



GOODYEAR CROSSING
INDUSTRIAL PARK

Located in an
Opportunity Zone



FOR LEASE | CLASS A INDUSTRIAL

16355 WEST ELWOOD STREET
GOODYEAR, AZ

Building C: $\pm 68,155$ SF

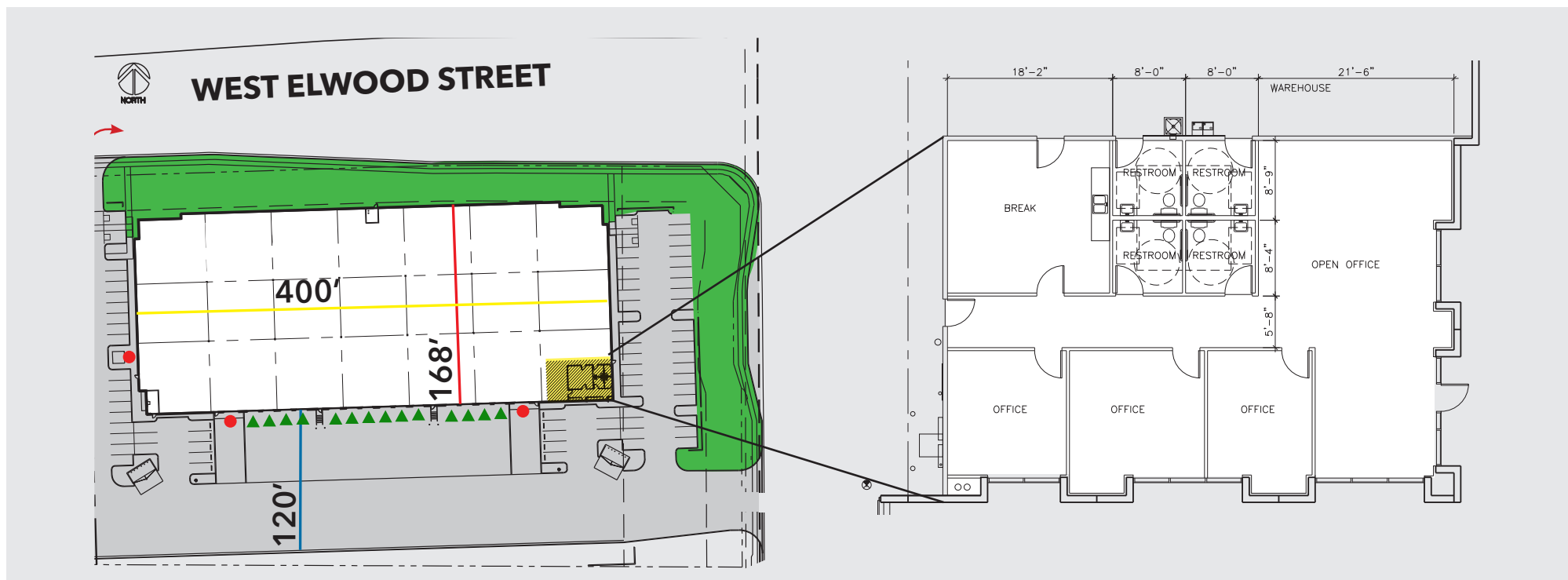
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 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

 VIAWEST
Group



● Grade Level (16' x 16') ▲ Dock Door (9' x 10')

BUILDING C FEATURES

- ±68,155 Square Feet
- ±2,667 SF of Spec Office
- 28' Clear Height
- 6" Concrete Slab
- R-38 Insulation
- (14) 9'x10' Dock Doors
- (3) 16'x16' Grade Level Doors
- ESRF
- 1,600 Amps (Expandable to 3,600 Amps), 277/480v, 3 Phase
- 77 Auto Parking Stalls
- 120' Concrete Truck Court (Fenced/Secured)
- Clerestory Windows
- PAD Zoning

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5090 NORTH 40TH STREET, SUITE 300
PHOENIX, ARIZONA 85018 | 602.956.7777
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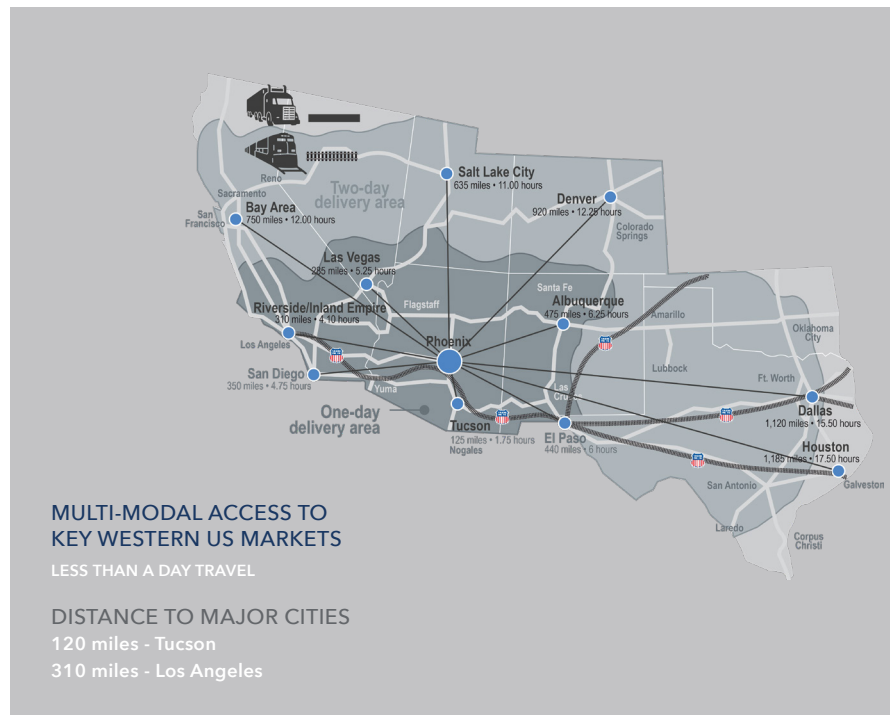
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FOR LEASE



LOCATION BENEFITS:

- 6 Hours to the Port of Los Angeles and major Southern California markets
- I-10 Serves as a connector to major freeway systems, including Loop 101, Loop 202, Loop 303, and I-17

OPPORTUNITY ZONES

- Capital gains tax incentives for investing in Opportunity Zone
- Deferral of capital gains reinvested until 12/31/2026
- Permanent Exclusion from taxable income of capital gains

CITY OF GOODYEAR:



101,662
Population



\$332,700
Median
Home Value



\$85,147
Median
Household Income



1.3 million
Workforce Population
(30 minute drive or less)

Stats Source: Per City of Buckeye

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