

DEVELOPMENT / INVESTMENT OPPORTUNITY

New Price: \$1,764,920 (\$5.00 PSF)

±8.10 Acres | 11294 N. Litchfield Road - Surprise, Arizona

BUSINESS PARK ZONED
SITE AVAILABLE
FOR SALE



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- ROYALS
- Surprise Stadium
- Ottawa University
- Target Center
- Planned Prasada Regional Mall
- Prasada
- Sycamore Farms Towne Center
- SITE
- Gestamp Solar
- Expeditors
- SWP
- Red Bull
- RIOGLASS
- Westgate
- State Farm Stadium
- XPO Logistics
- REI Co-op
- Dick's Sporting Goods
- UPS
- ALDI
- Sub-Zero
- WOLF
- Ball
- Falcons
- Wildlife World Zoo
- Luke AFB
- Glendale Airport
- State Farm Stadium
- Westgate
- Camelback Ranch
- Villa de Paz Golf Course
- Algodon Office Park
- Desert Sky Mall
- Desert Sky Esplanade
- Planned Buckeye Parkway Center
- Planned Estrella Falls Regional Mall
- Palm Valley Cornerstone
- Gateway Pavilions
- Van Buren St
- Arrowhead Towne Center
- North Valley Power Center
- Peoria Sports Complex
- Arizona Christian University
- ASU West
- Glendale Community College
- Metrocenter
- Grand Canyon University
- Phoenix College
- Chris-Town Golf Course
- Christown Spectrum Mall
- Grand Canyon University Golf Course
- Desert Sky Esplanade
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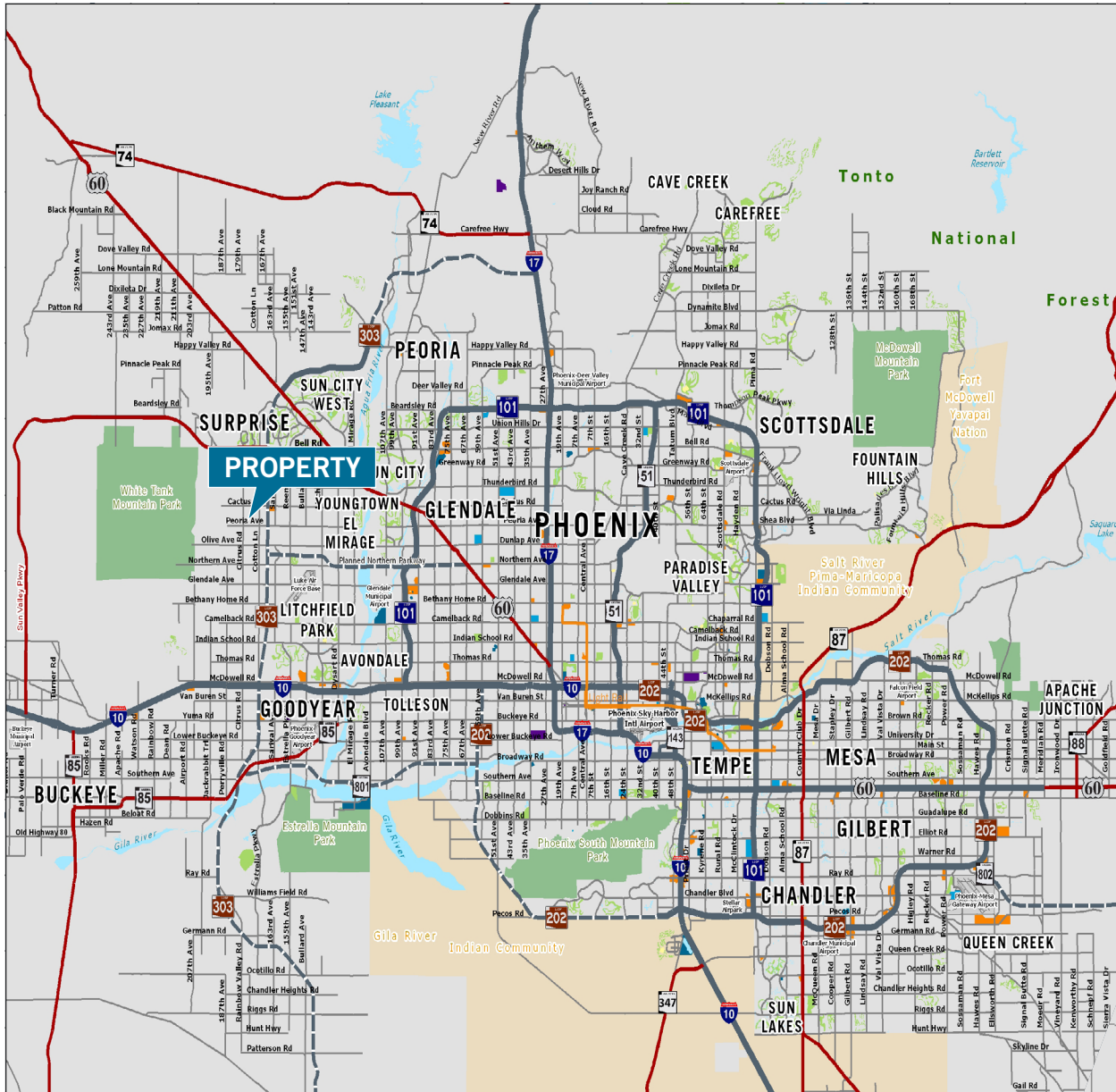
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Property Features

- **READY FOR DEVELOPMENT**
- 8.10± acres (±352,836 Square Feet)
- Lot Dimensions: Approximately 1277'± x 275'±
- Total Building Area: ±84,000 Square Feet (includes 83,500 rentable SF and on-site management office)
- Units: 167 Units; 500 SF each (20' x 25')
- Coverage: 23.8%
- Power: Individually metered units with single and 3 phase power capability
- Loading: 10' x 10' roll up doors and 3' width 6'8" height pedestrian doors
- Restrooms: Six (6) common area restrooms
- Fire Sprinklers: Yes
- Zoning: BP (Business Park), City of Surprise
- APN: 501-39-024R
- Property Taxes: \$3,837.30 (2018)
- Located South of the SWC of Litchfield & Cactus Roads
- Major street exposure
- Fenced and secured with gated ingress/egress
- All utilities within 100' of site
- Surrounded by an abundance of new housing



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Development Highlights

- + Concept meeting with City of Surprise completed and concept approved
- + Alta survey completed
- + Civil engineering completed
- + Structural engineering completed
- + Electrical, mechanical, plumbing engineering completed
- + Architectural and site plan completed
- + Soils report completed
- + Environmental site assessment completed
- + Landscaping plan completed
- + Site utility plan completed
- + Fire sprinkler engineering plan completed



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