

TEX INDUSTRIAL SOUTH

±66,392 SF FOR LEASE

PV|303

THE INTERCHANGE
OF BUSINESS



CBRE

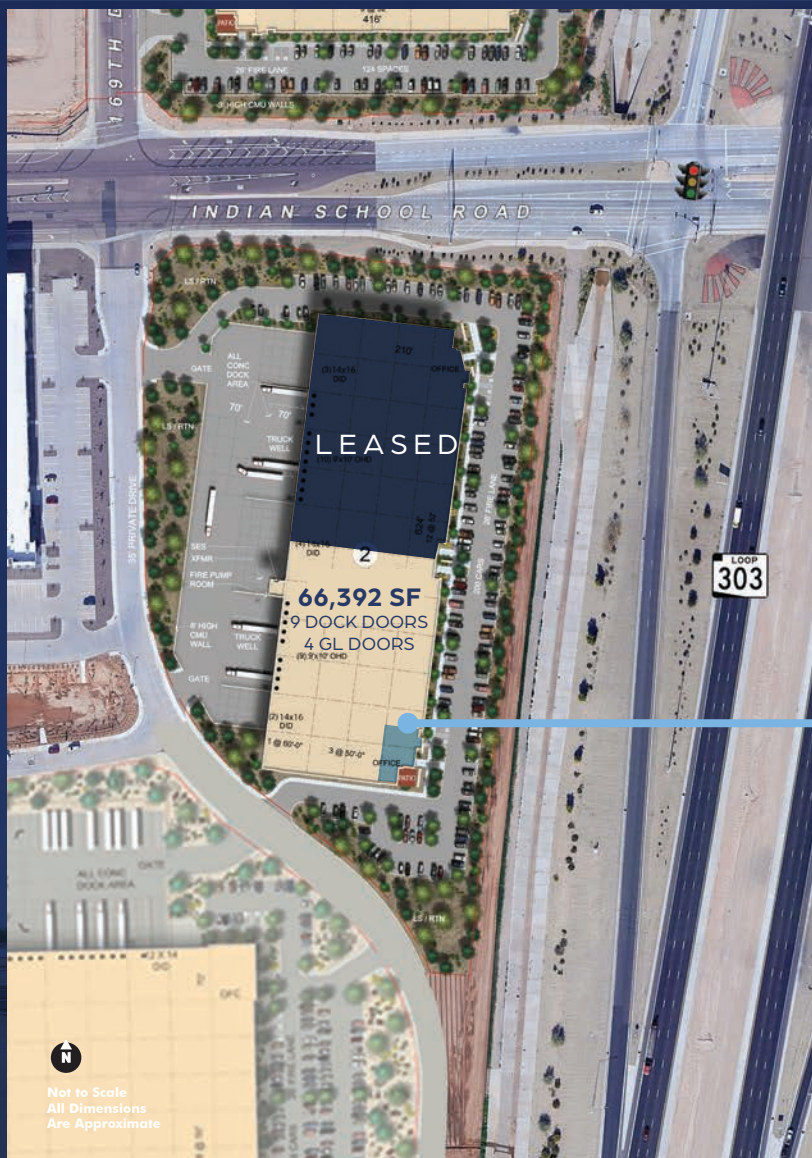
EARNHARDT
"NO BULL" SINCE 1951



TEX INDUSTRIAL SOUTH AT PV|303

±66,392 SF

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- **TEX INDUSTRIAL SOUTH:** ±132,475 SF
- **AVAILABLE SF:** ±66,392 SF
- **CLEAR HEIGHT:** ±32'
- **ALL CONCRETE TRUCK & AUTOMOBILE AREAS**
- **R-36 INSULATION ON ROOF**
- **R-11 WALL INSULATION**
- **SLAB FULLY REINFORCED:** ±7"
- **DOCK DOORS:** 9 (±9' X ±10')
- **DRIVE IN DOORS:** 4 (±14' X ±16')
- **CAR PARKING SPACES:** 120
- **ESFR FIRE SPRINKLER SYSTEM WITH PUMP HOUSE**

- **AMPS:** 3000 AMPS 277/480V 3 PHASE POWER (EXPANDABLE)
- **COLUMN SPACING:** (±50' X ±52')
- **SPEED BAY AT LOADING DOCKS:** ±60'
- **SECURED CONCRETE TRUCK COURTS:** ±140
- **FULL MOMENT FRAME/NO K-BRACING**
- **CORPORATE NEIGHBORS INCLUDE:** REI, SUBZERO, DICK'S SPORTING GOODS, UPS, BOEING, AMAZON, FAIRLIFE, DAIMLER, MICROSOFT, FERRERO, AND MORE



SPEC IMPROVEMENTS

- **OFFICE:** ±3,202 SF
- **LED LIGHTS**
- **HVAC IN WAREHOUSE TO MAINTAIN 85° DEGREES**
- **(5) DOCK PACKAGES**
- **3,000 AMPS 277/480 3 PHASE POWER (EXPANDABLE)**

TEX INDUSTRIAL SOUTH AT PV|303



PROPERTY FEATURES

±9.4 ACRES LOCATED AT THE SWC OF LOOP 303 AND INDIAN SCHOOL ROAD

MARICOPA COUNTY PARCEL #'S: 501-02-942

ZONING: PAD

FOREIGN TRADE ZONE CAPABLE

CLASS A MASTER-PLANNED BUSINESS PARK

ABUNDANCE OF AMENITIES

FREEWAY FRONTAGE & VISIBILITY

CORPORATE NEIGHBORS

FULL DIAMOND INTERCHANGES ON LOOP 303 AND INDIAN SCHOOL ROAD

HIGH-CAPACITY NATURAL GAS: SOUTHWEST GAS

TWO MILES NORTH OF THE I-10 FREEWAY

POWER: APS - 3000 AMPS 277/480 V (EXPANDABLE)

SEWER & WATER: LIBERTY UTILITIES

CITY OF GOODYEAR FACTS

CURRENT POPULATION IS ESTIMATED AT 111,508 | WORKFORCE POPULATION: 1.6M (WITHIN 30 MIN DRIVE)

SOURCE: CITY OF GOODYEAR



Site Outline
Not to Scale

TEX INDUSTRIAL SOUTH

±66,392 SF FOR LEASE

GOODYEAR AT A GLANCE

POPULATION: 111,508
MEDIAN HOUSEHOLD INCOME: \$100,538
MEDIAN AGE: 37.4
MEDIAN HOME VALUE: \$398,993
WORKFORCE POPULATION: 1.6 M (WITHIN 30 MIN DRIVE)
PROFESSIONAL WORKERS: 66.4%
BACHELOR DEGREE OR HIGHER: 35.9%
RANKED #9: FASTEST GROWING CITIES (OVER 50K) IN U.S.
SOURCE: DEVELOPGOODYEARAZ.COM



**FOR MORE
INFORMATION
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