

MAJESTIC 303

PHASE I - BUILDING 1 (COMPLETE)
17450 W MINNEZONA AVENUE
GOODYEAR, AZ 85395

PHASE II - BUILDING 2 (PLANNED/BTS CAN BE DELIVERED IN 10 MONTHS)
17340 W MINNEZONA AVENUE
GOODYEAR, AZ 85395



±851,943 SF ACROSS TWO BUILDINGS

**PHASE I: ±391,639 SF COMPLETE | PHASE II: ±460,304 SF PLANNED/BTS
UP TO 8 MW OF COMBINED POWER**

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 **MAJESTIC**
REALTY

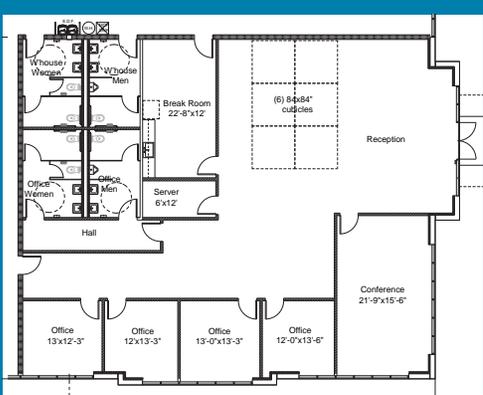
 **RADOS** Properties

ALLEN LOWE, SIOR
alowe@learizona.com
602.954.3747

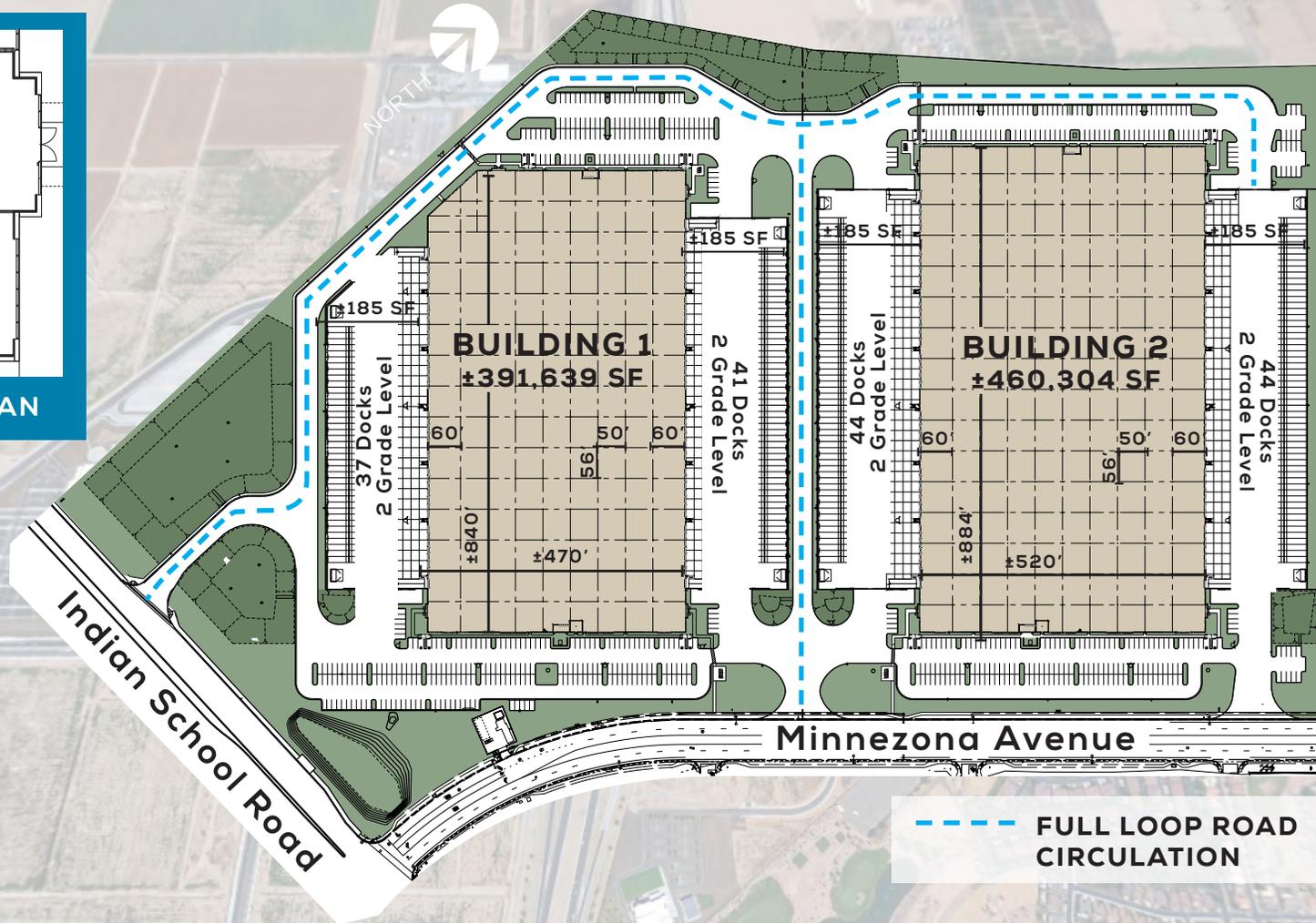
JEFF CONRAD, SIOR
jconrad@learizona.com
602.954.3743

RYAN HINGST
rhingst@learizona.com
602.954.3772

TANNER TREMAINE
ttremaine@majesticrealty.com
480.977.2703



SPEC OFFICE FLOOR PLAN



--- FULL LOOP ROAD CIRCULATION

**BUILDING 1 : ±391,639 SF : PHASE I
17450 W MINNEZONA AVENUE (COMPLETE)**

**BUILDING 2 : ±460,304 SF : PHASE II
17340 W MINNEZONA AVENUE (PLANNED)**

(APPROXIMATE 10 MONTH BUILDING TIME)

- **100% A/C Warehouse**
- **±3,888 SF Spec Office**
- 40' Clear Height
- 470' Building Depth
- 78 Dock Doors (9' x 10')
- **±39 Mechanical In Pit Levelers (40,000 LB)**
- 4 Grade Level Doors (14' x 16')
- 50' x 56' Column Spacing
- 91 Trailer Stalls
- LED Lighting at 30 Foot Candles

- **356 Auto Stalls**
- Insulated Dock Doors
- 7" Concrete Floor Slab
- Hybrid Panelized Roof System, Single Ply White 60 Mil TPO Roofing
- R-38 Under Deck Roof Insulation
- ESFR Overhead Fire Sprinkler Systems
- **Two 3,000A Electrical Services up to 4 Megawatts**
- Fenced/Secured Concrete Truck Courts

- Cross-Dock Configuration
- Planned Spec Office
- 40' Clear Height
- 520' Building Depth
- 88 Dock Doors (9' x 10')
- 4 Grade Level Doors (14' x 16')
- 50' x 56' Column Spacing
- 114 Trailer Stalls
- 306 Auto Stalls
- Insulated Dock Doors
- 7" Concrete Floor Slab
- Hybrid Panelized Roof System, Single Ply White 60 Mil TPO Roofing
- R-38 Under Deck Roof Insulation
- ESFR Overhead Fire Sprinkler Systems
- **Two 3,000A Electrical Services up to 4 Megawatts**
- Fenced/Secured Concrete Truck Courts



MAJESTIC
303



MINNEZONA AVE

±0.85 MILES

303

CAMELBACK RD

Partstown
DANSONS

CJ LOGISTICS

SUB-ZERO

KO SUPPLY

DSV

amazon

KREI

DICK'S
SPORTING GOODS

Ball

BOEING

BEST BUY

amazon

SUB-ZERO

ups

INDIAN SCHOOL RD

ALDI

Microsoft

FIGS

303

FERRERO
ROCHER

SiteOne
LANDSCAPE SUPPLY

MLILY

Winsupply

XPO Logistics

KeHE

fairlife

PEPSI

INTERSTATE
10

2 MILES

THOMAS RD.

COTTON LN





GOODYEAR FAST FACTS



±1.3M

Workforce within 30 minute drive



9TH

9th Fastest Growing City
in the Nation



2ND

2nd Fastest Growing City
in Arizona



46%

Goodyear Grew by 46% from
65,275 (2010) to 95,294 (2020)



37.8

Median Age



\$332,700

Median Home Value

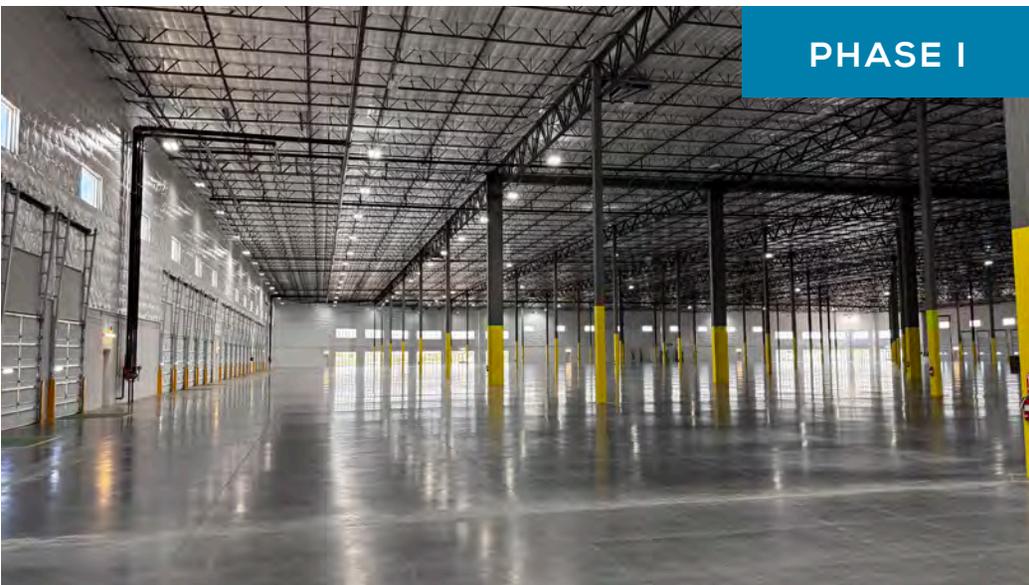
Per City of Goodyear



PHASE I



PHASE I



PHASE I



PHASE I

PHASE I - BUILDING 1: ±391,639 SF | PHASE II - BUILDING 2: ±460,304 SF

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ttremaine@majesticrealty.com
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