

MOVE IN READY



±230,000 SF | ±198,000 SF | DIVISIBLE TO ±28,000 SF



FOR MORE INFORMATION CONTACT:

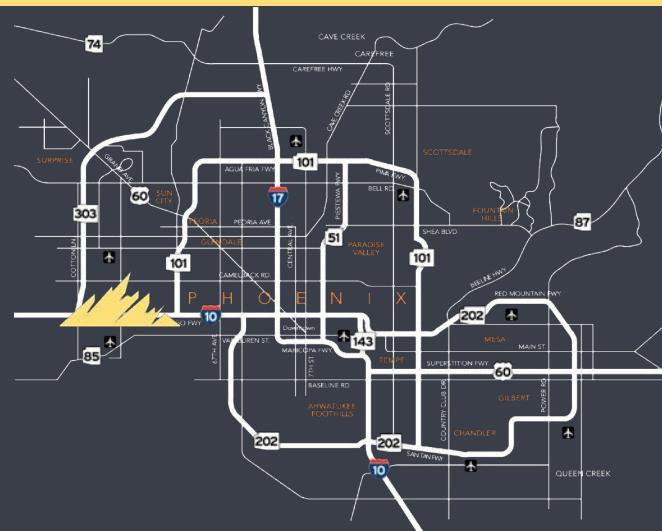


FORMATION PARK 10

14390 & 14410 W Celebrate Life Way
NEC of Celebrate Life Way & Bullard Ave
Goodyear, AZ

GARY ANDERSON
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25 MINUTES

LOOP
101

INTERSTATE
ARIZONA
10



Bullard Ave



DRIVE TIMES

INTERSTATE
ARIZONA
10

<1 Minute

LOOP
303

3 Minutes

LOOP
101

5 Minutes

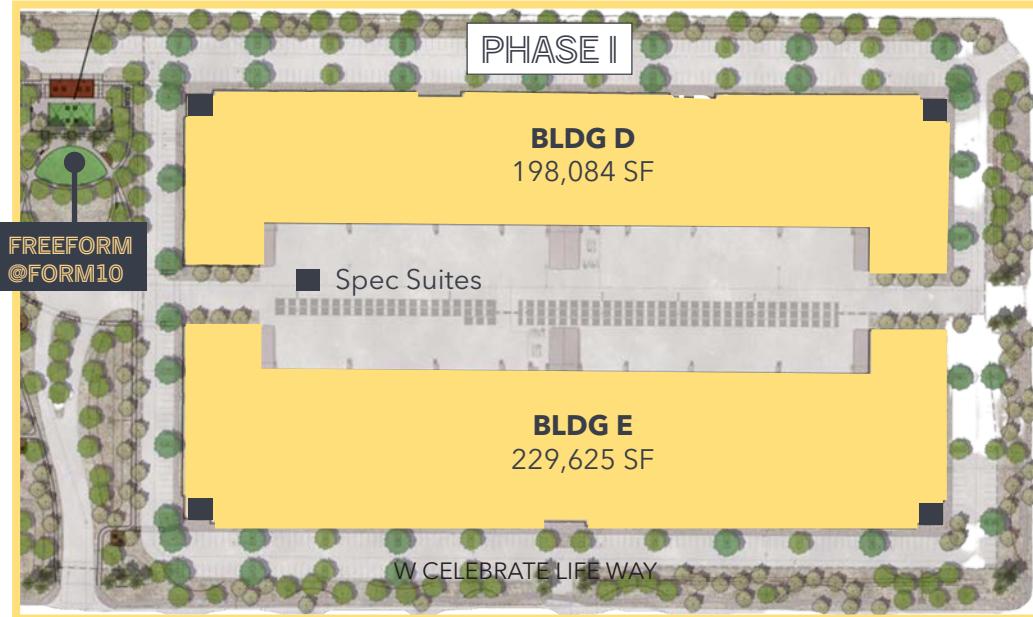
tsmc

25 Minutes



FORMATION PARK 10

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PROJECT SPECS	BUILDING D	BUILDING E
BUILDING SF	198,084	229,635
DIVISIBLE	28,000	33,000
OFFICE SF	3,200 SF (2)	3,200 SF (2)
CLEAR HEIGHT	32'	32'
DOCK DOORS	48	48
RAMP TO GRADE	2	2
TRUCK COURT DEPTH	200'	200'
WAREHOUSE COOLING	100% HVAC	100% HVAC
ROOF INSULATION	R-38 White Cap	R-38 White Cap
SPRINKLERS	ESFR	ESFR
COLUMN WIDTH	52'	52'
SPEED BAY	60'	60'
BUILDING DEPTH	180'	210'
ELECTRICAL	3000a (Expandable to 6000a)	3000a (Expandable to 6000a)



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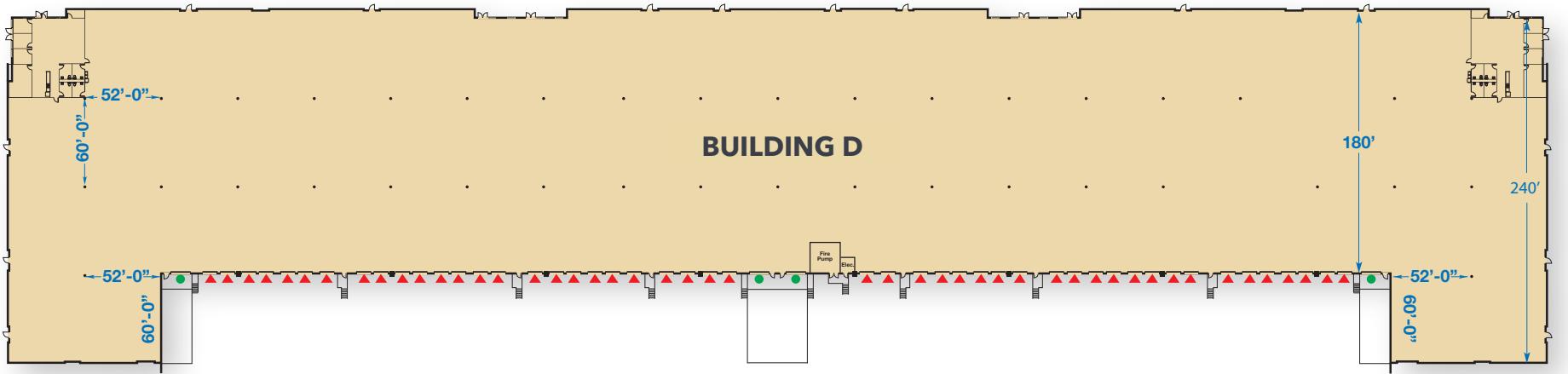
Developed By:





FORMATION PARK 10

NEC of Celebrate Life Way & Bullard Ave Goodyear, AZ



SITE PLAN

BUILDING D: 14410 W Celebrate Life Way

Building SF	198,084 SF	Clear Height	32'
Divisible	28,000 SF	Sprinklers	ESFR
Office SF	3,200 SF (2)	Column Width	52'
Dock Doors	48	Speed Bay	60'
Ramp to Grade	4	Building Depth	180'
Roof Insulation	R-38 WHITE CAP	Typical Bay SF	9,360SF
Warehouse Cooling	100% HVAC	Truck Court Depth	200'

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FORMATION PARK 10

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SITE PLAN

BUILDING E: 14390 W Celebrate Life Way

Building SF	229,635 SF	Clear Height	32'
Divisible	33,000 SF	Sprinklers	ESFR
Office SF	3,200 SF (2)	Column Width	52'
Dock Doors	48	Speed Bay	60'
Ramp to Grade	4	Building Depth	210'
Roof Insulation	R-38 White Cap	Typical Bay SF	10,920 SF
Warehouse Cooling	100% HVAC	Truck Court Depth	200'

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Developed By:



FREEFORM@ FORMATION PARK 10



TRANSFORMING COMMODITIZED SPACE INTO A SENSE OF PLACE



- A central gathering place for tenants at the heart of FORMATION PARK 10
- 5-acre park featuring amenities including activity lawn, walking trails, shade structures, food truck parking and outdoor dining and gathering areas



Collaborative Space



Food Truck Parking



Activity Lawn



Walking Trails



Natural Shade



Table Games

LOCATION HIGHLIGHTS

Easy Access to Entire Phoenix MSA

2.32 M

People within a 30 min. of FORM10

670 K

FORM10 Can Access 29.3% More People Within 30-Minutes Than The Competition

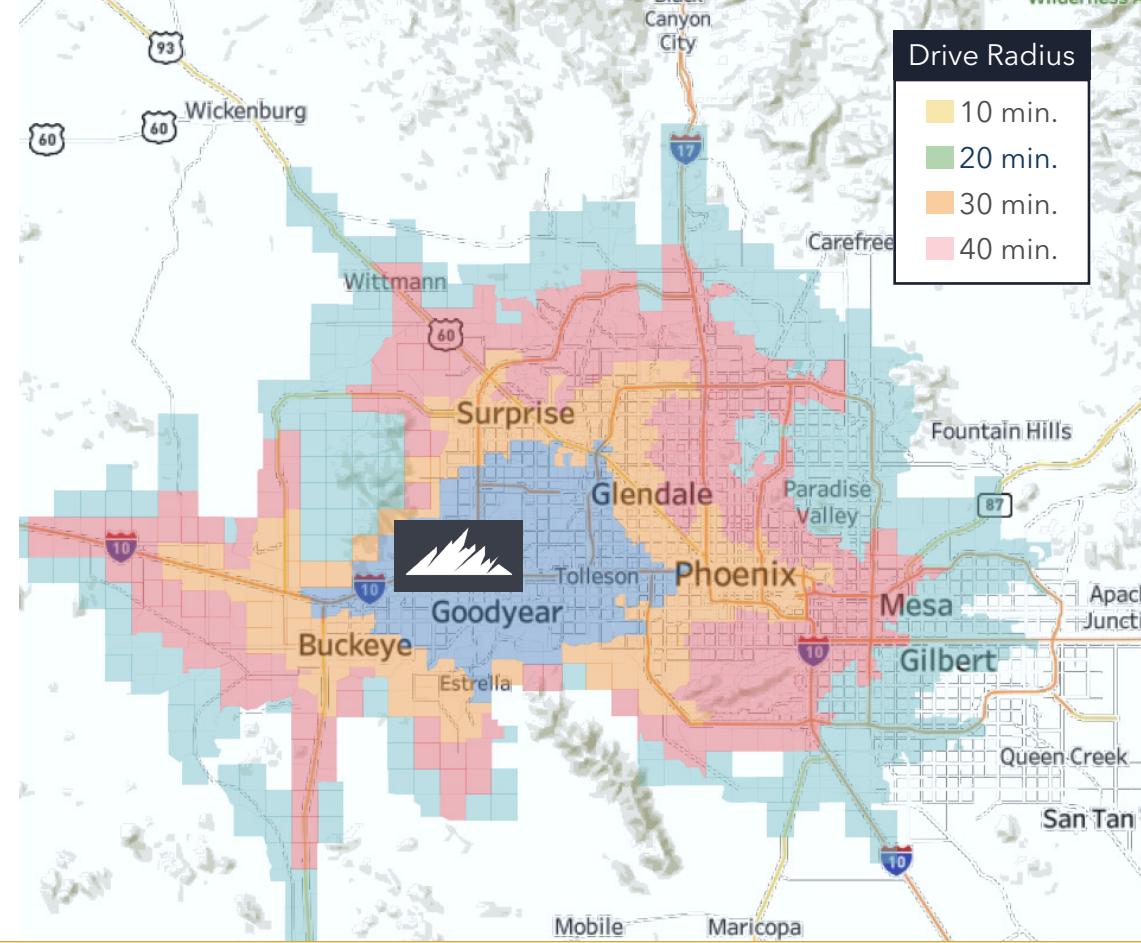
Direct Proximity to Ample Labor

685 K

Targeted labor pool within 30 min. of FORM10

193 K

FORM10 has Access To a 39.2% Larger Targeted Labor Pool within 30 Min Compared To The Competition



8.0% forecasted 5-year labor growth near FORM10 (compared to market average of 4.8%)



208 Quality of life amenities (gyms, restaurants, coffee shops, etc.) within 2-mi. of FORM10; 43% more than SW Phoenix average



FORM10 is near more consumer spend per capita than **9/10** industrial parks in Phoenix



FORM10 is forecast to have stronger population growth (7.7%/year) than **90%** of industrial parks in Phoenix

ANALYTICS & INSIGHT PROVIDED BY:



Why is Formation Park 10 right for **YOUR** company?

Our advanced analytics platform, LUMINARY, allows us to provide occupiers unrivaled insights that enhance their site selection process.

If you're interested in a **custom analytics report tailored to your company's specific needs & objectives**, please reach out to mgilbert@formation-interests.com.



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DEVELOPED BY:



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