



# BLUE CACTUS LOGISTICS

257,920 SF | Rail Capable  
Cactus Road & Dysart Road, Surprise, AZ



Jones Lang LaSalle Americas, Inc. License #: CO508577000



# SITE PLAN



## BUILDING OVERVIEW

- 257,920 SF
- Rail capable
- Building Dimensions: 832' x 310'
- Clear height: 32'
- Concrete tilt construction
- Dock doors: 26 (9' x 10') (expandable)
- Drive in ramps: 2 (16' x 16') with electrical vertical lift
- Auto parking: 463
- Trailer parking: 77 (expandable)
- Fully secured / concrete truck court
- 6" reinforced slab, 4,000 psi
- Power: 3,000 Amps, 480/277 V, 3 phase (expandable)
- Clerestory windows
- Roof: 60 mil TPO, R38, 20-year warranty
- HVAC ready
- ESFR sprinklers with 1,500 GPM electric fire pump (125 Hp)
- LED lighting (30 FC)
- Warehouse walls painted white
- White scrim sheet under roof deck





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	10 MILES	15 MILES	20 MILES
<b>POPULATION</b>			
2021	747,790	1,583,291	2,211,869
2026	807,931	1,700,287	2,385,090
<b>HOUSEHOLD</b>			
2021	276,730	542,799	778,955
2026	297,025	580,274	840,440
<b>MEDIAN AGE</b>			
2021	39.4	34.9	35.0
<b>LABOR FORCE</b>			
2021	356,669	776,393	1,107,770





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