

SKYWAY BUSINESS PARK

11690 NORTH 132ND AVENUE

SURPRISE, ARIZONA

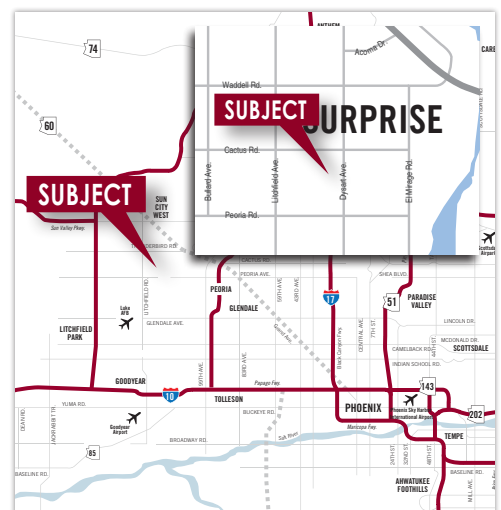
FOR SALE



STATE OF THE ART MANUFACTURING FACILITY

PROPERTY FEATURES:

- 167,291 Total SF
 - 121,589 SF Building
 - 45,702 SF Fabrication Canopy
- 23.63 Acre Site
(Divisible to 16.42 Acres)
- IP, City of Surprise
- 16,406 SF Office
 - 7,822 SF 1st Floor
 - 7,098 SF 2nd Floor
 - 1,485 SF Warehouse Office
- 26' Clear Height
- 21 Grade Doors
- 3 Dock Doors
- 4,000 Amps, 277/480 V
- Built in 2013
- Evap Cooled Throughout
- 7" Slab



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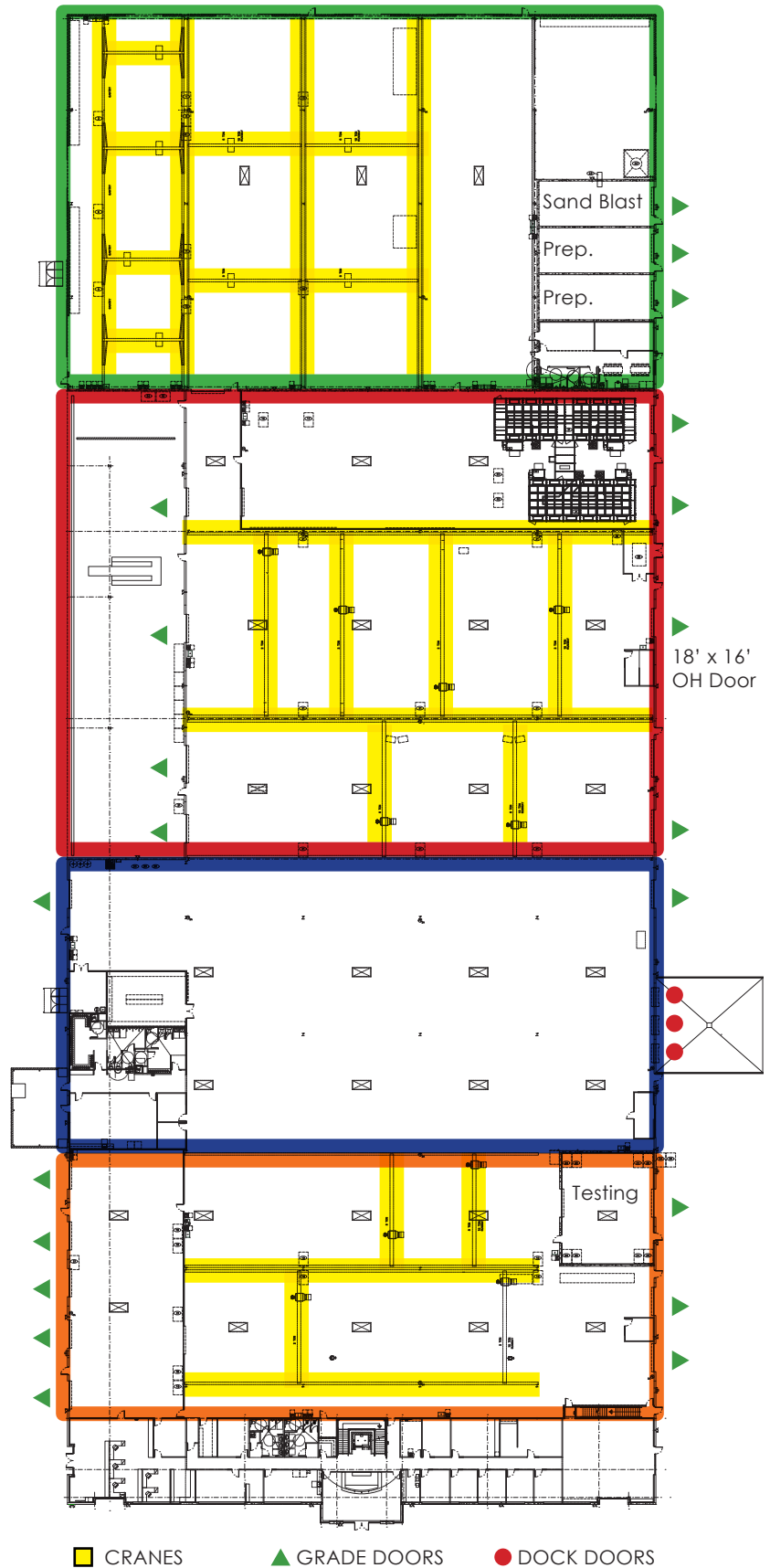
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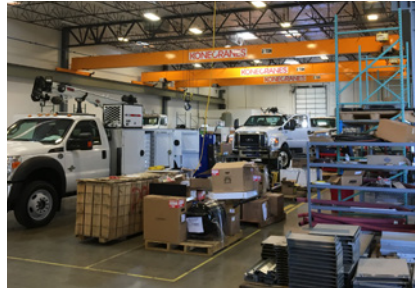
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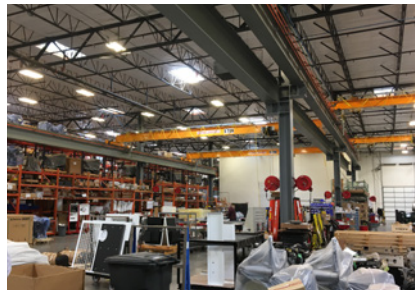
EXTERIOR FABRICATION

- ±45,702 SF
- 1,486 SF Office/Breakroom
- 5 Ton Crane (6)
- 3,046 SF Prepping/Spray/Blast Area
- Truck Production
- 36' Clear Height
- "Big Ass Fans"



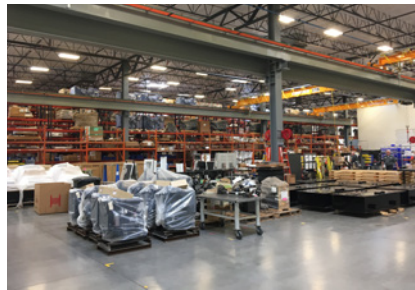
TRUCK PRODUCTION

- ±40,651 SF
- Paint & Spray Booths
- Compressor Room
- F-1 Occupancy
- Warehouse Area
- 4 - 2 Ton Cranes
- 3 - 5 Ton Cranes



WAREHOUSE AREA

- ±35,674 SF
- 1 Grade Door (12' x 14')
- 3 Docks
- 3,808 SF Office, Restrooms, 4 Breakrooms & Showers
- S-1 Occupancy
- Production Area



PRODUCTION AREA

- ±28,860 SF
- 8 Grade Doors (12' x 14')
- 2-5 Ton Bridge Cranes

OFFICE AREA

- ±7,822 SF - 1st Floor
- ±7,098 SF - 2nd Floor

BUILDING FEATURES:

- 5" Gas Line
- T-8 Lights Throughout
- Concrete Truck Yard
- 234 Car Parking Spaces
- R-30 Roof Insulation
- Skylights Throughout
- Fully Fenced Secure Site
- Four Points of Ingress/Egress
- Drive Thru Facility

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