

MAJESTIC 303

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



PHASE I: ±391,639 SF AVAILABLE
HEAVY POWER: UP TO 4 MW OF EXISTING POWER
40' CLEAR HEIGHT

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 **MAJESTIC**
REALTY

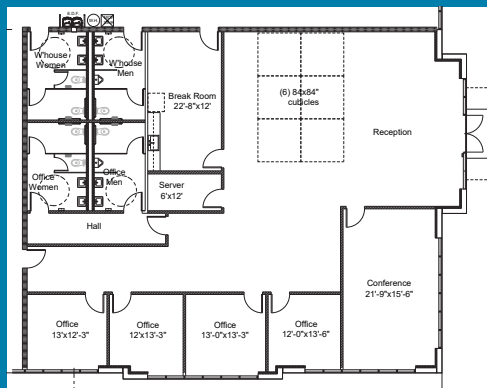
 **RADOS** Properties

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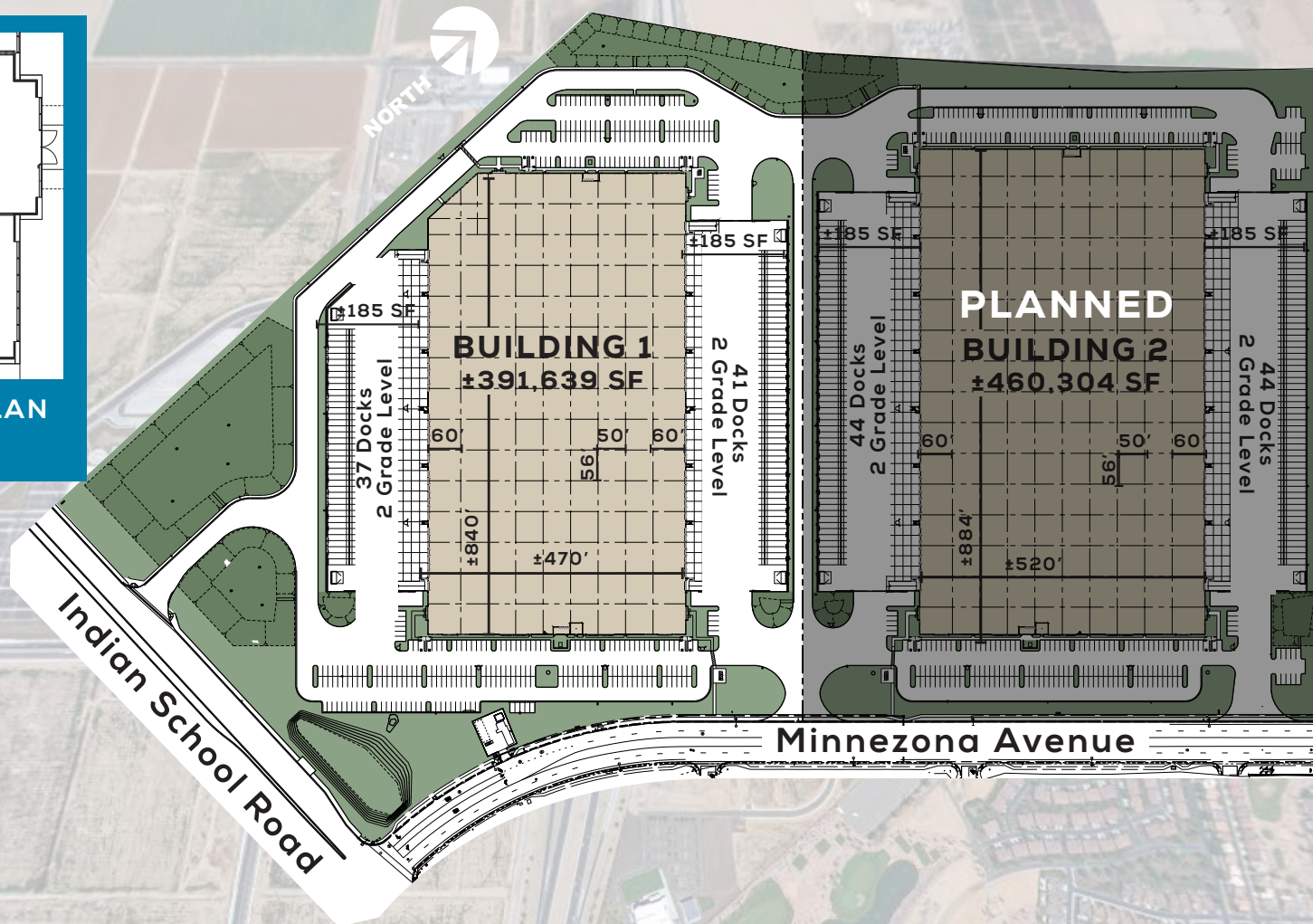
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SPEC OFFICE FLOOR PLAN
±3,888 SF

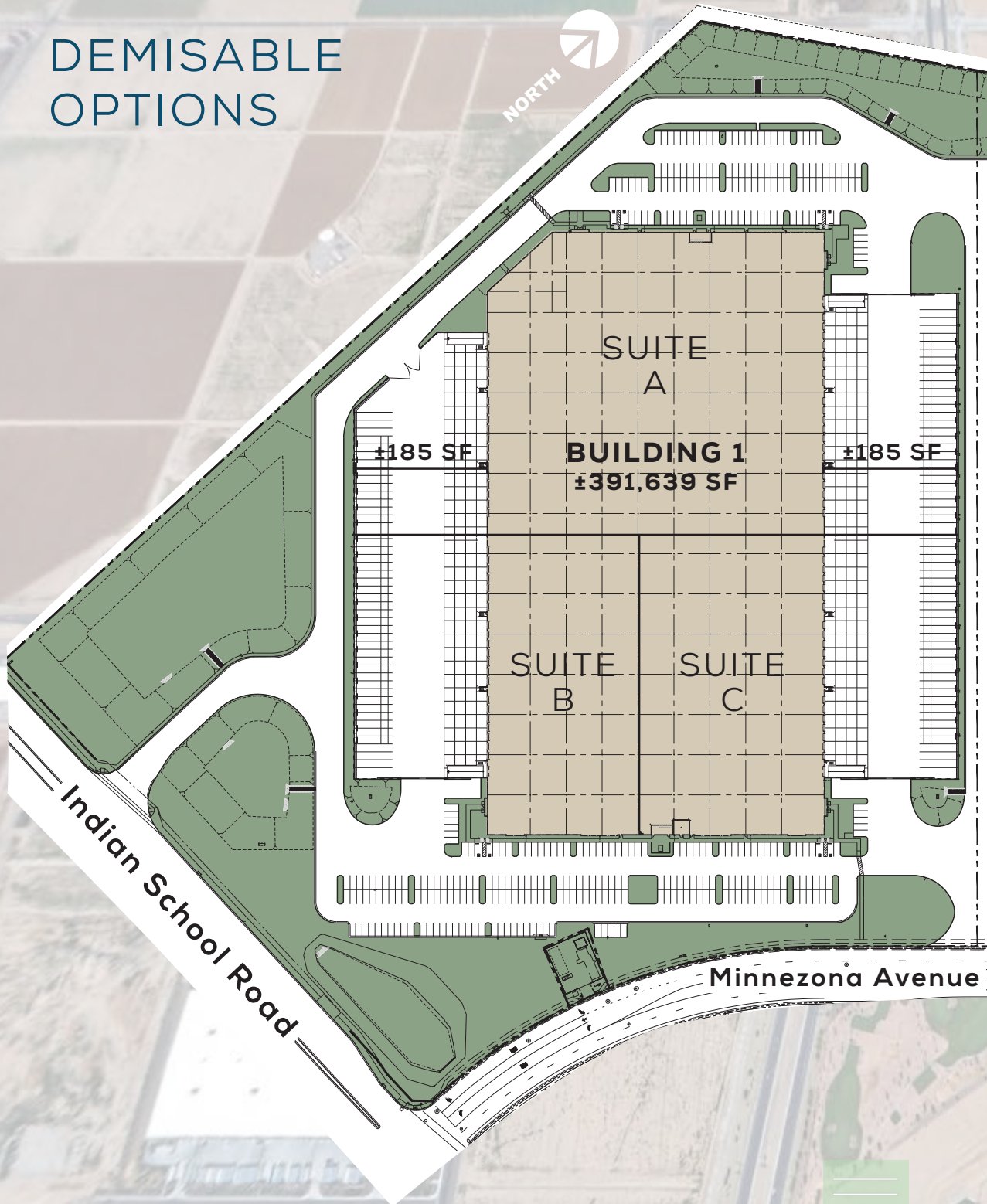


BUILDING 1 : ±391,639 SF : PHASE I
17450 W MINNEZONA AVENUE (COMPLETE)

- **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

DEMISABLE OPTIONS



BUILDING 1 : ±391,639 SF PHASE I

17450 W MINNEZONA AVENUE

Suite A
±192,925 SF

Suite B
±88,802 SF

Suite C
±109,902 SF





NORTH

MAJESTIC
303

MINNEZONA AVE.

SUB-ZERO

DSV

amazon

amazon

ALDI

Microsoft

XPO Logistics

KeHE

fairlife

MLILY

FERRERO
ROCHER

FIGS

SiteOne

Winsupply

PEPSI

Mercedes-Benz

SUB-ZERO

Ball

K&R

DICK'S
SPORTING GOODS

K&S SUPPLY

DANSONS

Partstown

CAMELBACK RD.

Ball

BEST BUY

BOEING

ups

INDIAN SCHOOL RD.

303

INTERSTATE
10

2 MILES

±0.85 MILES

COTTON LN.

THOMAS RD.



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

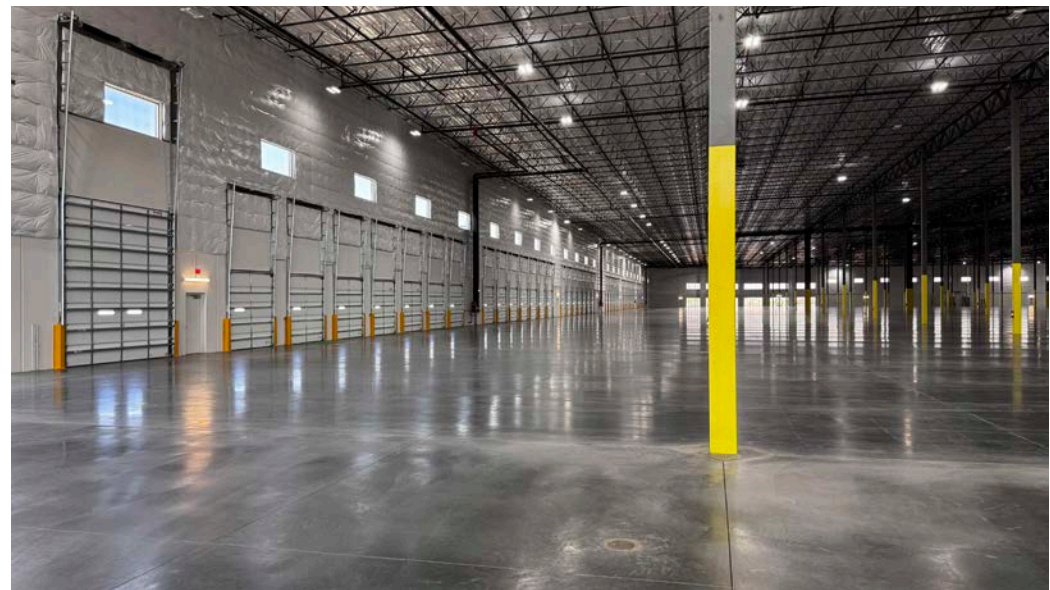
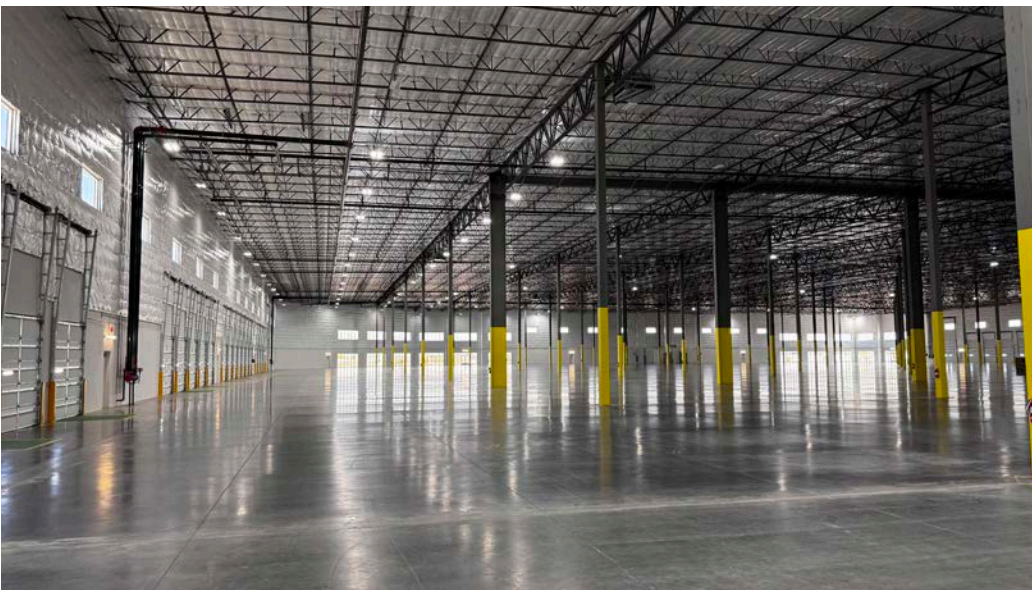
Median Age



\$332,700

Median Home Value

Per City of Goodyear



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

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