

TEX INDUSTRIAL SOUTH

±66,392 SF FOR LEASE

PV|303

THE INTERCHANGE
OF BUSINESS



CBRE

EARNHARDT
"NO BULL"
SINCE 1951

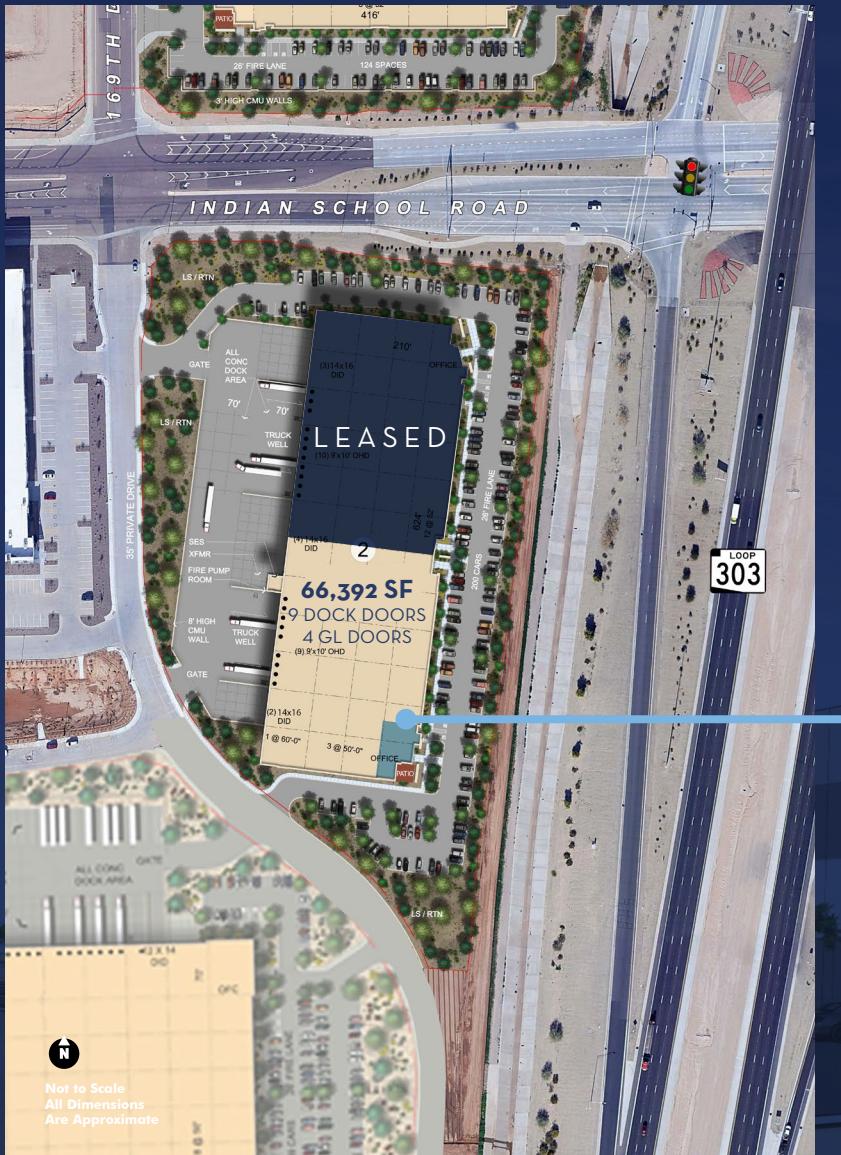
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TEX INDUSTRIAL SOUTH AT PV|303

±66,392 SF

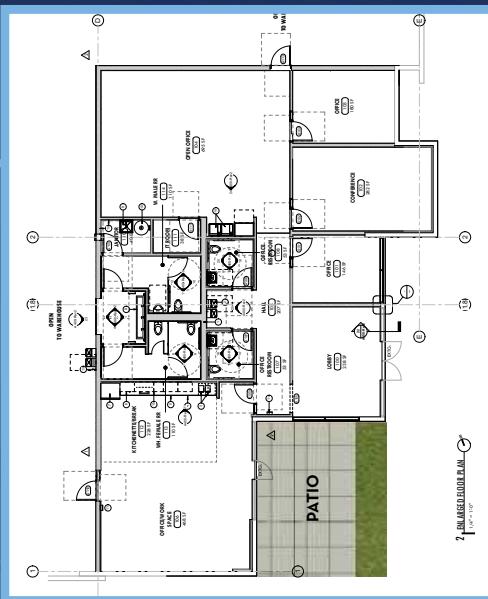
PV|303

THE INTERCHANGE
OF BUSINESS



- **TEX INDUSTRIAL SOUTH:** ±132,475 SF
 - **AVAILABLE SF:** ±66,392 SF
 - **CLEAR HEIGHT:** ±32'
 - **ALL CONCRETE TRUCK & AUTOMOBILE AREAS**
 - **R-36 INSULATION ON ROOF**
 - **R-11 WALL INSULATION**
 - **SLAB FULLY REINFORCED:** ±7"
 - **DOCK DOORS:** 9 (±9' X ±10')
 - **DRIVE IN DOORS:** 4 (±14' X ±16')
 - **CAR PARKING SPACES:** 120
 - **ESFR FIRE SPRINKLER SYSTEM WITH PUMP HOUSE**

- **AMPS:** 3000 AMPS 277/480V 3 PHASE POWER (EXPANDABLE)
 - **COLUMN SPACING:** ($\pm 50'$ X $\pm 52'$)
 - **SPEED BAY AT LOADING DOCKS:** $\pm 60'$
 - **SECURED CONCRETE TRUCK COURTS:** ± 140
 - **FULL MOMENT FRAME/NO K-BRACING**
 - **CORPORATE NEIGHBORS INCLUDE:** REI, SUBZERO, DICK'S SPORTING GOODS, UPS, BOEING, AMAZON, FAIRLIFE, DAIMLER, MICROSOFT, FERRERO, AND MORE



SPEC IMPROVEMENTS

- **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



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
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