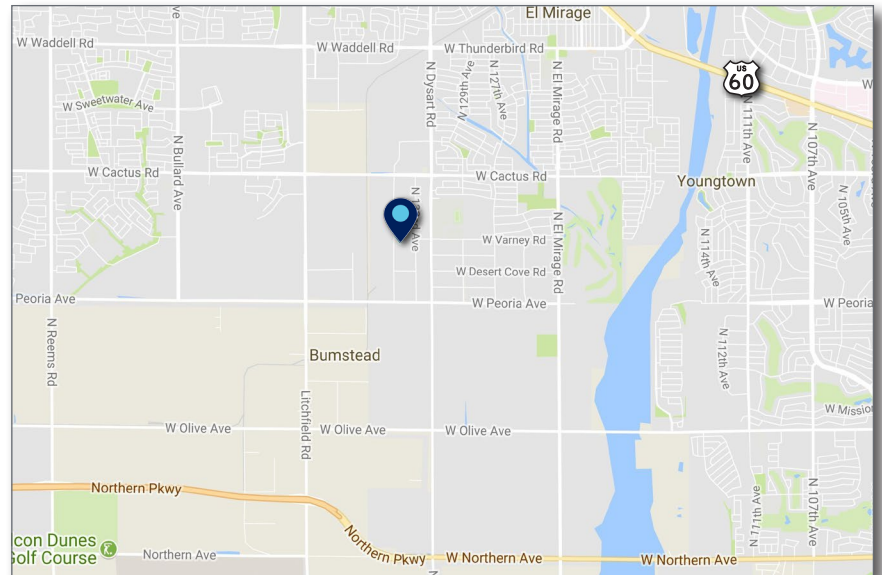


**SKYWAY BUSINESS PARK
INDUSTRIAL LAND**

**RIOGLASS SOLAR ROAD & N SOLAR CANYON WAY
SURPRISE, AZ 85379**

PARCEL SIZE	±250,801 SF (±5.76 Acres)
APPROX. LOT DIMENSIONS	465' x 539'
PURCHASE PRICE	\$1,200,000
2017 TAXES	\$6,522.70
ZONING	PAD, equivalent to I-1, City of Surprise
UTILITIES	To the lot line

Industrial Land for Sale



Partnership. Performance.

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LOCATION FEATURES

Skyway Business Park, a 300-acre rail-served industrial park, is located in Surprise, one of Arizona’s fastest growing cities. Skyway Business Park is home to a variety of businesses including Crescent Crown Distributing, Gestamp Solar, Rioglass Solar, Intrepid Tool Industries, Southwest Products and Milam Glass. Currently, there are over 1.4 million people within a 30-minute drive. The subject property is a 5.76 acre land parcel within the park that is strategically located less than five miles between Loop 303 and Loop 101, offering direct access to the northwest corridor of the Greater Metropolitan Phoenix Area. This central connection features logistical advantages to industrial users with the capability to serve numerous large urban areas located within a one-day and two-day delivery zone.

Employers Located in Skyway Business Park

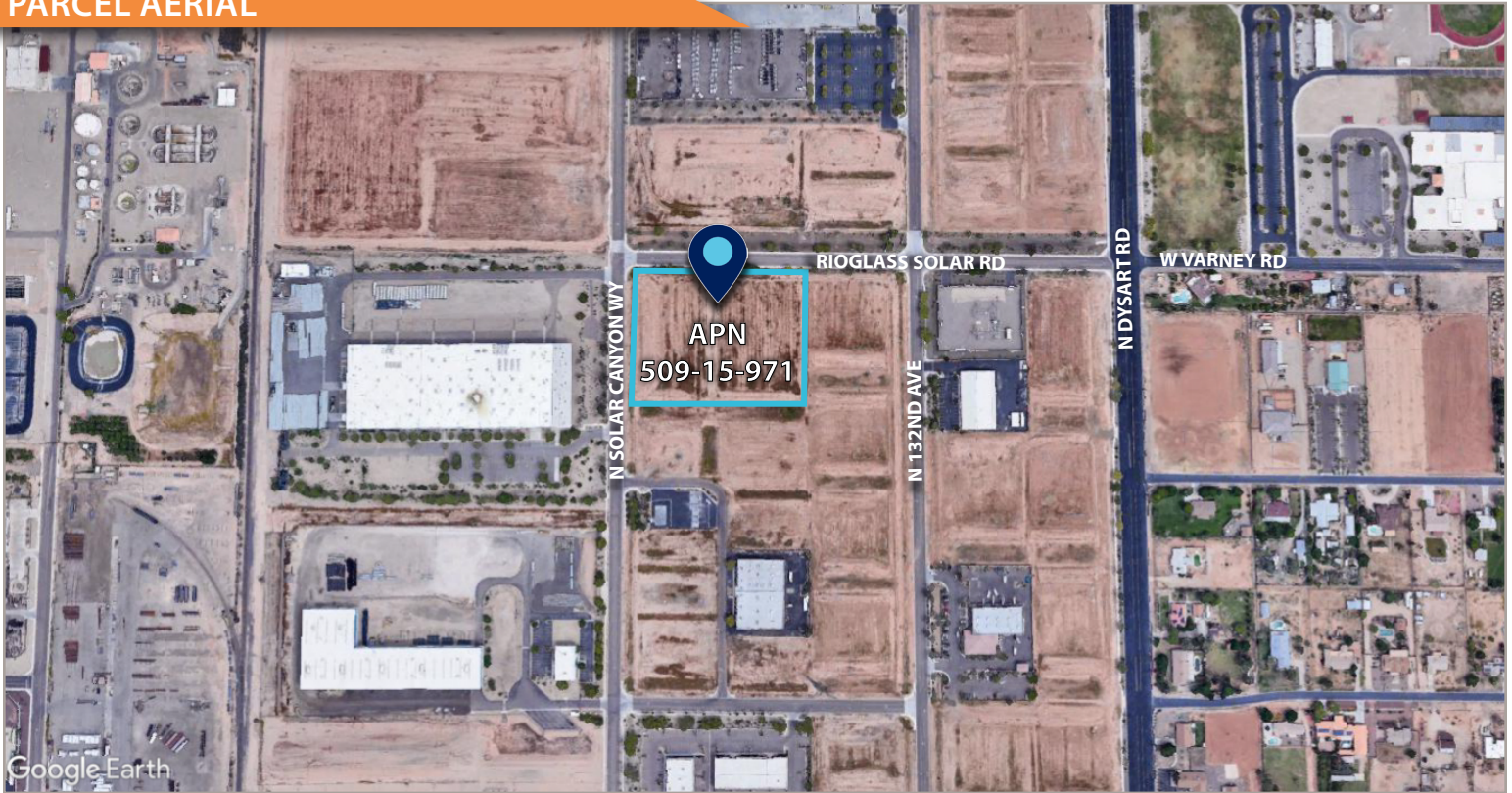
RIOGLASS



**CRESCENT
CROWN
DISTRIBUTING**

Partnership. Performance.

PARCEL AERIAL



REGIONAL MAP

