

# CAMELBACK 303

±514,063 SF FOR LEASE



[VIEW VIRTUAL TOUR](#)

4895 N PEBBLE CREEK PKWY GOODYEAR 85395

SIHI

 CUSHMAN &  
WAKEFIELD





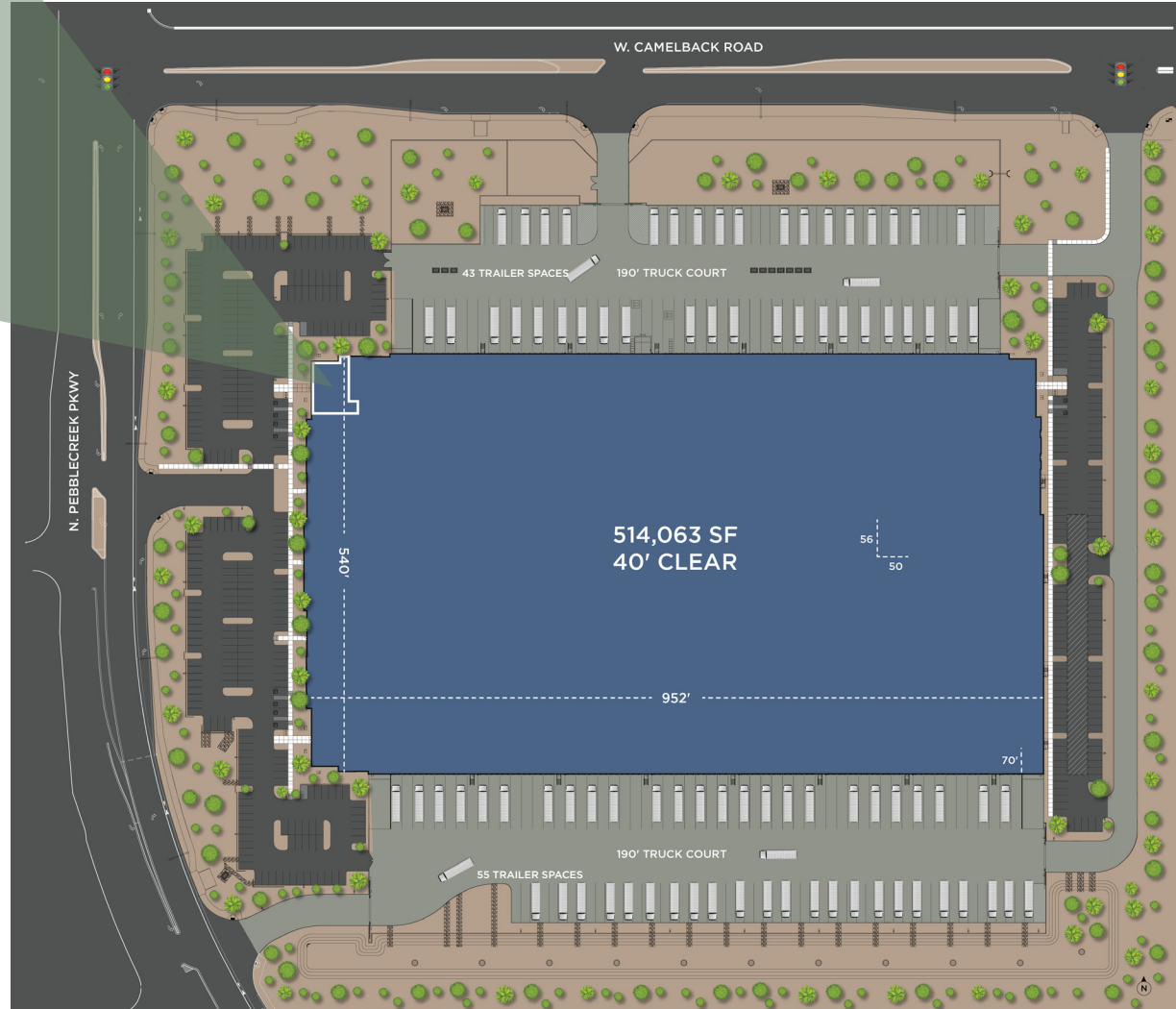
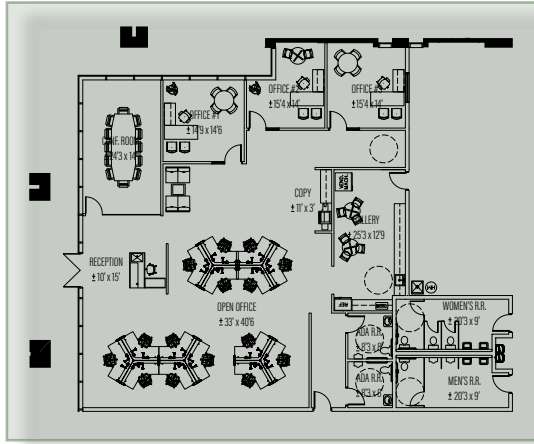
# PROPERTY FEATURES

- Building 1: ±514,063 SF
- 100% Air Conditioned
- Clear Height: 40'
- 94 Dock Doors & 47 Pit Levelers
- 4 Drive-in Ramp Doors
- 56' x 50' Column Spacing
- Building Dimensions: 540' x 952'
- 70' Speed Bays
- R-30 Roof Insulation
- R-11 Wall Insulation
- LED Lights to Suit
- Fire-Sprinkler System: ESFR
- Fire Pump: 2,000 GPM
- 190' Truck Courts - All Concrete
- Trailer Parking: 98 Spaces
- 413 Parking Stalls
- 8 EV stalls (expandable)
- 8" Slab Thickness
- 3,000 Amps 277/480 Expandable
- Roof Solar Availability
- SW Gas Available
- CenturyLink/Cox Communications
- 2 Traffic Signals on Camelback Rd
- 4 Points Ingress/Egress
- FTZ Applicable
- Satellite Restrooms in Warehouse
- Potential for Expandability
- Clerestory Windows
- 1% Skylights
- Partial Covered Parking



## SPEC SUITE

- Approx. 3,900 SF total
- 3 offices
- 1 conference room
- Open office area
- Breakroom/gallery
- 2 single restrooms on office side
- 2 restrooms in warehouse





**1 MIN** 0.8 MILES

TO LOOP 303 VIA  
CAMELBACK ROAD

**5 MIN** 4.6 MILES

TO I-10 VIA  
CAMELBACK ROAD

**9 MIN** 4.6 MILES

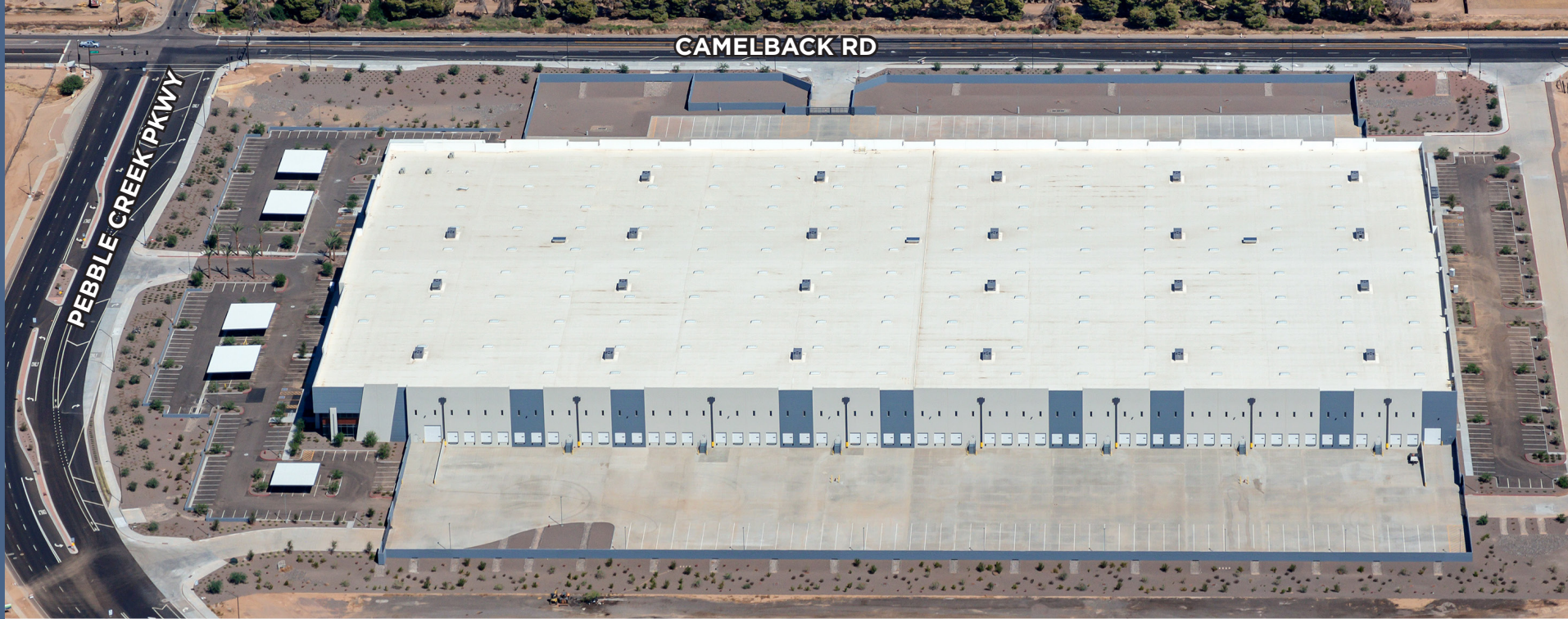
TO I-10 VIA PEBBLE  
CREEK PARKWAY

**14 MIN** 7.8 MILES

TO AZ LOOP 101 VIA  
CAMELBACK ROAD







## POWER YOUR FUTURE WITH ROOFTOP SOLAR ENERGY UNDER THE SIHI SOLAR INITIATIVE

Embrace sustainable energy consumption and reduce your carbon footprint, all while enjoying a predictable electric bill without any required capital cost.

**How it works:** Under a solar equipment lease agreement, SIHI builds and maintains a solar system, allowing you to offset a significant amount of local energy consumption.





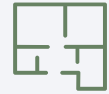
SIHI IS COMMITTED TO ENHANCE BUILDING OCCUPANT'S WELL-BEING AND TO PROMOTE SUSTAINABLE REAL ESTATE.



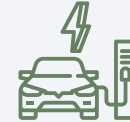
ENJOY CAMELBACK 303'S DISTINCT FEATURES:



Enhanced Skylights and Clerestory Windows



High-End Spec Suites



EV Charging Station



SIHI Rooftop Solar Initiative



Exterior LED Lighting



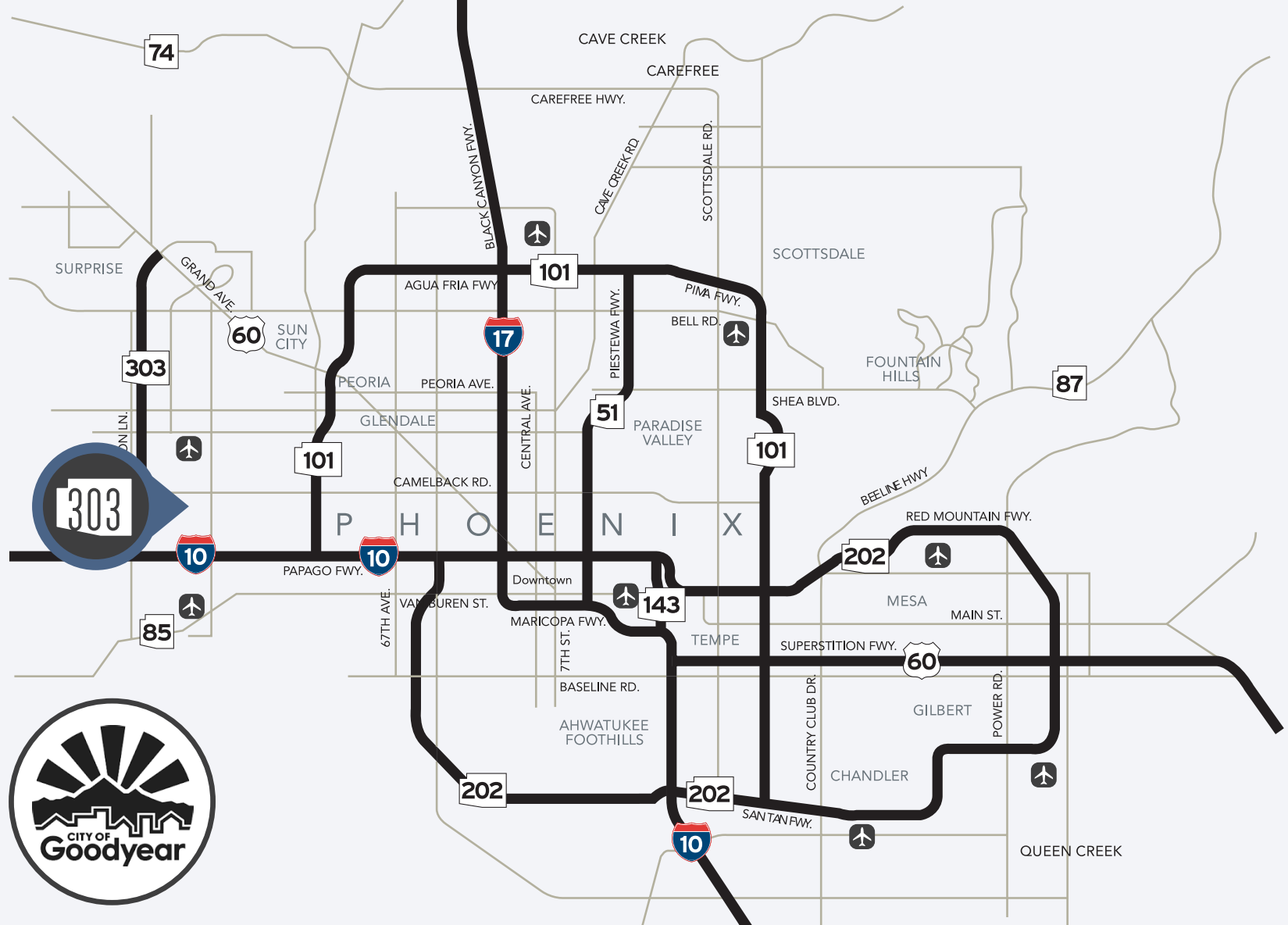
Building LEED Certification



100% Air Conditioned



# PROPERTY LOCATION



- Population: 106,017
- Median Household Income: \$96,494
- Median Age: 37 years old
- Workforce Population Within a 30-Minute Drive: 1.56 Million
- Bachelor's Degrees: 33% (Highest in the West Valley)
- White Collar Workers: 64.9%
- Less than half a mile to Camelback Road / Loop 303
- Full diamond interchange
- 3 miles to I-10/303 interchange
- Zoned I-I, Goodyear
- Corporate Neighbors: Best Buy, UPS, REI, XPO Logistics, Dicks Sporting Goods, Ball MFG, Wolf/SubZero, ALDI, and Mercedes Benz



# CAMELBACK 303

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