

# 54,000 SF INDUSTRIAL SPACE FOR SUBLEASE – GOODYEAR, ARIZONA

Flite Goodyear – 1300 S. Litchfield Road, Building 270, Goodyear, Arizona 85338



The city of Goodyear, Arizona is located less than 20 minutes from downtown Phoenix, in the western section of the Phoenix metro area. Goodyear has over 300 days of sunshine and a diverse blend of amenities with abundant business, residential, cultural, educational and entertainment resources. Goodyear has been expanding at a healthy pace, growing by an average of more than 3% annually since 2010.

- **54,000 SF** of industrial space available for sublease. Space includes 3 glass private offices, an open lobby/conference room attached to the offices, reception desk, a breakroom. 2 large restrooms. An additional restroom in the warehouse portion of the space.
- Ample parking around the building. 3 dock-high garage doors. Currently wired for trash compactor.
- Rear, ground-level garage door for easy in and out.
- Major co-tenants include CavcoWest, Cavco Industries, Lockheed Martin, Prime Solutions Group, Primerica, Spartech, Meadowstar Enterprise, Auto Hail Repair, SM Motorcars, Flite.
- Property management on site.
- Over 184,000 vehicles per day on Interstate 10 (I-10), approximate 1.8 miles north from the Property.
- Sublease term through December 31, 2028.

	Demographics		
	<u>3-Miles</u>	<u>5-Miles</u>	<u>10-Miles</u>
<b>Population</b>	68,616	191,331	567,248
<b>Ave. HH Income</b>	\$103,107	\$118,769	\$113,493
<b># of Households</b>	21,756	62,413	174,435
<b>Median Age</b>	32.4	34.6	33.3



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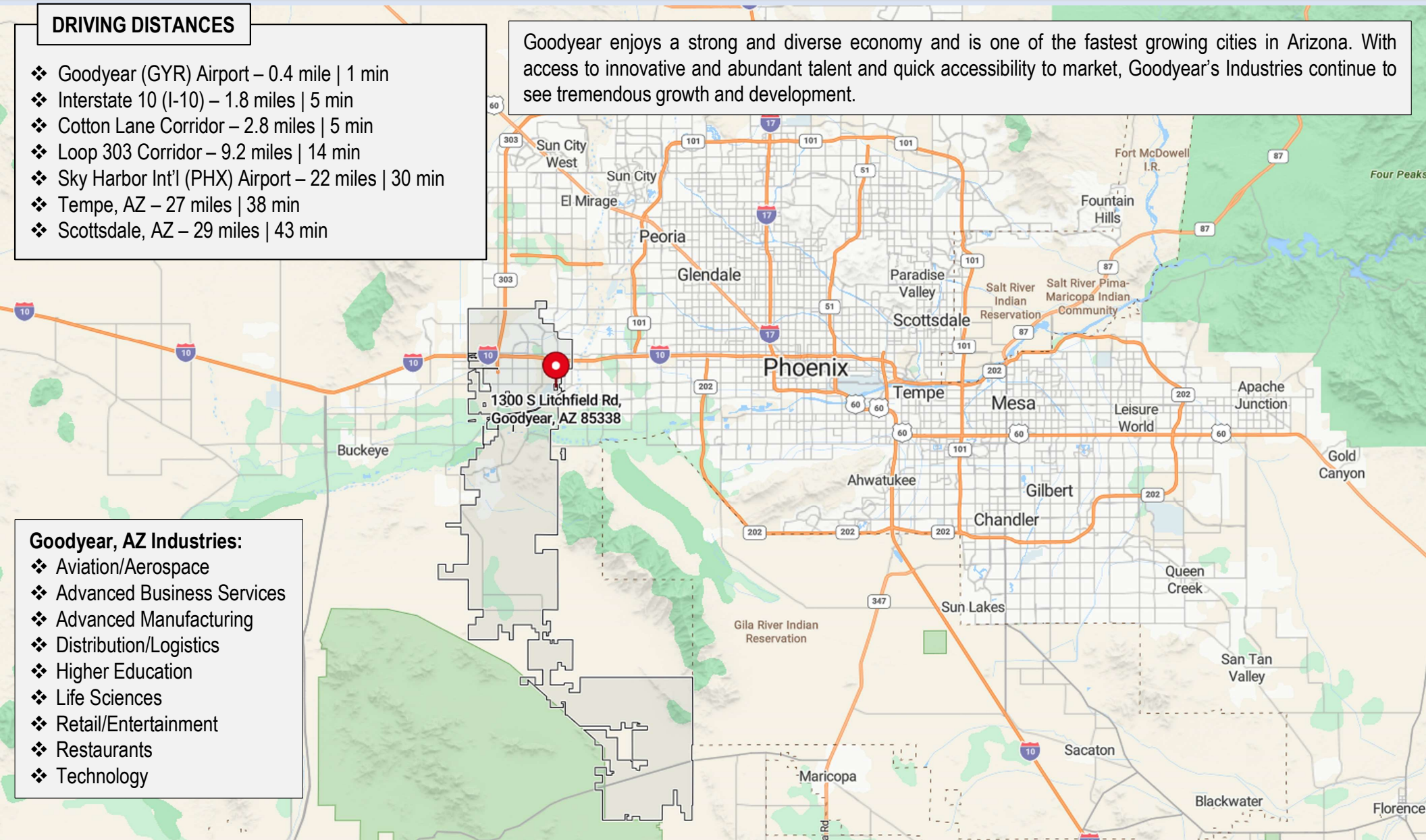
## DRIVING DISTANCES

- ❖ Goodyear (GYR) Airport – 0.4 mile | 1 min
- ❖ Interstate 10 (I-10) – 1.8 miles | 5 min
- ❖ Cotton Lane Corridor – 2.8 miles | 5 min
- ❖ Loop 303 Corridor – 9.2 miles | 14 min
- ❖ Sky Harbor Int'l (PHX) Airport – 22 miles | 30 min
- ❖ Tempe, AZ – 27 miles | 38 min
- ❖ Scottsdale, AZ – 29 miles | 43 min

Goodyear enjoys a strong and diverse economy and is one of the fastest growing cities in Arizona. With access to innovative and abundant talent and quick accessibility to market, Goodyear's Industries continue to see tremendous growth and development.

## Goodyear, AZ Industries:

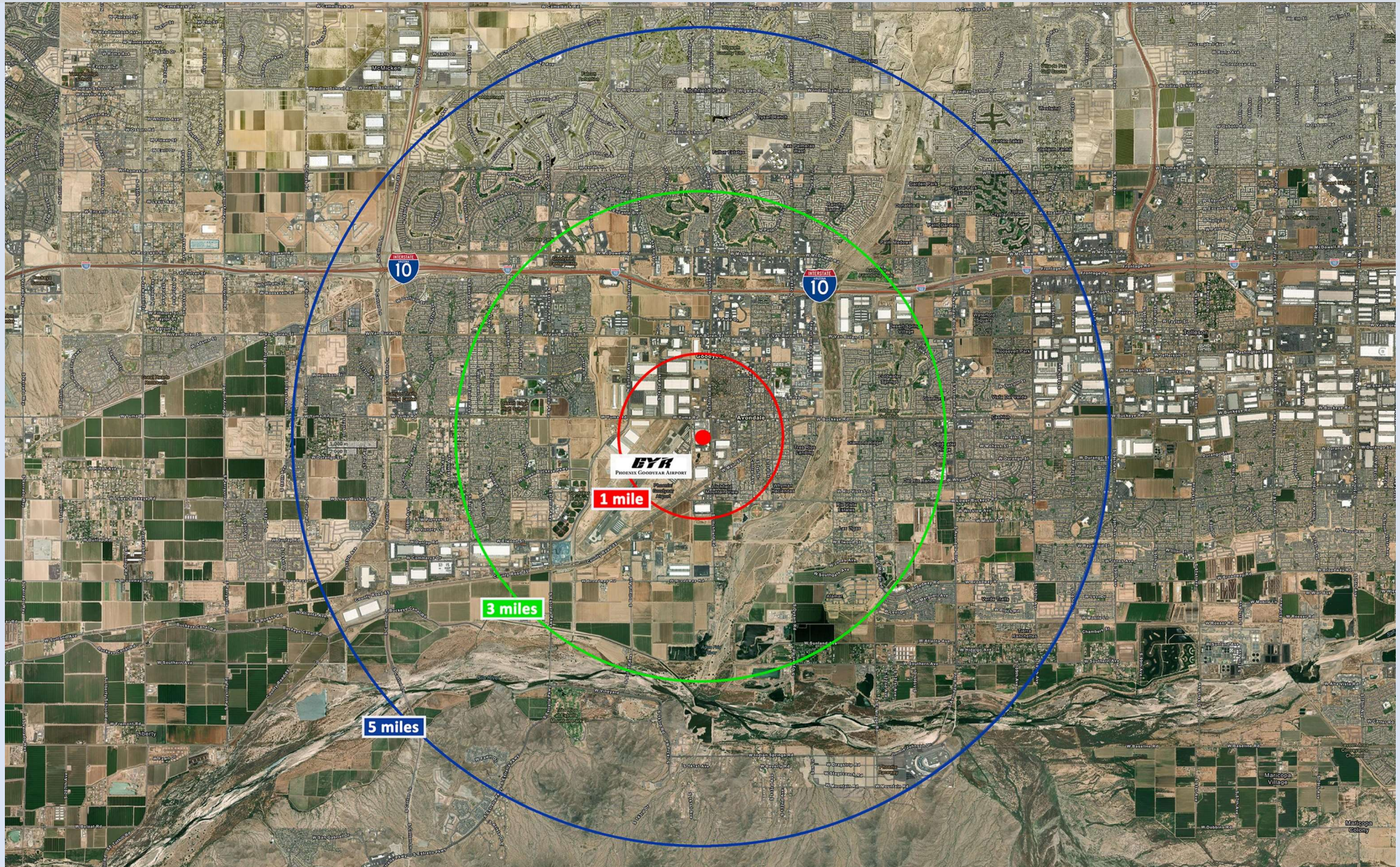
- ❖ Aviation/Aerospace
- ❖ Advanced Business Services
- ❖ Advanced Manufacturing
- ❖ Distribution/Logistics
- ❖ Higher Education
- ❖ Life Sciences
- ❖ Retail/Entertainment
- ❖ Restaurants
- ❖ Technology





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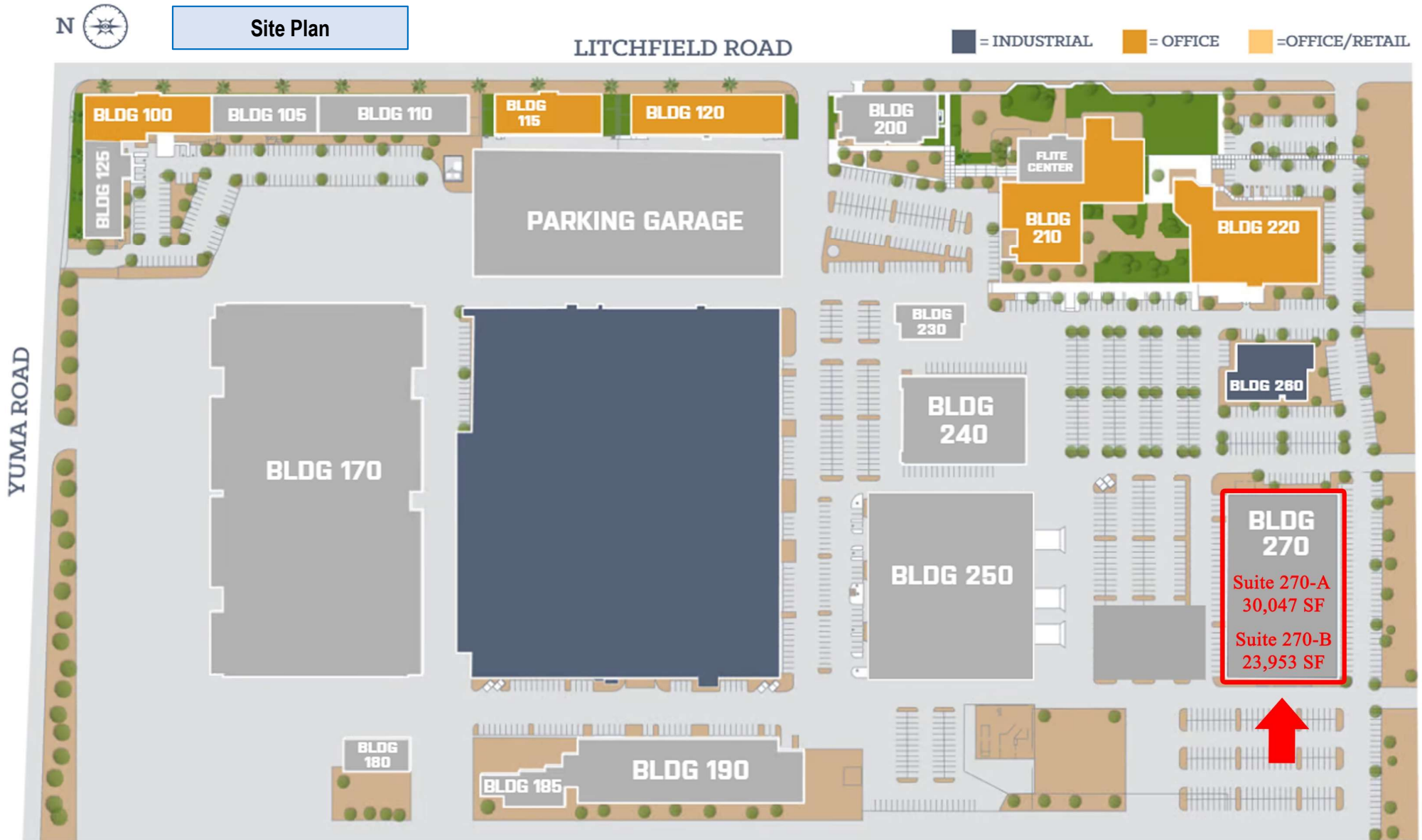
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For Subleasing Inquiries:

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