

±160,140 SF

4445 N 169th Ave | Goodyear, AZ



FREESTANDING BUILDING
FOR LEASE

CBRE

SITE SPECS

4445 N 169th Ave | Goodyear, AZ



±160,140 SF



Tilt-wall,
single-load
building



±60' loading bays



±200' deep
secured concrete
truck courts

15

Dock high
loading doors

±40'

Clear height

18

Trailer parking
stalls

1

Drive-in door
(with a knock-
out panel for a
second)



3,000Amp,
277/480Volt,
3-Phase

97

Car parking stalls



±54' x ±52'
column spacing



ESFR sprinklers



Hydraulic pit
levelers at every
other door

±8"

Concrete Slab
W/#4 bar at ±18"
O.C. Each Way
over 4" A.B.C. Fill



HVAC Warehouse

DEMOGRAPHICS

WITHIN A 10 MILE RADIUS



557,306
POPULATION



35.4
MEDIAN AGE



8,292
BUSINESSES



22%
SOME COLLEGE



\$93,345
MEDIAN HOUSEHOLD INCOME



28%
BACHELOR'S OR HIGHER



±160,140 SF

FOR LEASE

4445 N 169th Ave | Goodyear, AZ



DRIVE TIME

3 MIN

to Loop 303

5 MIN

to I-10

15 MIN

to Goodyear Airport

17 MIN

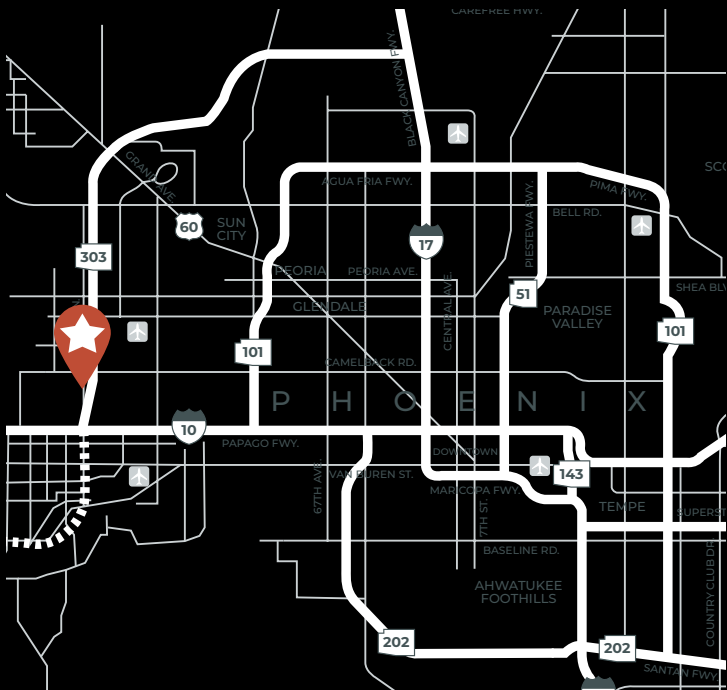
to Highway 85

30 MIN

to I-17

30 MIN

to Phoenix Sky Harbor Airport

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