

TEX INDUSTRIAL SOUTH

±66,392 SF FOR LEASE

PV|303

THE INTERCHANGE
OF BUSINESS



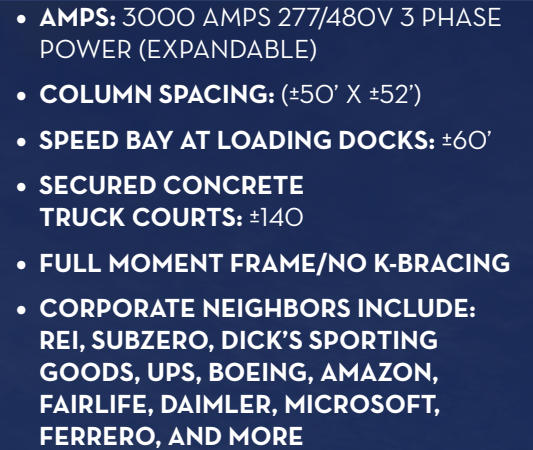
CBRE

EARNHARDT
"NO BULL" SINCE 1951



PV|303

THE INTERCHANGE
OF BUSINESS



- **OFFICE:** ±3,202 SF
- **LED LIGHTS**
- **HVAC IN WAREHOUSE TO MAINTAIN 85° DEGREES**
- **(5) DOCK PACKAGES**
- **3,000 AMPS 277/480 3 PHASE POWER (EXPANDABLE)**

TEX INDUSTRIAL SOUTH AT PV|303



PROPERTY FEATURES

±9.4 ACRES LOCATED AT THE SWC OF LOOP 303 AND INDIAN SCHOOL ROAD

MARICOPA COUNTY PARCEL #'S: 501-02-942

ZONING: PAD

FOREIGN TRADE ZONE CAPABLE

CLASS A MASTER-PLANNED BUSINESS PARK

ABUNDANCE OF AMENITIES

FREEWAY FRONTAGE & VISIBILITY

CORPORATE NEIGHBORS

FULL DIAMOND INTERCHANGES ON LOOP 303 AND INDIAN SCHOOL ROAD

HIGH-CAPACITY NATURAL GAS: SOUTHWEST GAS

TWO MILES NORTH OF THE I-10 FREEWAY

POWER: APS - 3000 AMPS 277/480 V (EXPANDABLE)

SEWER & WATER: LIBERTY UTILITIES

CITY OF GOODYEAR FACTS

CURRENT POPULATION IS ESTIMATED AT 111,508 | WORKFORCE POPULATION: 1.6M (WITHIN 30 MIN DRIVE)

SOURCE: CITY OF GOODYEAR



Site Outline
Not to Scale

TEX INDUSTRIAL SOUTH

±66,392 SF FOR LEASE

GOODYEAR AT A GLANCE

POPULATION: 111,508
MEDIAN HOUSEHOLD INCOME: \$100,538
MEDIAN AGE: 37.4
MEDIAN HOME VALUE: \$398,993
WORKFORCE POPULATION: 1.6 M (WITHIN 30 MIN DRIVE)
PROFESSIONAL WORKERS: 66.4%
BACHELOR DEGREE OR HIGHER: 35.9%
RANKED #9: FASTEST GROWING CITIES (OVER 50K) IN U.S.
SOURCE: DEVELOPGOODYEARAZ.COM



**FOR MORE
INFORMATION
PLEASE CONTACT**

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