



GOODYEAR CROSSING
INDUSTRIAL PARK

PHASE II

±3 Acres of Yard Space
Spec Office, Lighting, Dock Equipment,
100% A/C Warehouse at Building Delivery



Photo Taken 7/24/2024

FOR LEASE | CLASS A INDUSTRIAL

3850 SOUTH SARIVAL AVENUE

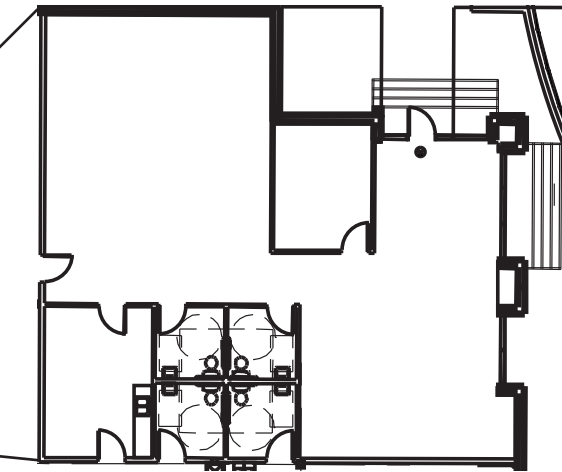
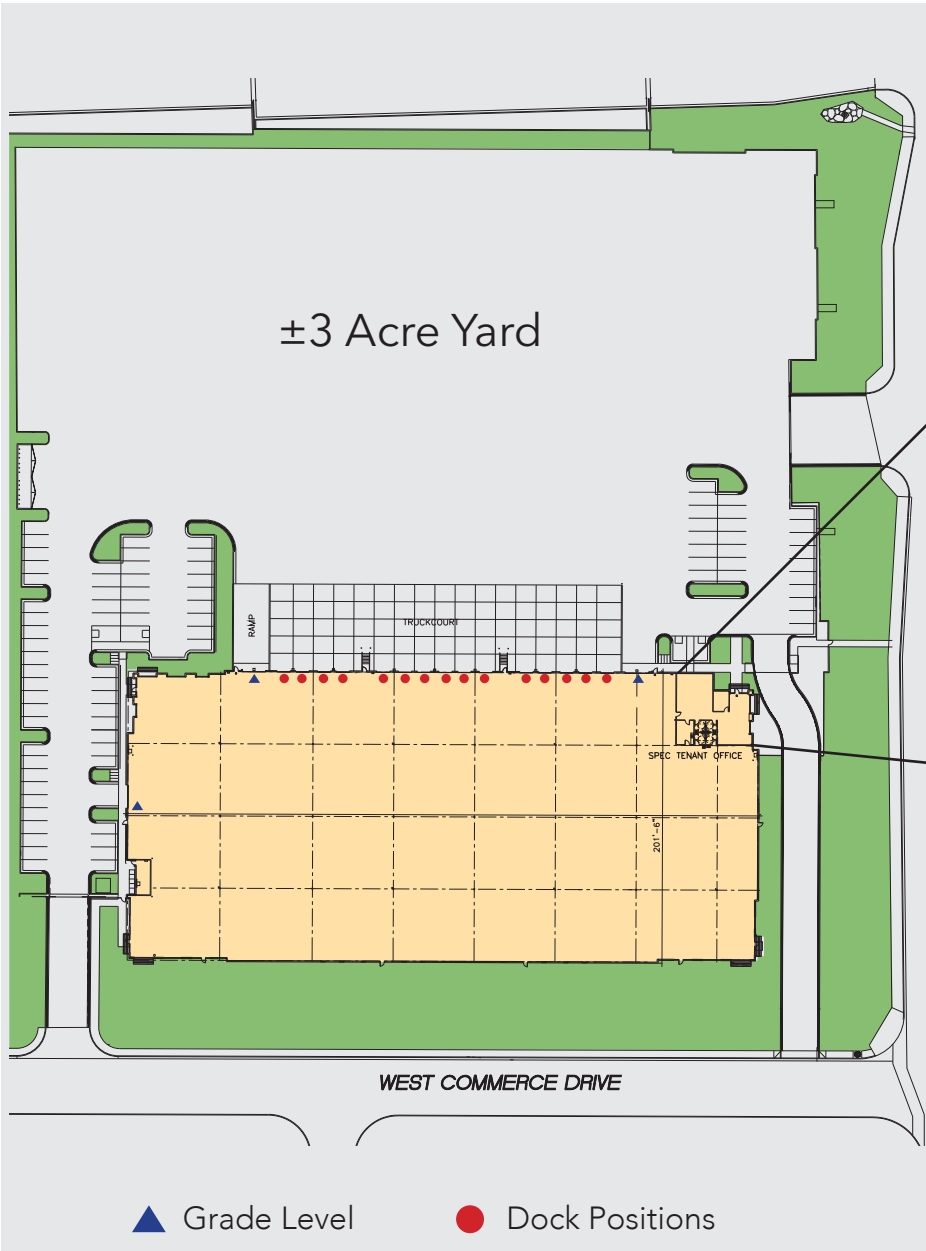
Goodyear, Arizona
Building D: ±86,875 SF

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CORPORATE NEIGHBORS

Huhtamaki



BUILDING D

FEATURES

- ±86,875 SF Building
- ±2,000 SF of Spec Office
- ±3 Acres of Yard Space (Fenced/Secured)
- Air-Conditioned Warehouse
- Clerestory Windows
- 32' Clear Height
- 15 Dock Positions with 4 in Pit Levelers
- 3 Roll-up Doors (16' x 16')
- Power: Up to 3,000a, 277/480v, 3 Ph
- R-38 Insulation
- Auto Parking: 87 (Expandable into Yard Space)

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

3200 EAST CAMELBACK ROAD, SUITE 100
PHOENIX, ARIZONA 85018 | 602.956.7777
WWW.LEEARIZONA.COM

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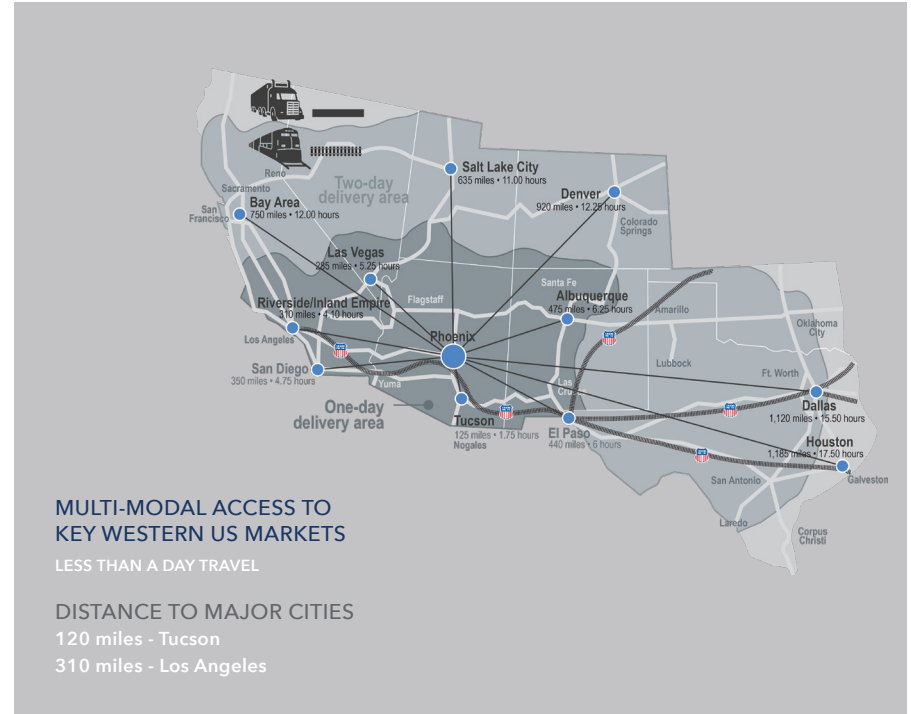
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FOR LEASE



LOCATION BENEFITS:

- 6 Hours to the Port of Los Angeles and major Southern California markets
- I-10 Serves as a connector to major freeway systems, including Loop 101, Loop 202, Loop 303, and I-17

OPPORTUNITY ZONES

- Capital gains tax incentives for investing in Opportunity Zone
- Deferral of capital gains reinvested until 12/31/2026
- Permanent Exclusion from taxable income of capital gains

CITY OF GOODYEAR:



101,662
Population



\$332,700
Median Home Value



\$85,147
Median Household Income



1.3 million
Workforce Population
(30 minute drive or less)

Stats Source: Per City of Buckeye

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