

FOR SALE OR GROUND LEASE: 6.4 ACRES

SWC MCDOWELL & CITRUS RD | GOODYEAR, AZ

LOOP
303

- I-10 Frontage
- < 1 Mile to Loop 303
- 10 Miles to Loop 101

INTERSTATE
10

CITRUS RD

MCDOWELL RD
±396'

±671'



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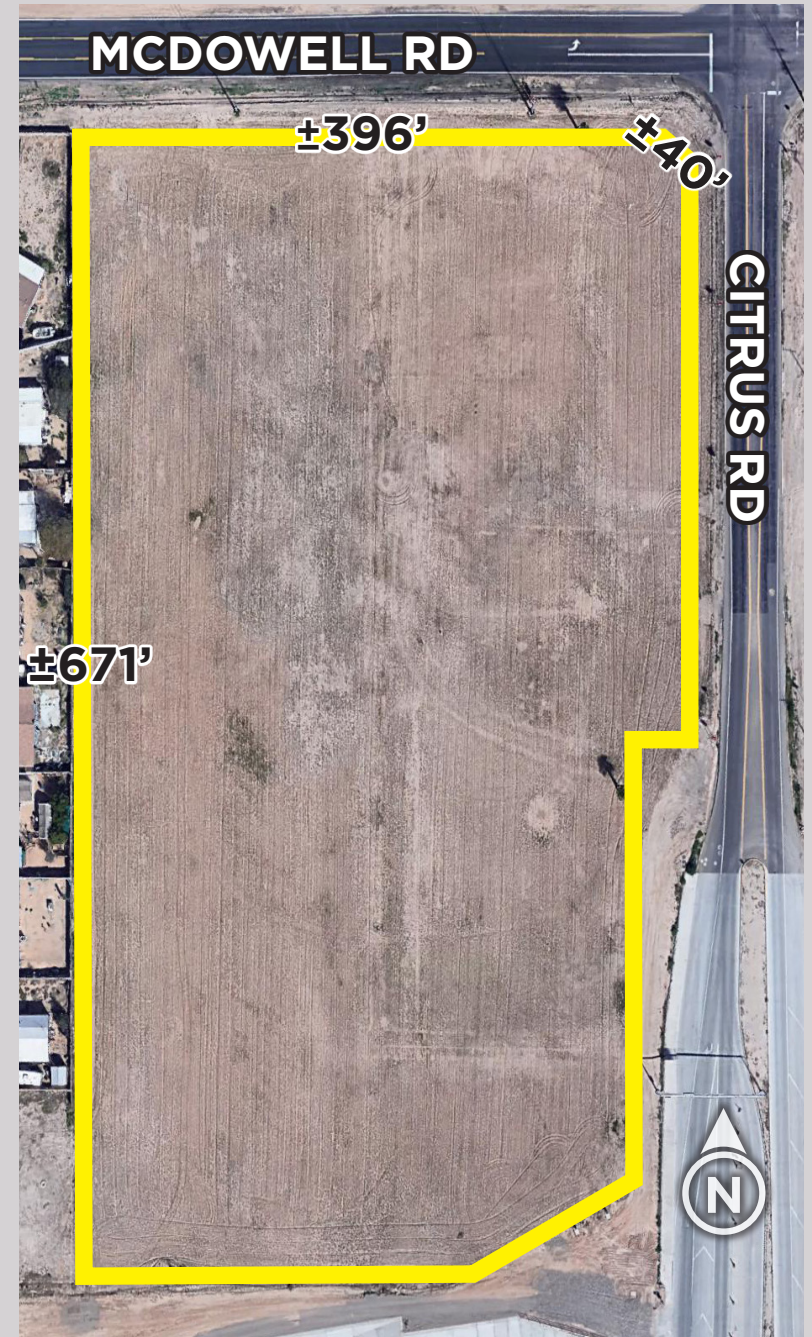
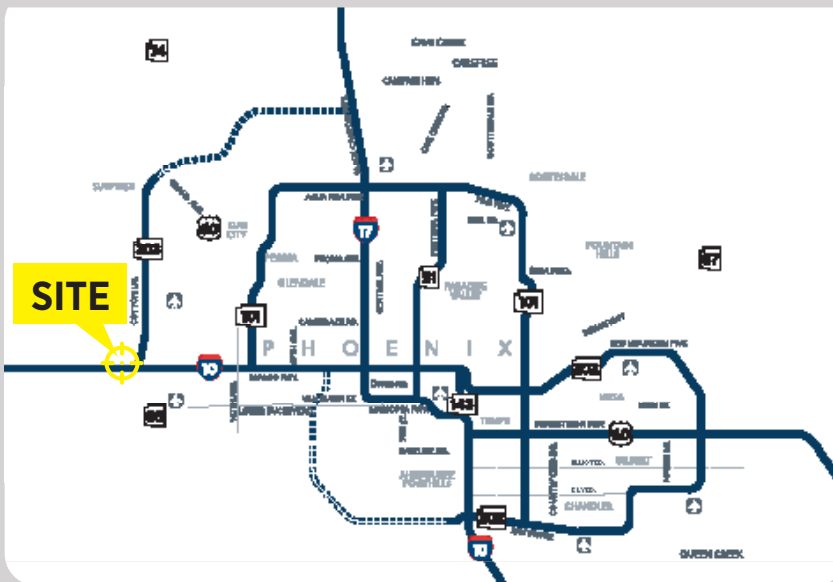
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PROPERTY FEATURES:

Total Acres:	6.4 Acres (Divisible)
Assessor Parcel No.:	502-37-173A
Zoning:	C-2, City of Goodyear PAD to Allow Industrial Use
Telecommunications:	Cox
Energy Provider:	APS
Water/Sewer:	AZ Water Company/City of Goodyear
Gas:	Southwest Gas



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CONCEPTUAL INDUSTRIAL BUILDING HIGHLIGHTS

Building Capable SF: 96,400 SF at 34.5% Coverage

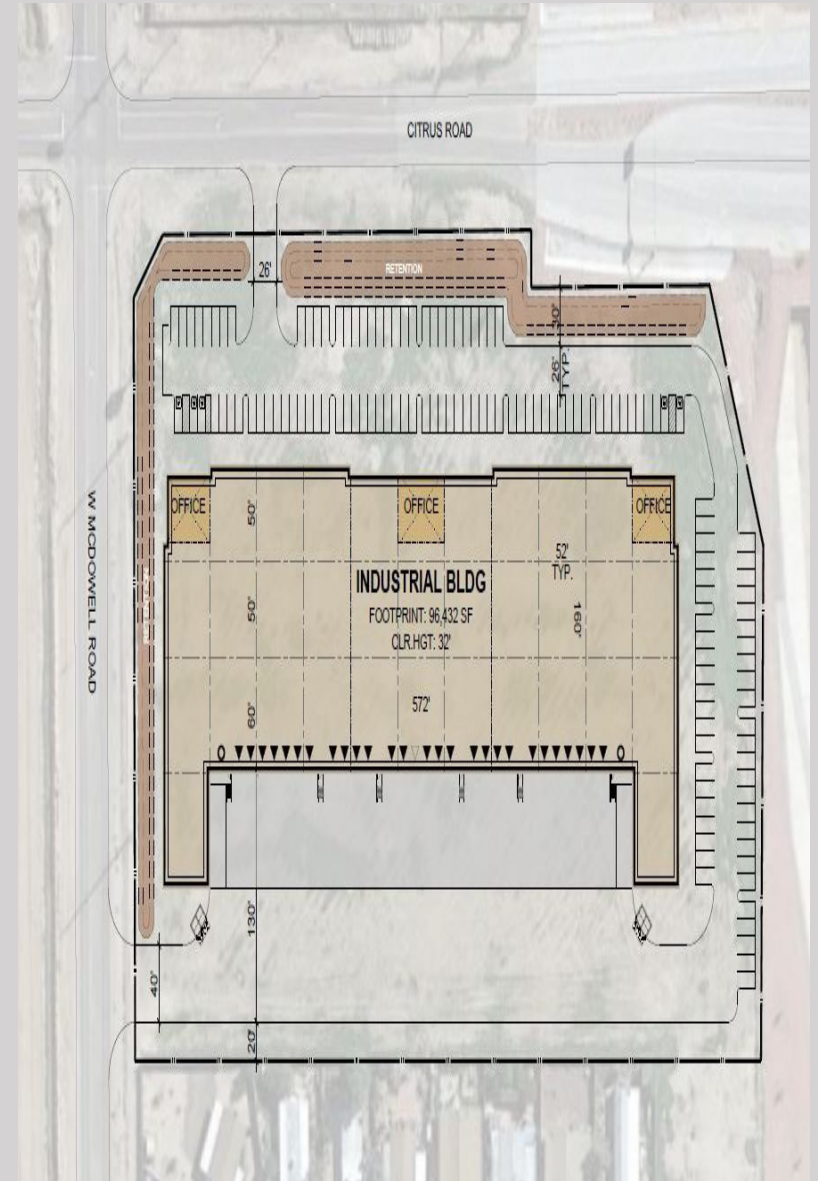
Building Depth: 160'

Column Spacing: 54' x 50'

Truck Court: 130'



SW VALLEY DRIVE TIME MAP



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