



±190,516 SF AVAILABLE
FOR LEASE

305 SOUTH BULLARD AVENUE | GOODYEAR, AZ

VIEW THE VIRTUAL TOUR HERE 

2ND GEN SPACE – MOVE IN READY CONDITION



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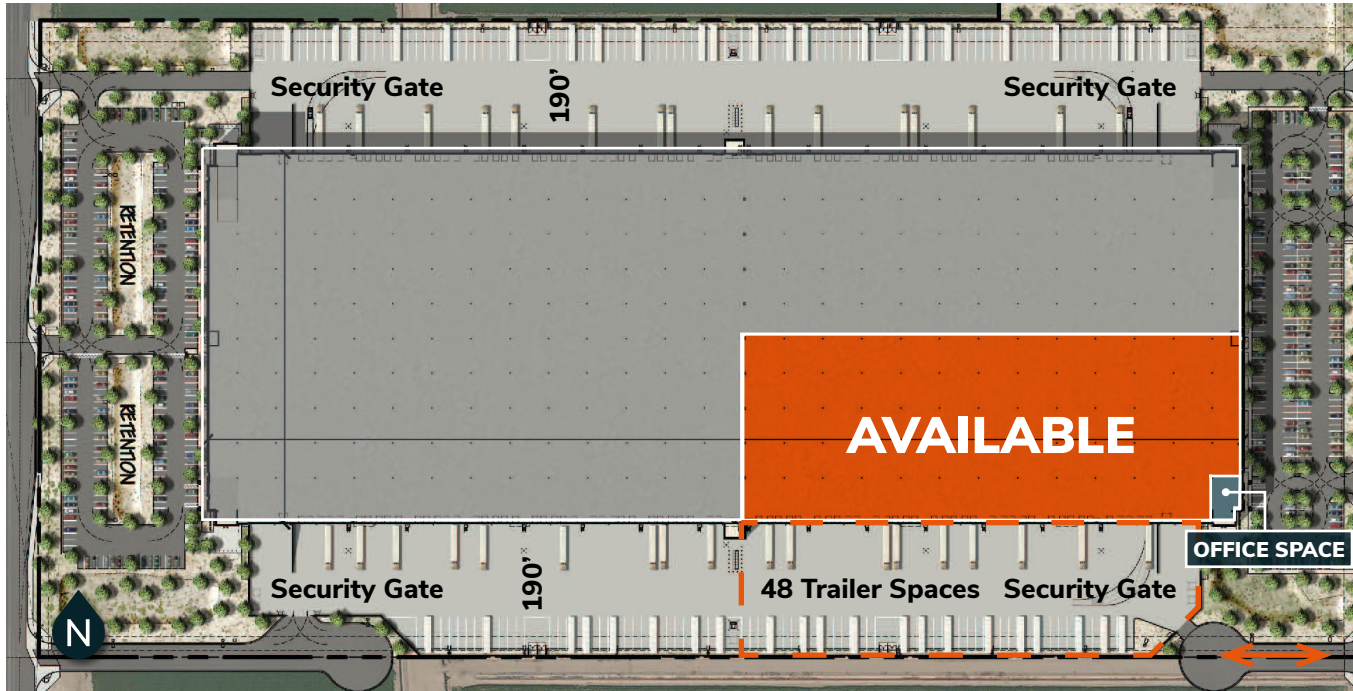


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THE HUB AT GOODYEAR | 305 SOUTH BULLARD AVENUE, GOODYEAR, AZ



SPACE FEATURES

Available Space	±190,516 SF
Existing Office	±2,741 SF
Clear Height	±40'
Air Conditioned	100%
Lighting	LED
Roof Insulation	R-38
Truck Courts	±190' – Full Concrete/ Secured
Parking	Trailer Parking Spots: 48 Auto Parking Spots: 96
Loading	Dock High Doors: 35 Grade Level Door: 1
Power	±1,600 Amps of 277/480V 3-Phase Power (Expandable)

BUILDING FEATURES

Total Building Size: 793,862 SF
(Building Dimensions: ±532' x ±1,488')

1 Dock Package Consisting of:

- Rite-Hite 35,000 lb. Dock Leveler
- Rite-Hite Classic Dock Seal
- Rite-Hite 3-Speed Dock Fan

- Secured Loading with Automatic Gates

9' Wide Collapsible Dock Scissor Gate

- Heavy Duty Wall Brackets For Light / Fan Combo
- Painted White Interior
- Full Moment Frame/No K-Bracing
- ESFR Sprinklers
- Column Spacing: ±50' x ±56'
- Speed Bays: 65'
- Reinforced Slab: ±7"
- Energy Efficient Clerestory Windows in Lieu of Skylights
- Foreign Trade Zone Capable



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OFFICE SPACE DETAILS



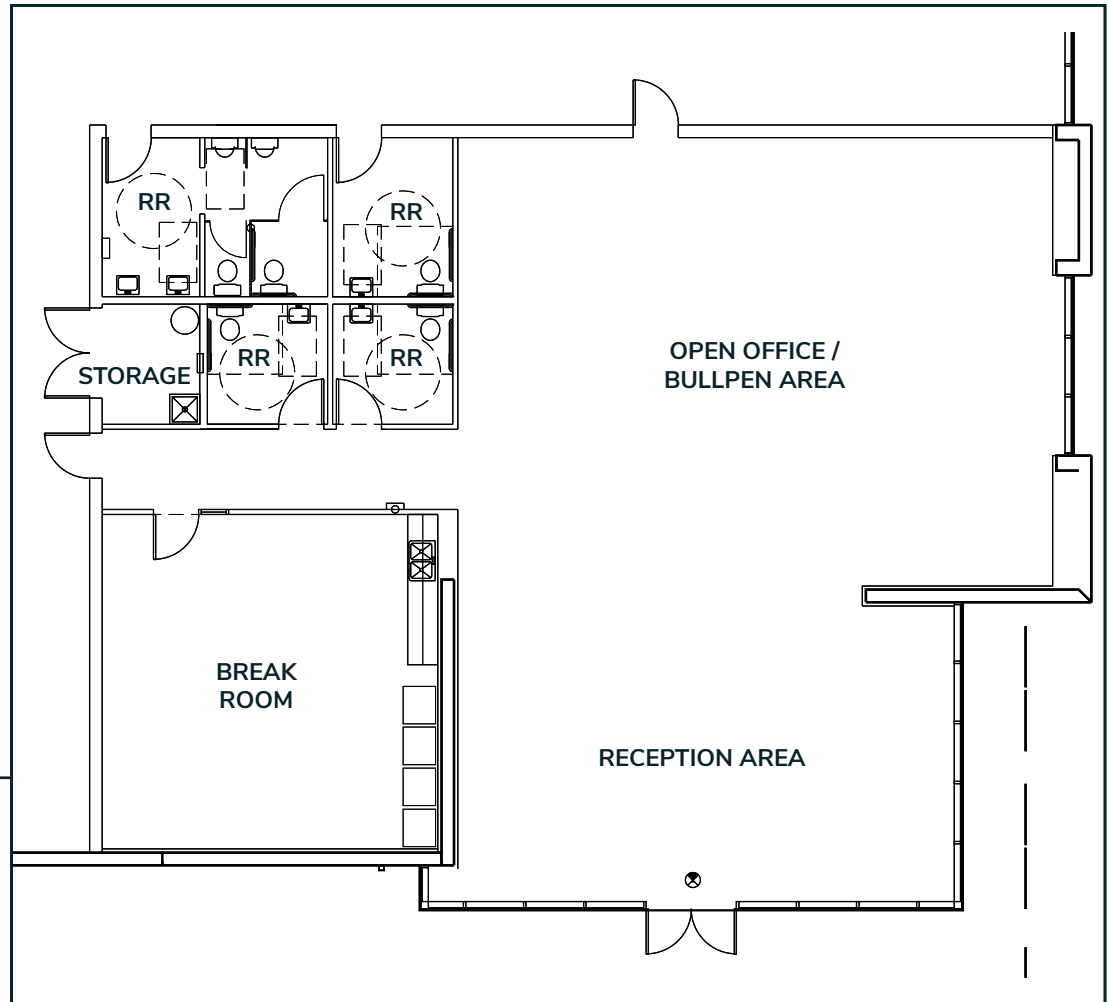
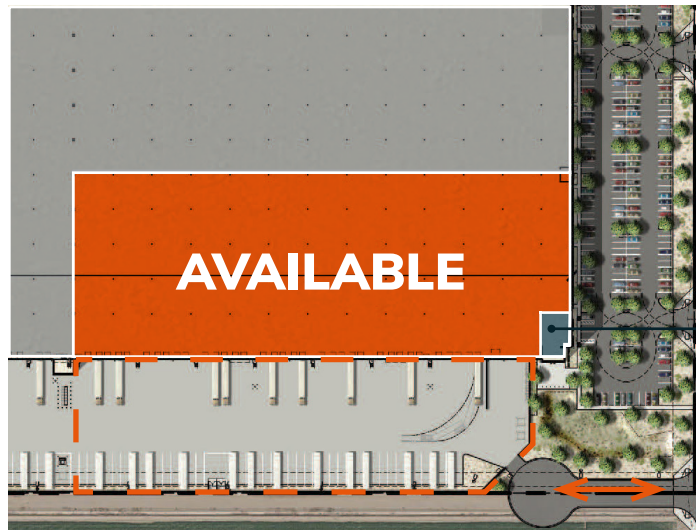
±2,741 SF
Open Office



±502 SF
Break Room



4 Sets Of
Restrooms



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AMENITY MAP

- Close proximity to major freeways Interstate 10, Loop 101, Loop 202, Loop 303, & State Route 85
- Various Amenities & Corporate Neighbors Nearby
- ±2.3 Miles to Phoenix Goodyear Airport
- ±23 Miles to Phoenix Sky Harbor International Airport
- ±11 Miles to Glendale Municipal Airport



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DEMOGRAPHICS

WITHIN 10 MILES

POPULATION

2023 487,571
2028 Projection 503,836

INCOME

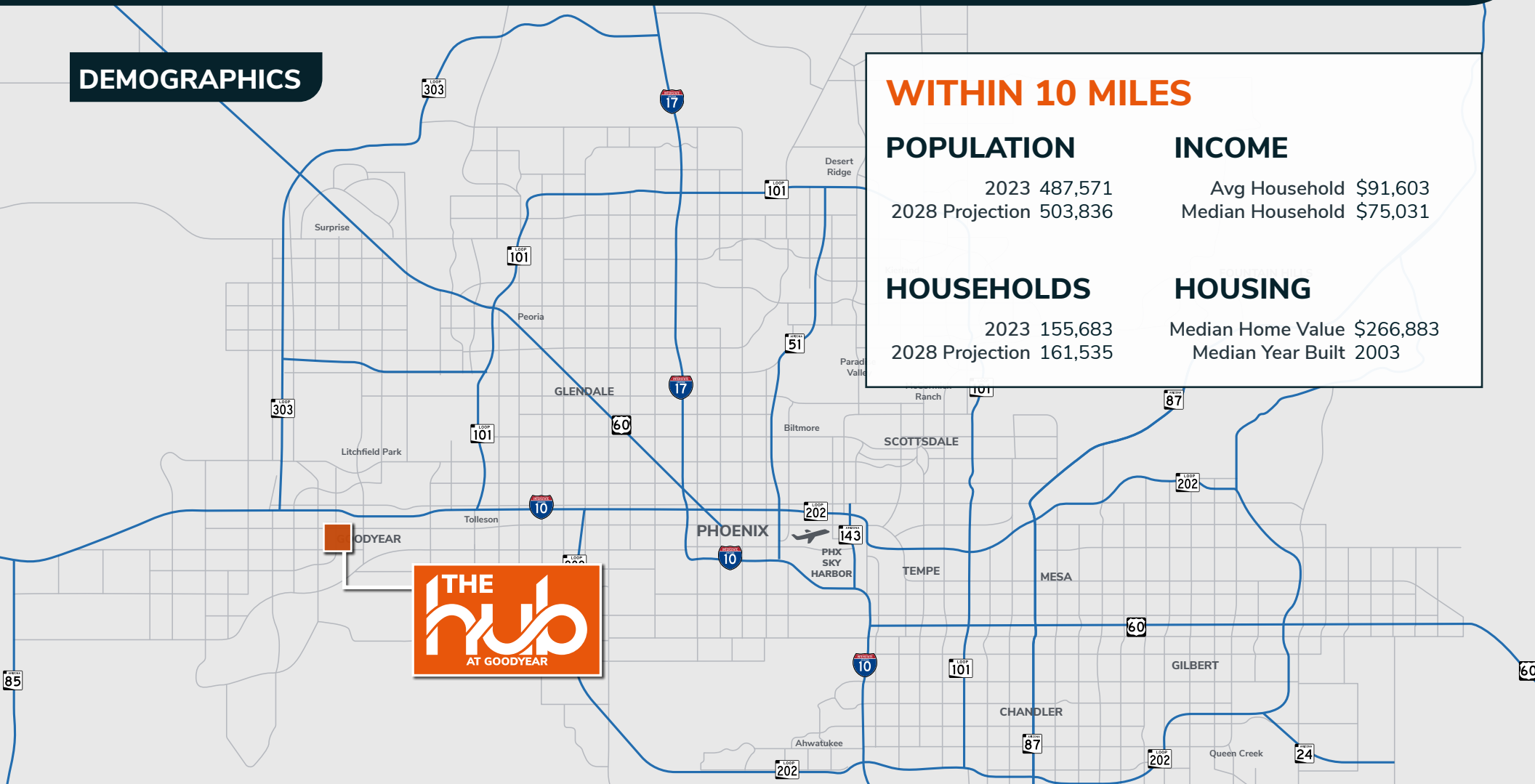
Avg Household \$91,603
Median Household \$75,031

HOUSEHOLDS

2023 155,683
2028 Projection 161,535

HOUSING

Median Home Value \$266,883
Median Year Built 2003



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