



4790 NORTH COTTON LANE GOODYEAR, AZ, 85395

Prologis 303 - Building 2



## DEVELOPMENT HIGHLIGHTS

- ±35.05 acre site
- Utilities
  - Water - EPCOR
  - Sewer - City of Goodyear
  - Electrical - APS / (2) 3,000 480 / 277v (expandable)
  - Telephone - CenturyLink and Cox
- 100 (9' x 10') insulated dock high doors
- 4 (12' x 14') insulated grade level doors
- 406 Auto Spaces (16 ADA, 390 standard)
- 157 trailer parking stalls
- ESFR (K 22.4)
- R-30 insulation
- 36' minimum clear height
- 56' x 60' typical column spacing
- 60' speed bays

## ADVANTAGES AND AMENITIES

- Access to the Prologis Essentials platform, which includes:
  - [Operations Essentials](#)
  - [Energy Essentials](#)
  - [Workforce Essentials](#)
  - [Mobility Essentials](#)
  - [Digital Essentials](#)

**Your single-source service for efficient move-in and operations: [prologisessentials.com](https://prologisessentials.com)**

# Location

- Minutes from Loop 303 (0.5 miles), Interstate 10 and State Highway 85
- Foreign Trade Zone capable
- Workforce population: 170,998 (20 minute drive time)
- I-1 zoning with pad overlay, City of Goodyear

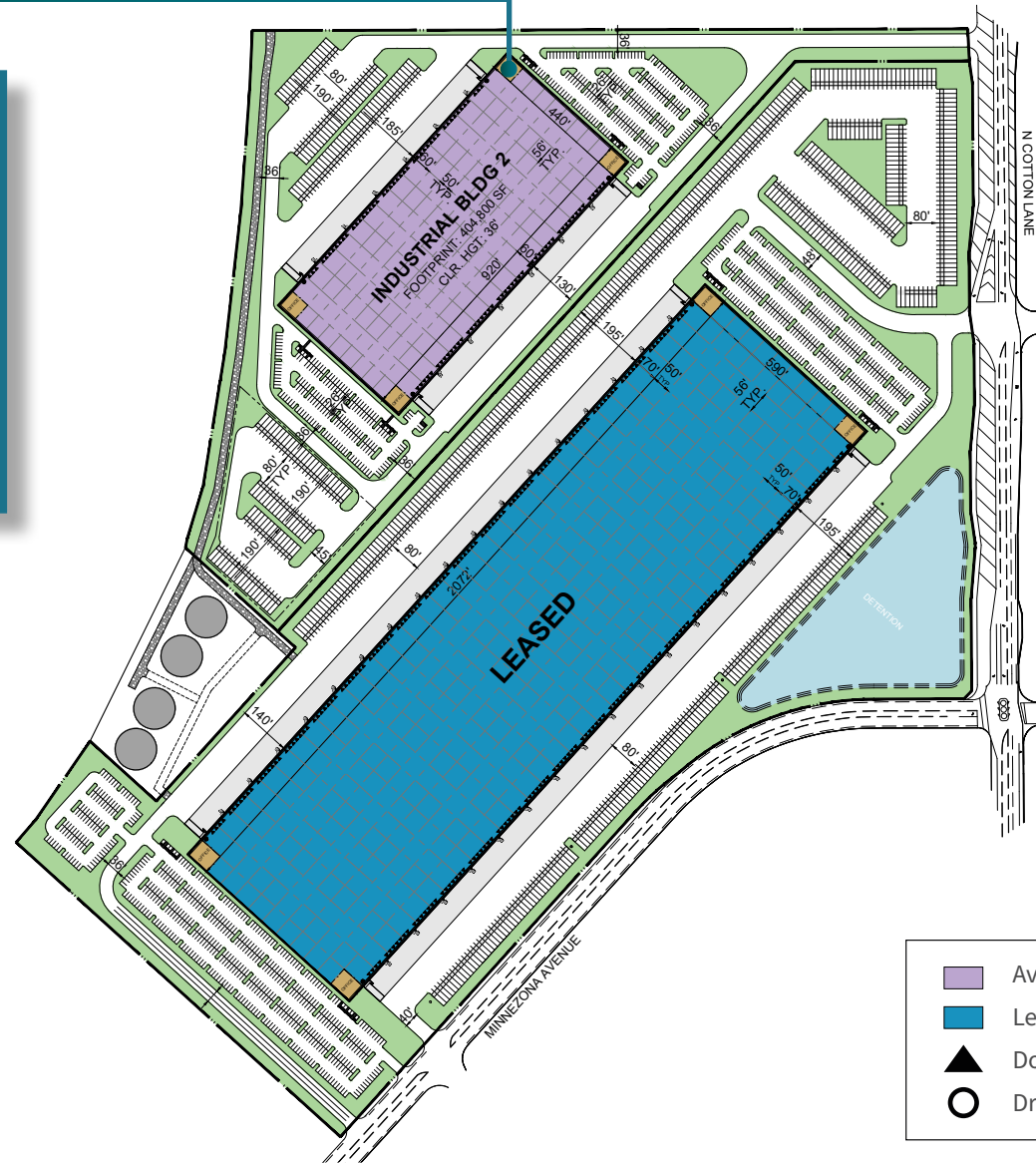
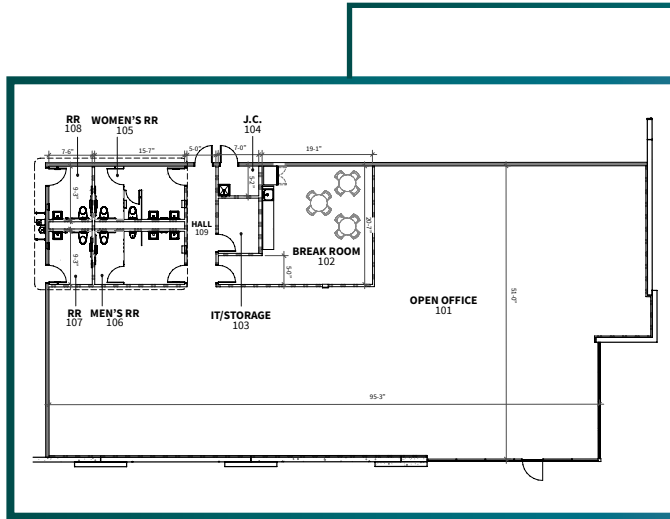


# ±404,415 SF

Industrial Space Available



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### MAKE READY WORK



±5,000 SF  
Spec Office



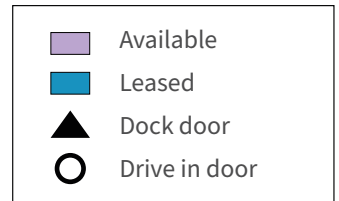
Warehouse  
HVAC



(25) 40,000 lb  
pit levelers



LED lights with  
25 ft candles



# Corporate Neighbors



**Anthony Lydon**

ph +1 602 282 6268  
 cell +1 602 469 1843  
 aj.lydon@jll.com

**Marc Hertzberg**

ph +1 602 282 6269  
 cell +1 602 625 2804  
 marc.hertzberg@jll.com

**Riley Gilbert**

ph +1 602 282 6271  
 cell +1 480 628 5590  
 riley.gilbert@jll.com

**John Lydon**

ph +1 602 282 6326  
 cell +1 773 617 6511  
 john.lydon@jll.com

**Kelly Royle**

ph +1 602 282 6258  
 cell +1 602 814 1583  
 kelly.royle@jll.com



**Jeff Foster**

ph +1 602 474 8383  
 cell +1 480 280 4919  
 jfoster@prologis.com

**Alicia Saxby**

ph +1 602 474 8364  
 cell +1 602 284 3435  
 asaxby@prologis.com

[www.prologis303.com](http://www.prologis303.com)

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