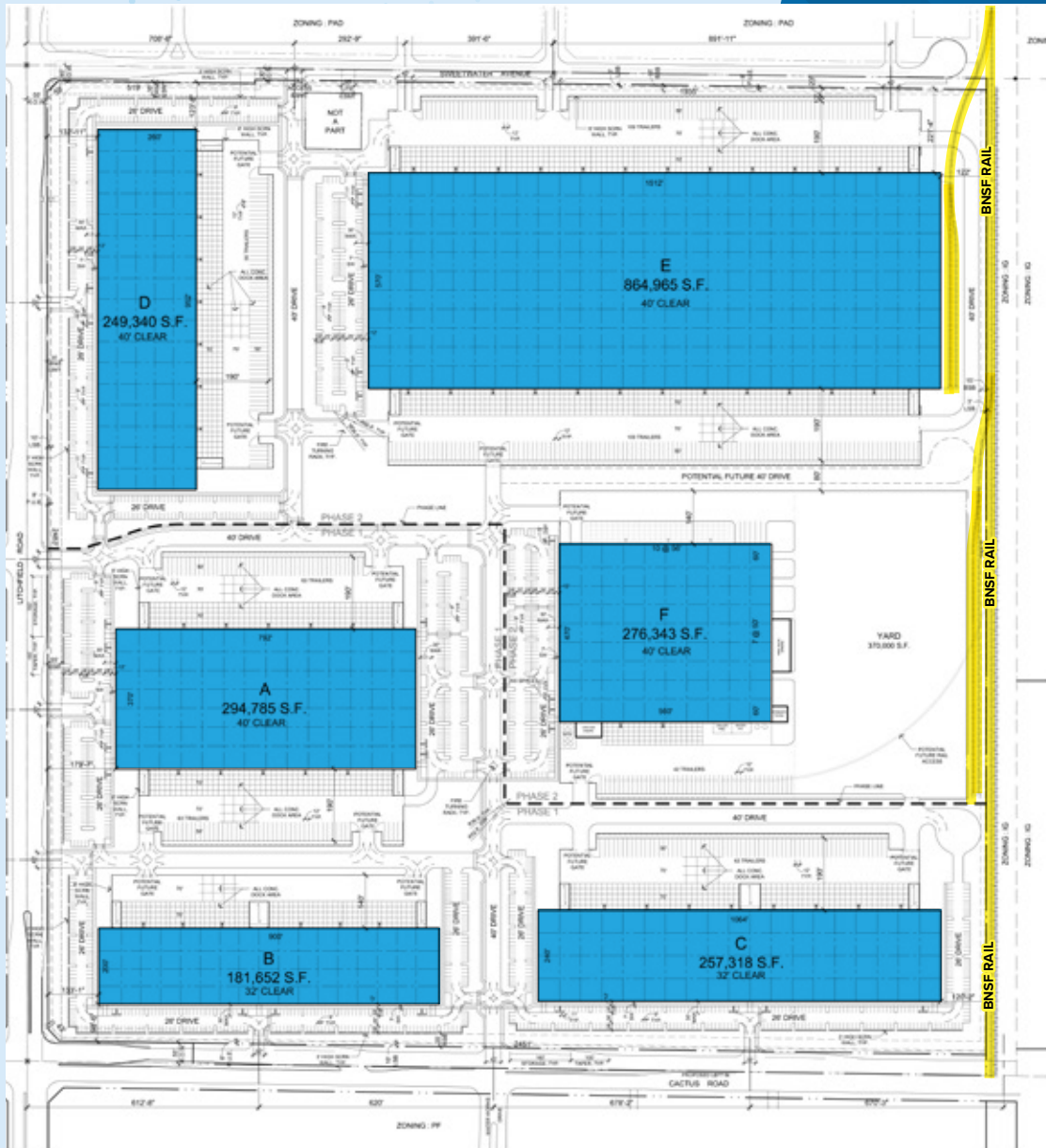
BTS FOR
SALE OR LEASE



NEC CACTUS RD & LITCHFIELD RD, SURPRISE, AZ

CBRE

CONCEPTUAL SITE PLAN



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

PROJECT FEATURES



Industrial BTS



PAD Zoning,
City of Surprise



Flexible
Building Sizes



Ability to
Accommodate
Heavy Auto/Trailer
Parking



Fully Improved
Land



Permitted for
Industrial &
Manufacturing Uses



BNSF Certified
Site



Outside Storage
Available

CORPORATE NEIGHBORS



STRATEGIC LOCATION



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



Tremendous **residential** and **retail** growth in the surrounding area



Located less than **5 miles** from **Loop 303** and **101 Freeways** and **3 miles** from **Northern Parkway**



±25 minutes to Phoenix **Sky Harbor International Airport**



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AREA OVERVIEW

PHOENIX, AZ

- Phoenix is a major logistics/manufacturing hub
- Arizona's affordable operating environment and market advantages include:
 - One of the lowest labor costs in the Western US
 - The third largest labor pool in the West
 - An ability to serve 30 million consumers within a one-day truck haul
 - An exceedingly accessible geographic region
 - A low-cost operating environment and right-to-work state
 - Shipping costs to California are 15-75% lower than other Mountain West markets



FOR MORE INFORMATION, PLEASE CONTACT:

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