

GOODYEAR BUSINESS CENTER @ PALM VALLEY

650 N 137TH AVE STE 120 & 130, GOODYEAR, AZ 85338

INDUSTRIAL FLEX SPACE | FOR SALE



PROPERTY DESCRIPTION

Explore a prime owner/user opportunity in the heart of Goodyear, AZ. This impressive 5,625 SF offering is comprised of two suites, constructed in 2008, is impeccably suited for office/industrial and manufacturing endeavors. Zoned PAD, it offers versatility and potential for custom-tailored usage. Boasting a strategic location in the thriving Goodyear area, the property presents an ideal foundation for business growth and development. With its modern construction and adaptable zoning, this property stands ready to accommodate a wide range of office/industrial and manufacturing operations. Don't miss this chance to secure a strategic asset in a dynamic and sought-after location.

OFFERING SUMMARY

Sale Price:	\$1,899,000
Zoning:	PAD
Total Building Size:	+/- 5,625 SF
Interior Office +/- 4,206:	6 Private Offices 2 Conference Rooms Break Room/ Open Bull Pen Area
Interior Warehouse +/- 1,419:	Climate Controlled/Roll Up doors
Owner Association Dues:	Unit 120, \$7511.40 annually Unit 130, \$7105.08 annually

CHRISTOPHER BENJAMIN

480.355.2222
cbenjamin@citytocitycre.com

citytocity
COMMERCIAL

5725 N Scottsdale Rd , Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

GOODYEAR BUSINESS CENTER @ PALM VALLEY

650 N 137TH AVE STE 120 & 130, GOODYEAR, AZ 85338

INDUSTRIAL FLEX SPACE | FOR SALE



CHRISTOPHER BENJAMIN

480.355.2222

cbenjamin@citytocitycre.com

citytocity
COMMERCIAL

5725 N Scottsdale Rd , Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES DEEMED RELIABLE, HOWEVER, SELLER AND/OR AGENT SHALL NOT BE HELD RESPONSIBLE FOR ERRORS OR OMISSIONS. SUBJECT TO PRIOR SALE OR WITHDRAWAL. BUYER TO INDEPENDENTLY VERIFY ALL PERTINENT INFORMATION.

GOODYEAR BUSINESS CENTER @ PALM VALLEY

650 N 137TH AVE STE 120 & 130, GOODYEAR, AZ 85338

INDUSTRIAL FLEX SPACE | FOR SALE



CHRISTOPHER BENJAMIN

480.355.2222
cbenjamin@citytocitycre.com

citytocity
COMMERCIAL

5725 N Scottsdale Rd , Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES DEEMED RELIABLE, HOWEVER, SELLER AND/OR AGENT SHALL NOT BE HELD RESPONSIBLE FOR ERRORS OR OMISSIONS. SUBJECT TO PRIOR SALE OR WITHDRAWAL. BUYER TO INDEPENDENTLY VERIFY ALL PERTINENT INFORMATION.

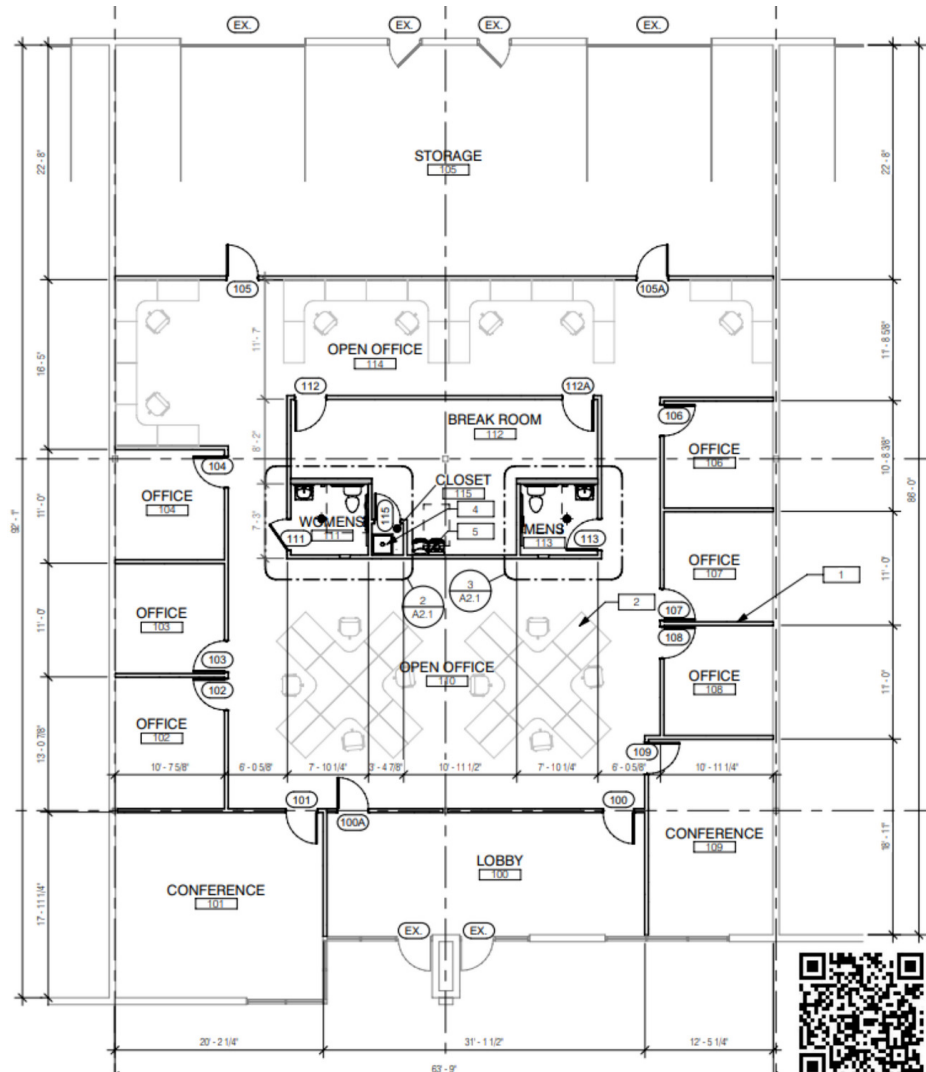
650 N 137TH AVE STE 120 & 130, GOODYEAR, AZ 85338

CHRISTOPHER BENJAMIN
480.355.2222
cbenjamin@citytocitycre.com



5725 N Scottsdale Rd , Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES DEEMED RELIABLE, HOWEVER, SELLER AND/OR AGENT SHALL NOT BE HELD RESPONSIBLE FOR ERRORS OR OMISSIONS. SUBJECT TO PRIOR SALE OR WITHDRAWAL. BUYER TO INDEPENDENTLY VERIFY ALL PERTINENT INFORMATION.

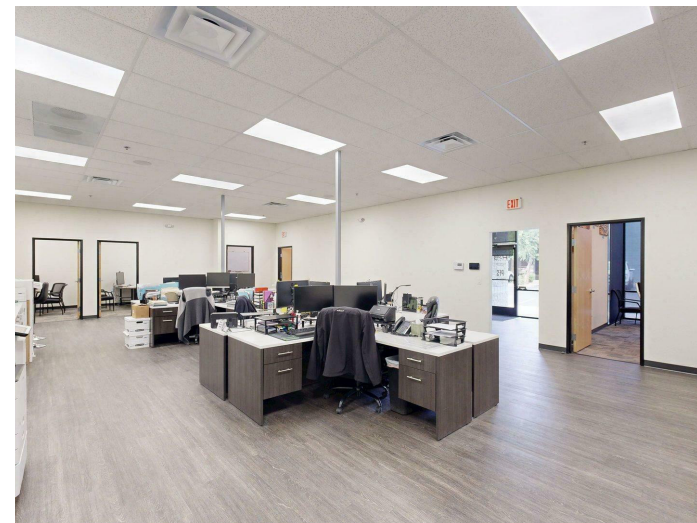
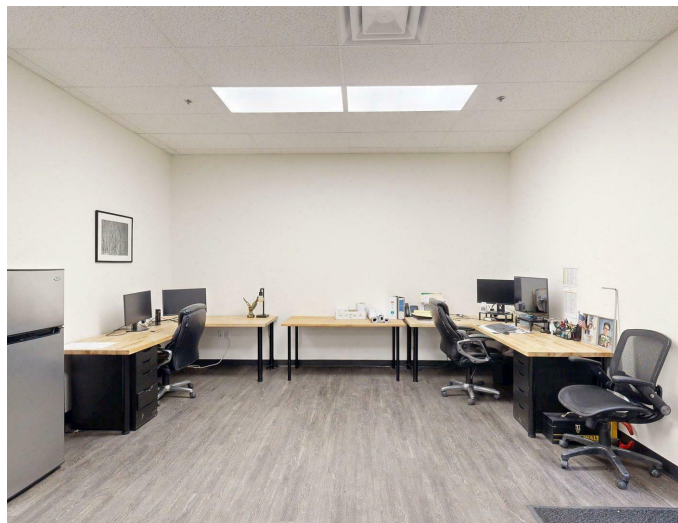
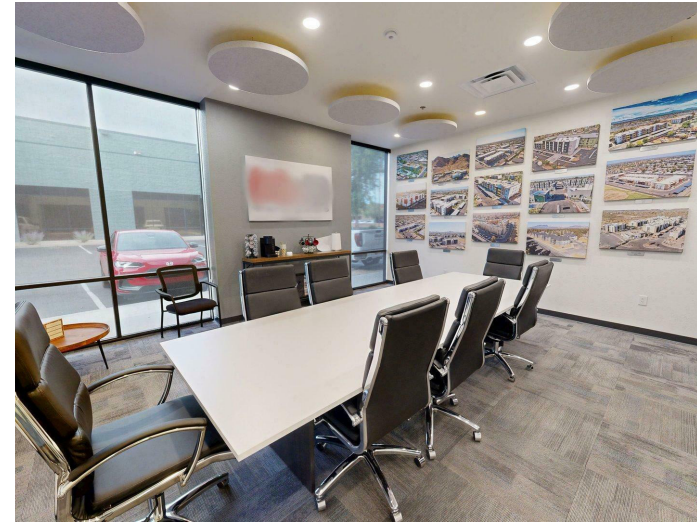


Matterport
3D Tour

GOODYEAR BUSINESS CENTER @ PALM VALLEY

650 N 137TH AVE STE 120 & 130, GOODYEAR, AZ 85338

INDUSTRIAL FLEX SPACE | FOR SALE



CHRISTOPHER BENJAMIN
480.355.2222
cbenjamin@citytocitycre.com

citytocity
COMMERCIAL

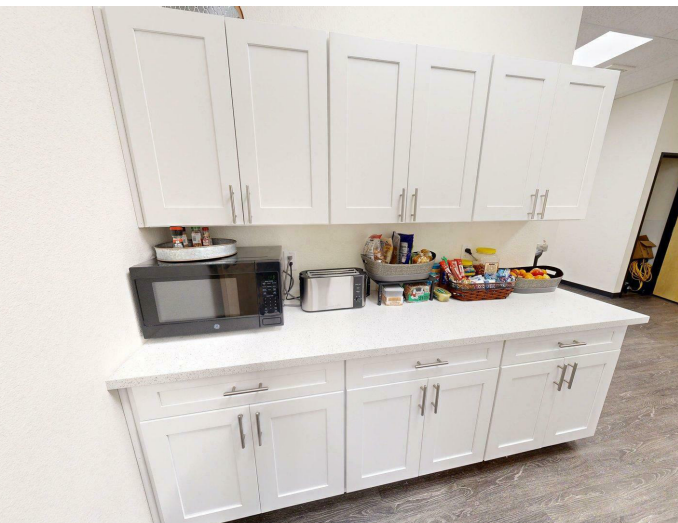
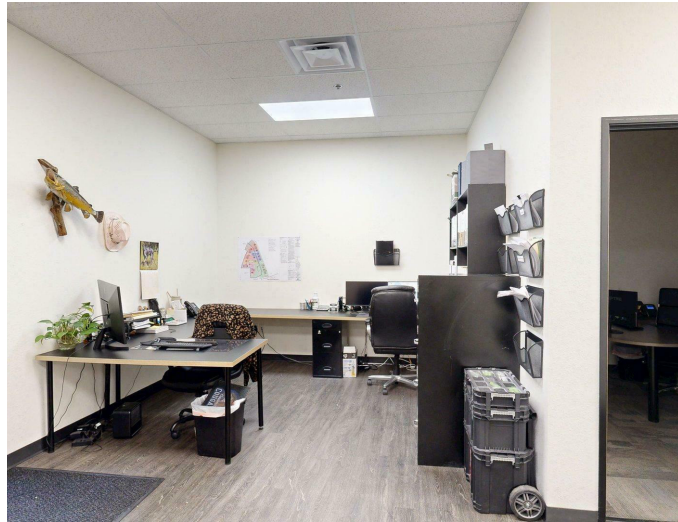
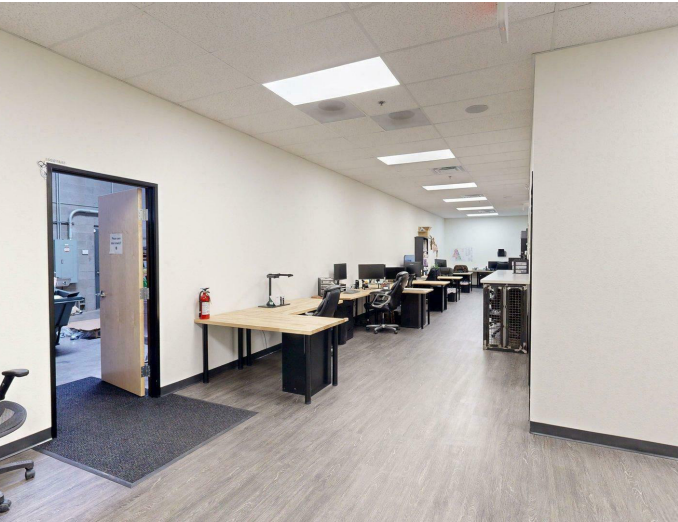
5725 N Scottsdale Rd , Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES DEEMED RELIABLE, HOWEVER, SELLER AND/OR AGENT SHALL NOT BE HELD RESPONSIBLE FOR ERRORS OR OMISSIONS. SUBJECT TO PRIOR SALE OR WITHDRAWAL. BUYER TO INDEPENDENTLY VERIFY ALL PERTINENT INFORMATION.

GOODYEAR BUSINESS CENTER @ PALM VALLEY

650 N 137TH AVE STE 120 & 130, GOODYEAR, AZ 85338

INDUSTRIAL FLEX SPACE | FOR SALE



CHRISTOPHER BENJAMIN
480.355.2222
cbenjamin@citytocitycre.com

citytocity
COMMERCIAL

5725 N Scottsdale Rd , Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES DEEMED RELIABLE, HOWEVER, SELLER AND/OR AGENT SHALL NOT BE HELD RESPONSIBLE FOR ERRORS OR OMISSIONS. SUBJECT TO PRIOR SALE OR WITHDRAWAL. BUYER TO INDEPENDENTLY VERIFY ALL PERTINENT INFORMATION.

GOODYEAR BUSINESS CENTER @ PALM VALLEY

650 N 137TH AVE STE 120 & 130, GOODYEAR, AZ 85338

INDUSTRIAL FLEX SPACE | FOR SALE



CHRISTOPHER BENJAMIN

480.355.2222

cbenjamin@citytocitycre.com

citytocity
COMMERCIAL

5725 N Scottsdale Rd , Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES DEEMED RELIABLE, HOWEVER, SELLER AND/OR AGENT SHALL NOT BE HELD RESPONSIBLE FOR ERRORS OR OMISSIONS. SUBJECT TO PRIOR SALE OR WITHDRAWAL. BUYER TO INDEPENDENTLY VERIFY ALL PERTINENT INFORMATION.

GOODYEAR BUSINESS CENTER @ PALM VALLEY

INDUSTRIAL FLEX SPACE | FOR SALE

650 N 137TH AVE STE 120 & 130, GOODYEAR, AZ 85338

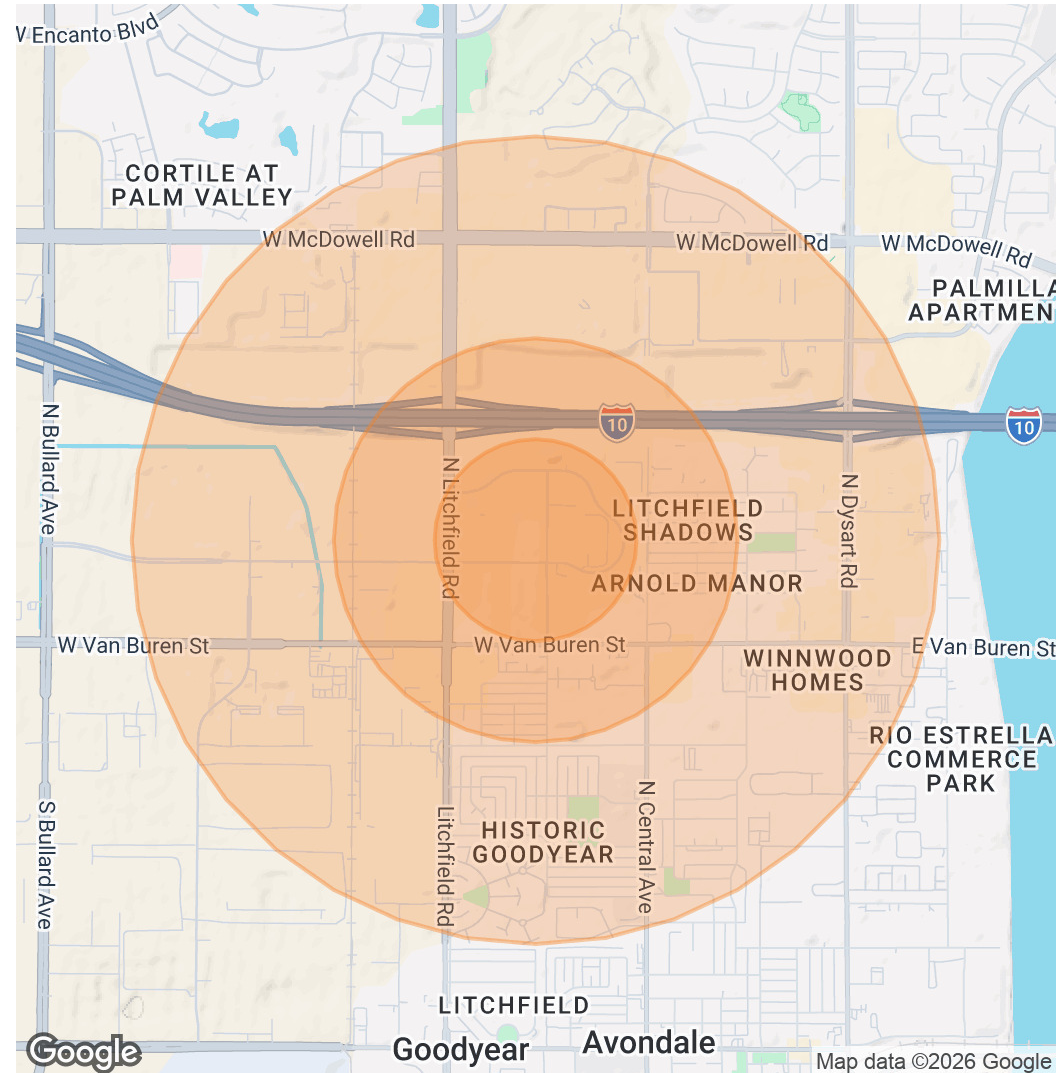
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	261	1,436	7,461
Average Age	31.6	34.7	34.7
Average Age (Male)	30.6	33.0	32.4
Average Age (Female)	35.5	38.4	37.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	100	547	2,695
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$63,624	\$70,863	\$78,793
Average House Value	\$244,680	\$333,625	\$349,575

2023 American Community Survey (ACS)



CHRISTOPHER BENJAMIN

480.355.2222
cbenjamin@citytocitycre.com

citytocity
COMMERCIAL

5725 N Scottsdale Rd, Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES DEEMED RELIABLE, HOWEVER, SELLER AND/OR AGENT SHALL NOT BE HELD RESPONSIBLE FOR ERRORS OR OMISSIONS. SUBJECT TO PRIOR SALE OR WITHDRAWAL. BUYER TO INDEPENDENTLY VERIFY ALL PERTINENT INFORMATION.