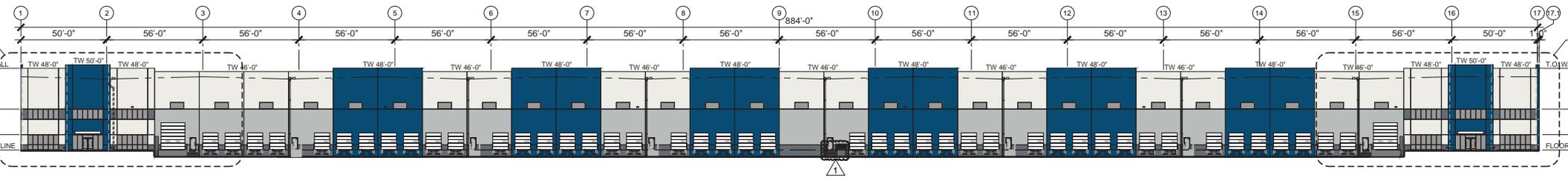


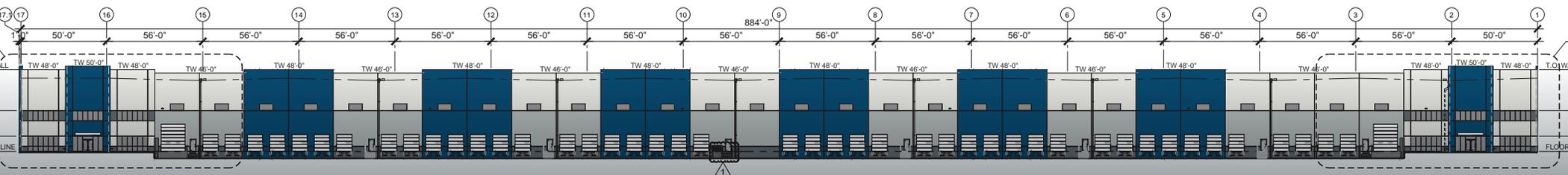
MAJESTIC 303

PHASE II - BUILDING 2 (PLANNED/BTS)
17340 W MINNEZONA AVENUE
GOODYEAR, AZ 85395



WEST ELEVATION

SCALE:
1" = 30'-0"



BUILD TO SUIT OPPORTUNITY: ±460,304 SF

PERMITTED, PAD READY, OFFSITE IMPROVEMENTS, FASTEST POTENTIAL DELIVERY ON LOOP 303 (10 MONTHS)

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

MAJESTIC
REALTY

RADOS Properties

ALLEN LOWE, SIOR
alowe@leearizona.com
602.954.3747

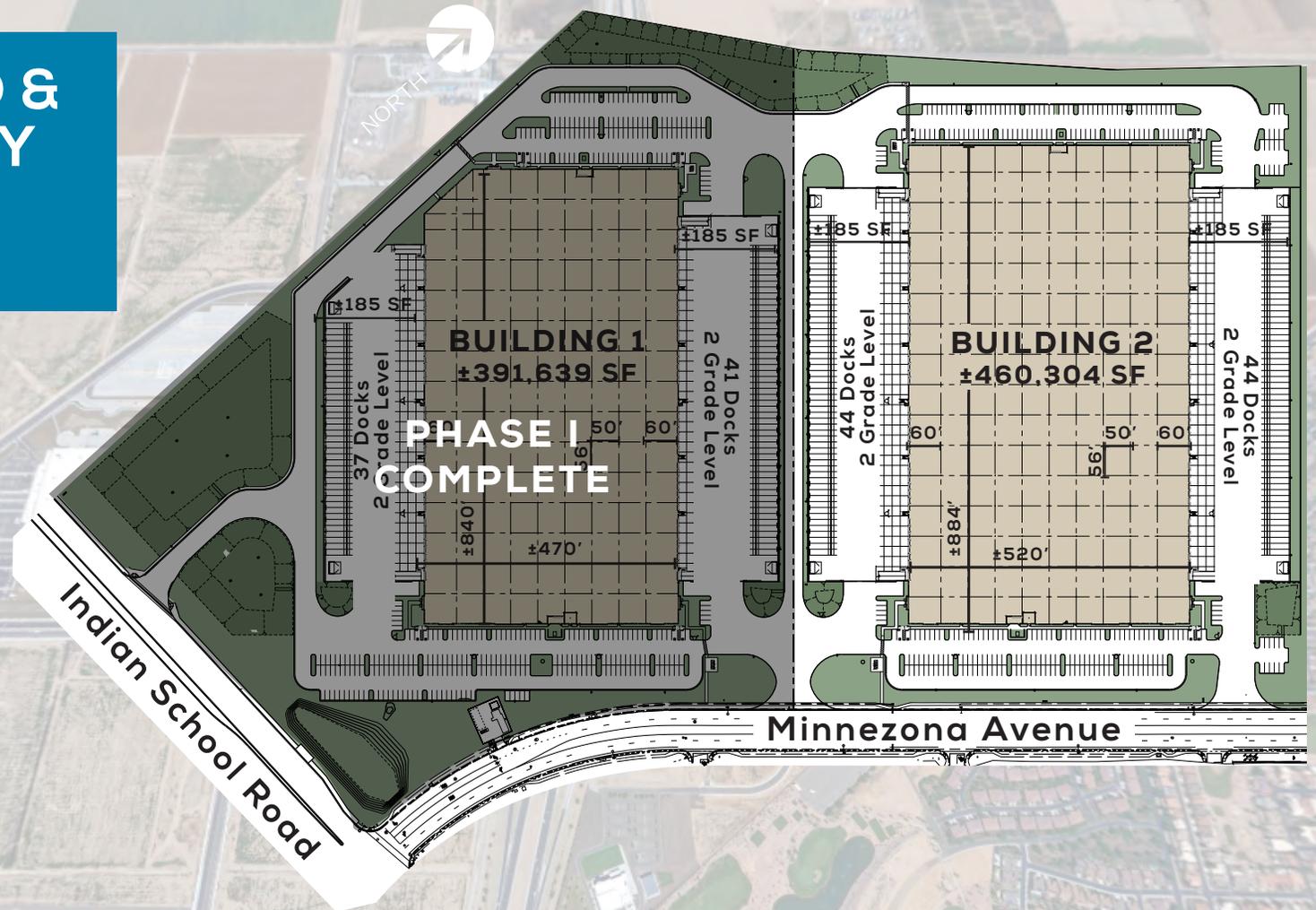
RYAN HINGST
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JEFF CONRAD, SIOR
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602.954.3743

TANNER TREMAINE
ttremaine@majesticrealty.com
480.977.2703

PERMITTED & PAD READY

Approximate
10 Month Build



BUILDING 2 : ±460,304 SF : PHASE II
17340 W MINNEZONA AVENUE (PLANNED)

- Cross-Dock Configuration
- Planned Spec Office
- 40' Clear Height
- 520' Building Depth
- 88 Dock Doors (9' x 10')
- 4 Grade Level Doors (14' x 16')
- 50' x 56' Column Spacing
- 114 Trailer Stalls
- 306 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



NORTH

MAJESTIC
303

MINNEZONA AVE

±0.85 MILES

COTTON LN.

303

303

INTERSTATE
10

2 MILES

THOMAS RD.

Partstown
DANSONS

CJ LOGISTICS

CAMELBACK RD

SUB-ZERO

FOOD SUPPLY

KREI

DICK'S
SPORTING GOODS

amazon

BOEING

BEST BUY

amazon

Ball

Ball

SUB-ZERO

ups

INDIAN SCHOOL RD

ALDI

Microsoft

FIGS

FERRERO
ROCHER

SiteOne

MLILY

Win supply

XPO Logistics

KeHE

fairlife

PEPSI

INTERSTATE
10



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

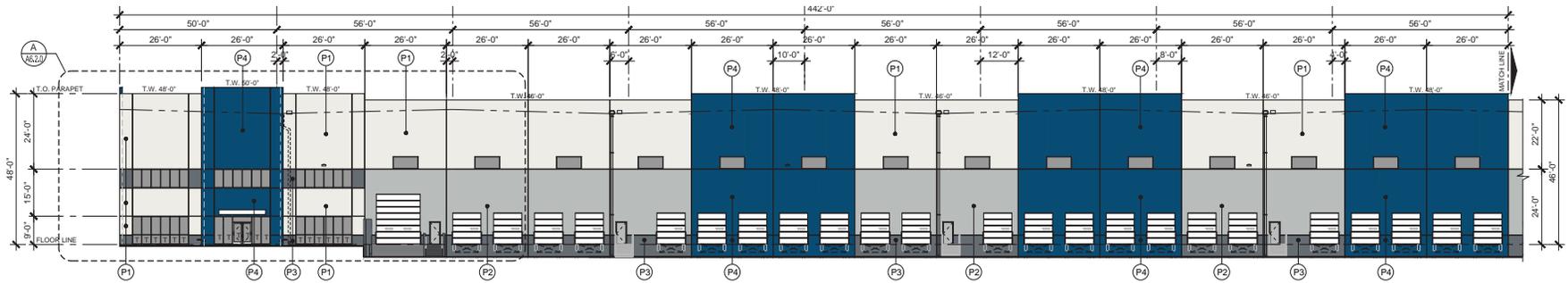
Median Age



\$332,700

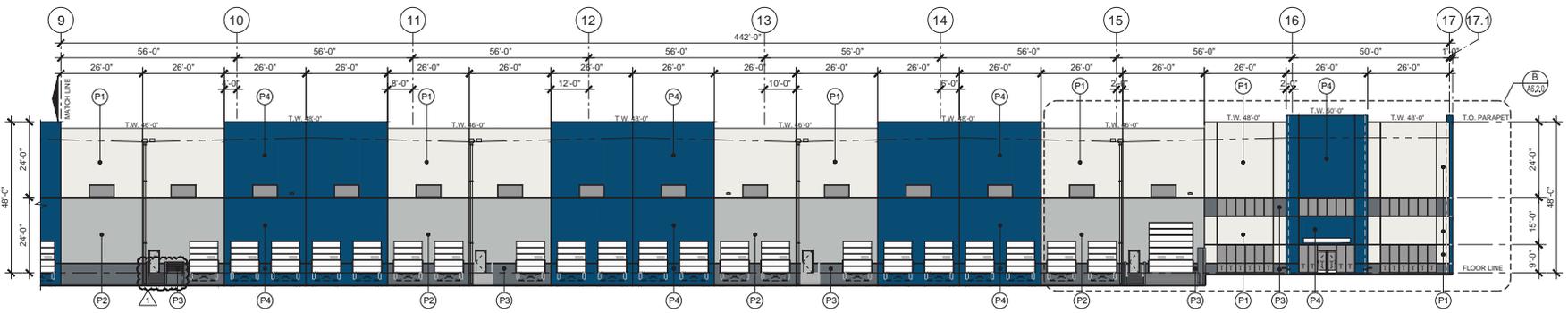
Median Home Value

Per City of Goodyear



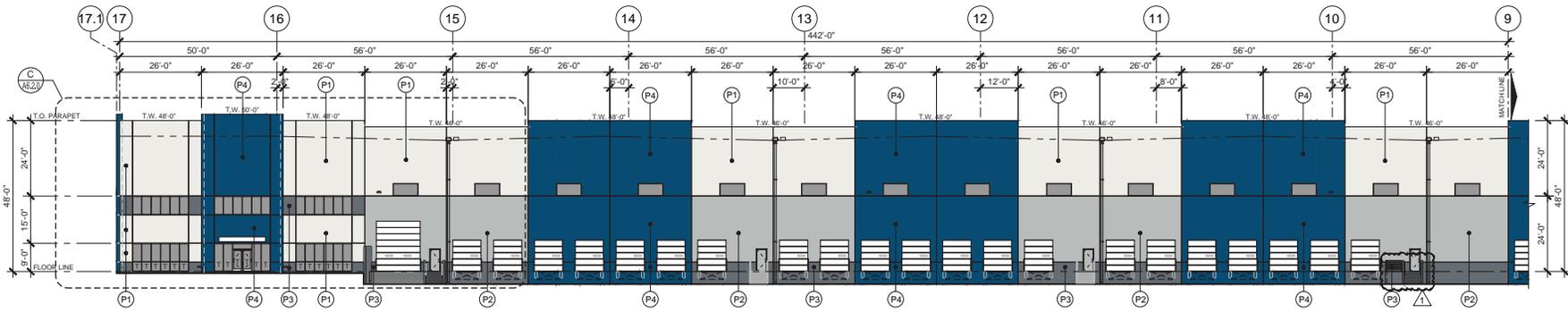
PARTIAL WEST ELEVATION

SCALE:
1/16" = 1'-0" A



PARTIAL WEST ELEVATION

SCALE:
1/16" = 1'-0" A



PARTIAL EAST ELEVATION

SCALE:
1/16" = 1'-0" B

PHASE II - BUILDING 2: ±460,304 SF

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