



Test Dr

10

±14,544 SF
Available

137th Ave

NORTH

For Lease

13685 W. Test Drive, Goodyear

100%

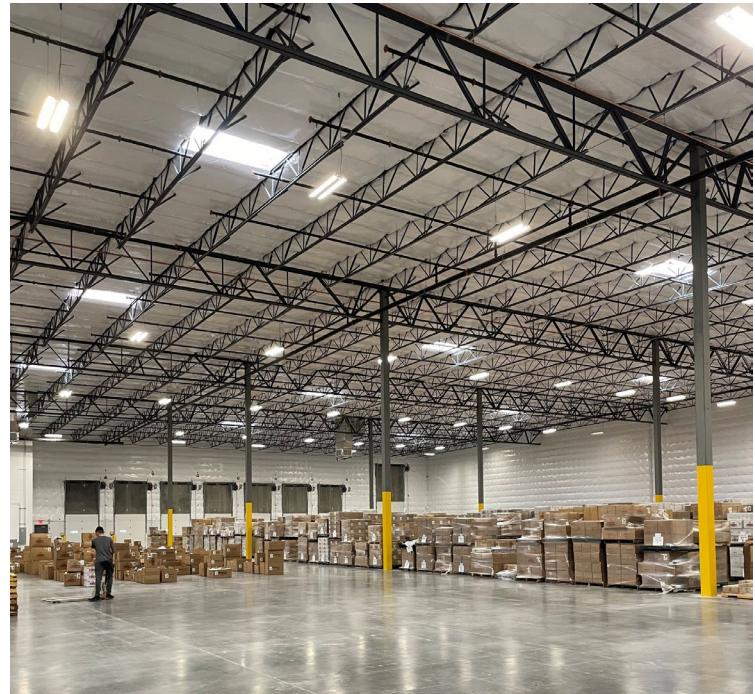
AIR-CONDITIONED WAREHOUSE

JLL®

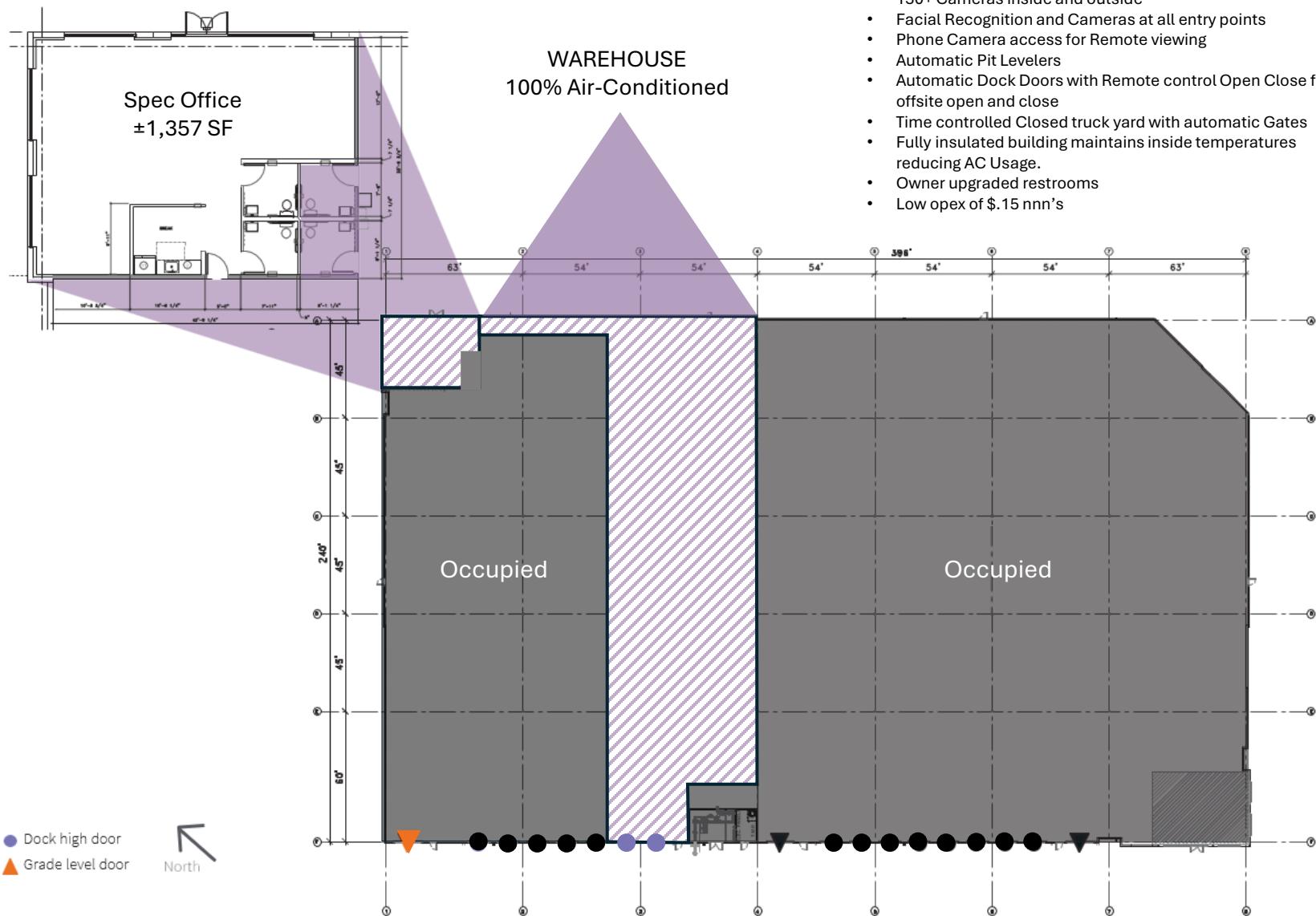
Jones Lang LaSalle Americas, Inc.
License #: CO508577000

BUILDING HIGHLIGHTS

- ± 95,350 SF building
- ±14,544 SF available
- ESFR sprinkler system
- ±1,357 SF spec office
- Air-conditioned warehouse
- PAD, City of Goodyear
- Column dimensions: 45' x 54'
- 2 dock high doors with pit levelers
- All doors sealed and electronic
- Gated truck court
- 100% concrete truck court
- Approximately 0.4 miles to the Litchfield Road and I-10 Interchange
- Approximately 25 minutes to Phoenix Sky Harbor International Airport

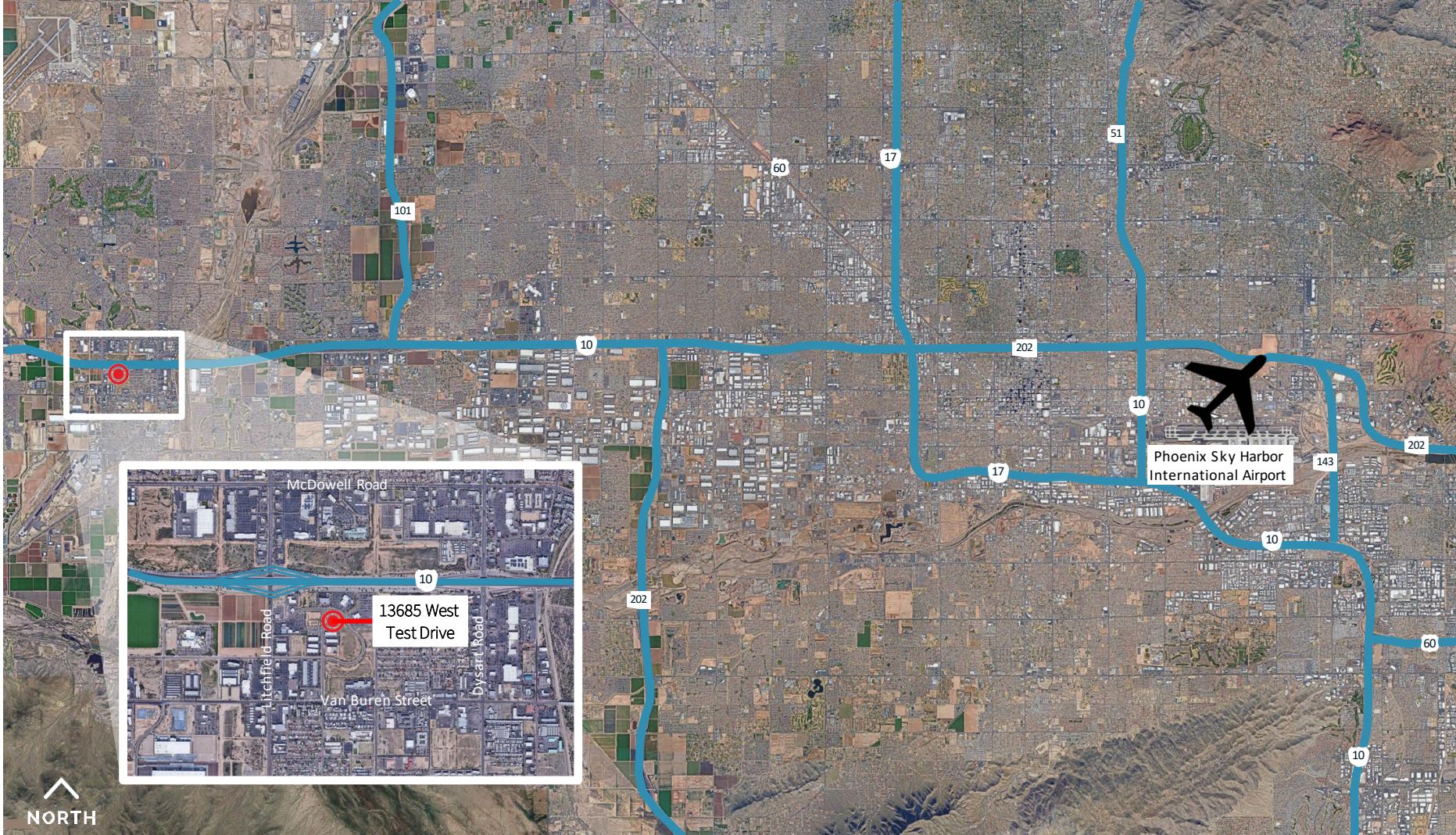


FLOORPLAN



Extras at no additional cost:

- 150+ Cameras inside and outside
- Facial Recognition and Cameras at all entry points
- Phone Camera access for Remote viewing
- Automatic Pit Levelers
- Automatic Dock Doors with Remote control Open Close for offsite open and close
- Time controlled Closed truck yard with automatic Gates
- Fully insulated building maintains inside temperatures reducing AC Usage.
- Owner upgraded restrooms
- Low opex of \$.15 nnn's



For additional information:

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