



GOODYEAR CROSSING  
INDUSTRIAL PARK

PHASE II

±3 Acres of Yard Space  
Spec Office, Lighting, Dock Equipment,  
100% A/C Warehouse at Building Delivery



FOR LEASE | CLASS A INDUSTRIAL

# 3850 SOUTH SARIVAL AVENUE

Goodyear, Arizona  
Building D: ±86,875 SF

Allen Lowe, SIOR  
602.954.3747  
alowe@leearizona.com

Jeff Conrad, SIOR  
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jconrad@leearizona.com

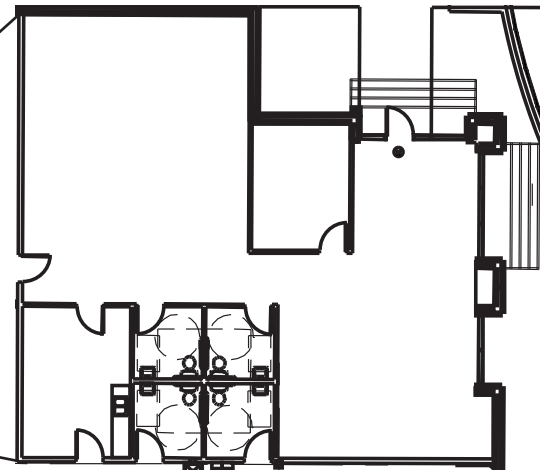
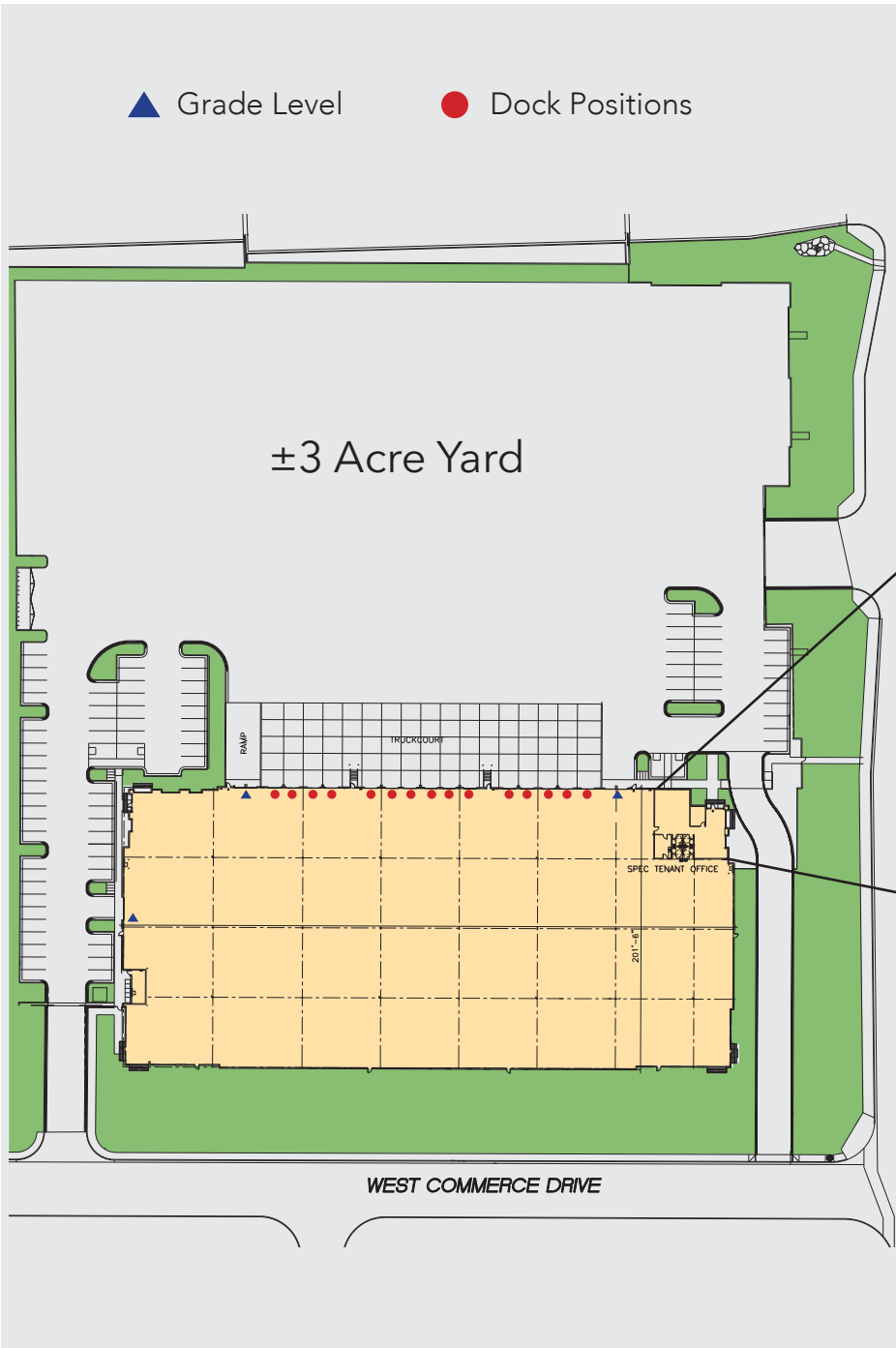
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rhingst@leearizona.com

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**VIAWEST**  
Group



▲ Grade Level      ● Dock Positions



### CORPORATE NEIGHBORS

Huhtamaki



## BUILDING D FEATURES

- ±86,875 SF Building
- ±2,000 SF of Spec Office
- **±3 Acres of Yard Space (Fenced/Secured)**
- Air-Conditioned Warehouse
- Clerestory Windows
- 32' Clear Height
- 15 Dock Positions with 4 in Pit Levelers
- 3 Roll-up Doors (16' x 16')
- Power: Up to 3,000a, 277/480v, 3 Ph
- R-38 Insulation
- Auto Parking: 87 (Expandable into Yard Space)





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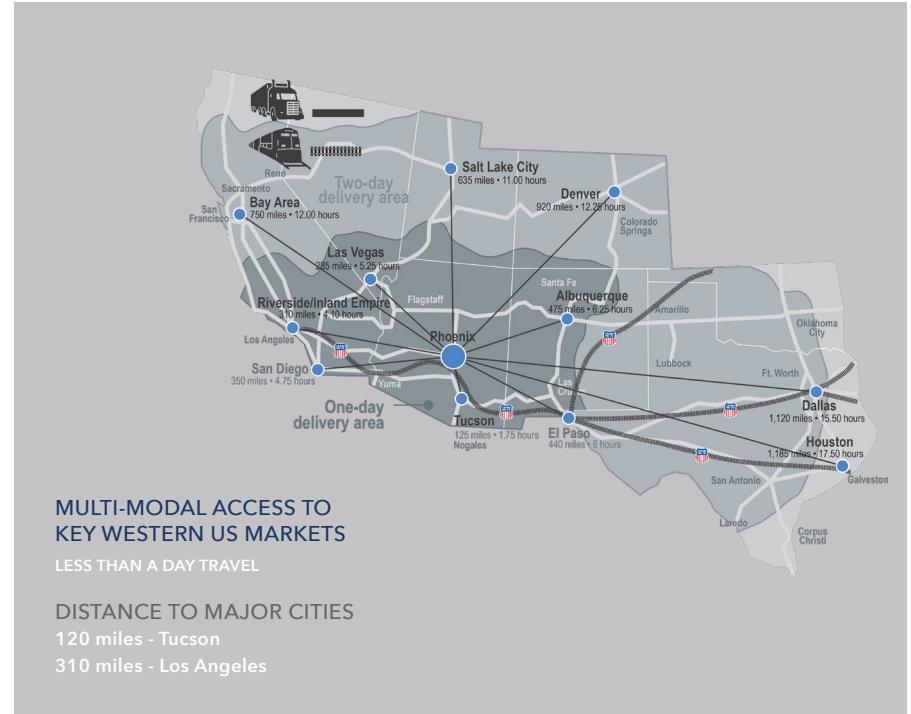
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FOR LEASE



## LOCATION BENEFITS:

- 6 Hours to the Port of Los Angeles and major Southern California markets
- I-10 Serves as a connector to major freeway systems, including Loop 101, Loop 202, Loop 303, and I-17

## OPPORTUNITY ZONES

- Capital gains tax incentives for investing in Opportunity Zone
- Deferral of capital gains reinvested until 12/31/2026
- Permanent Exclusion from taxable income of capital gains

## CITY OF GOODYEAR:



**101,662**  
Population



**\$332,700**  
Median Home Value



**\$85,147**  
Median Household Income



**1.3 million**  
Workforce Population  
(30 minute drive or less)

Stats Source: Per City of Buckeye

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